

The 2017 Action Plan

The Third 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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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) coordination

1. Introduction

The Urban County of San Luis Obispo annually submits an action plan to apply for federal grant funds from the U.S. Department of Housing and Urban Development (HUD) in order to receive grant funds under the Community Development Block Grant (CDBG) program, HOME investment partnerships (HOME) program, and the Emergency Solutions Grant (ESG) program. This year's action plan is the 2017 Action Plan which is the third action plan of the 2015-2019 Consolidated Plan. The 2017 Action Plan will outline a list of specific projects for funding with CDBG, HOME, and ESG funds. The 2017 Action plan serves as an application for HUD funds that must be submitted to HUD by August 16, 2017. The Urban County comprises of the following seven jurisdictions with the County of San Luis Obispo being the lead agency to administer HUD grant funds.

1. City of Arroyo Grande
2. City of Atascadero
3. City of Pismo Beach
4. City of Paso Robles
5. City of Morro Bay
6. City of San Luis Obispo
7. County of San Luis Obispo

The Urban County will use \$1,644,434 in CDBG funds, \$677,302 in HOME funds, and \$150,158 in ESG funds for projects and services that will address unmet community needs by providing gap financing for vital services and facilities. The Urban County started the preparation of the 2017 Action Plan in September 2016 with conducting public workshops and hearings to identify unmet community needs. The unmet community needs are homeless related services and affordable housing for very low and low income households, particularly for seniors and homeless populations. The 2015-2019 Consolidated Plan also considers these unmet community needs as its two highest priority's needs. Finally, San Luis Obispo County is among the least affordable places in the nation. Apart from the two high priority needs (affordable housing needs and gaps in homeless services), economic development and public facilities were indicated as unmet community needs. While the Urban County receiving less and less HUD funding every year, the Urban County recognizes that it must spend the valuable HUD funds on projects that result in the production or preservation of affordable housing for low income families and continue funding the operation of homeless shelters. This funding expenditure strategy is supported with the 2015-2019 Consolidated Plan.

Summary of community participation process to prepare the 2017 Action Plan:

1. Public outreach process - The Urban County conducted its public outreach process in September 2016 (noticed in local paper August 19, 2016) in accordance with the Community Participation Plan. This plan

includes specific procedures to engage the public by providing an opportunity for the members of the public to offer their input on unmet community and affordable housing needs.

2. Request For Proposal (RFP) process – The Urban County issued an RFP to solicit project proposals that could be funded with CDBG, HOME, and ESG funds while meeting the unmet community needs identified during the public outreach process.

3. Project selection process – The Urban County reviewed and selected projects using the established rating criteria and developed draft funding recommendations and plan that were published (local paper January 24, 2017) for a 30 day public review process by the public and various community groups and advisory bodies. The Draft Action Plan can be found on the County’s website.

4. Project approval process – After a 30 day public review process of the draft funding recommendations, the Urban County held public hearings to review and approve the draft funding recommendations. Pending the public hearings, the 2017 Action Plan will be officially approved by the Urban County.

2. Summarize the objectives and outcomes identified in the Plan

The 2017 Action Plan lists specific projects for federal funding under the CDBG, HOME, and ESG programs that the Urban County of San Luis Obispo will undertake for the 2017-18 program year to achieve the required objectives and outcomes.

The following summarizes the goals formulated based on the priority needs identified during the preparation of the 2017 Action Plan. These goals and outcomes are consistent with the 2015-2019 Consolidated Plan.

- **Increase and Maintain Affordable Housing Stock**
 - Provide funding for the development of new and rehabilitated rental housing units for very-low to moderate-income persons and families.
 - Maintain and upgrade existing housing units occupied by very-low to moderate-income households
- **Decrease Homelessness**
 - Provide funds to support permanent housing for homeless individuals and families drawing from the Housing First approach to ending homelessness.
 - Support existing transitional housing and supportive housing facilities.
 - Support programs that provide short-term emergency shelter and supportive services for homeless individuals and families, while still prioritizing a Housing First approach to ending homelessness.
 - Support homelessness prevention activities, and rapid re-housing programs.
- **Create Suitable Living Environments for Low to Moderate Income Persons through Public Facilities Improvements:**

- Support public facilities projects that enhance very-low and moderate-income neighborhoods through physical improvements and rehabilitation of public areas and facilities.
- **Create Suitable Living Environments for Low to Moderate Income Persons through Public Services:**
 - Support public and social services programs for special needs and low-income persons.
- **Invest in Economic Growth and Workforce Development:**
 - Provide job skills training opportunities to better prepare the County's low- and moderate-income workforce for employment.

3. Evaluation of past performance

The Urban County of San Luis Obispo submitted HUD required Consolidated Annual Performance Evaluation Report (CAPER) for the 2015 program year. This report contains information on the funding expenditure for the 2015 Program Year and compares the actual performance outcomes achieved as a result of these funding expenditure with the proposed performance outcome stated in the Action Plan.

Affordable Housing Priority Need

In 2015, Urban County programs began to meet the first of the five-year objective of expanding the supply of and improving the quality of affordable housing for low- and moderate-income households. Urban County program funds were utilized both to provide rapid re-housing assistance to the homeless, homeowner repair assistance, and to create new units of multi-family housing. The total number of units produced or households assisted exceeded the PY 2015 goals.

CDBG funds helped with the rehabilitation of 37 single family homes throughout the county.

The Urban County maintains a portfolio of affordable housing projects funded with CDBG and HOME funds that serve primarily households earning no more than the maximum allowed by the grant funds. The allocation of both CDBG and HOME funds to helped produce 11 new units of affordable multi-family housing.

HOME funds also provided 64 households with rental assistance and/or rental deposits via the Tenant Based Rental Assistance Program (TBRA) administered by the Housing Authority of the City of San Luis Obispo (HASLO).

According to the ESG eCart thirty-five homeless households were housed in 2015 via the rapid re-housing program administered by The Link while 11 households were assisted via the Homeless Prevention Program.

Because of the portfolio of funds previously allocated to affordable housing projects (new construction, rehabilitation, TBRA, or housing homeless), the Urban County was able to produce results not anticipated in the 2015 Action Plan. Also, because of the time needed to construct new affordable

housing, the Urban County was not able to report the completion of several units during the reporting period that were near completion.

Addressing Homelessness Priority Needs

In 2015, the Urban County's ESG allocation to The Link provided rapid re-housing (RRH) assistance to 35 household and homeless prevention (HP) assistance to 11 households. CAPSLO, the operator of both the Maxine Lewis Memorial Shelter for the Homeless, and the Prado Day Center for the Homeless provided assistance to 652 and 1,276 households with emergency shelter.

The Urban County also used CDBG funds to support CAPSLO's two homeless facilities mentioned-above, including the El Camino Homeless Organization in the North County area, by assisting 191, 120 and 173 persons, respectively.

Economic Development Priority Needs

Completed two classes of the Self-Employment Training class and the "Empezando" training class where CDBG-income eligible persons receive business technical assistance and advise to start or develop their new or existing business.

Public Facilities Priority Needs

Completion of seven (7) public facility project, including the Lake Park Pathway Barrier Removal (Phase I) Project in Atascadero; Hoosegow Park ADA Improvements in Arroyo Grande, 36th and Vine Street Access Ramps Project in Paso Robles; the Pedestrian Accessibility Project (Phase II and Phase III) in Morro Bay; the rehabilitation of the El Camino Homeless Organization's Homeless Shelter in Atascadero, and the Alano Club Rehabilitation of Transitional Housing.

Public Services Priority Needs

Public service projects served a total of 1,051 persons, including 509 persons for projects that met a strategy in the 10-Year Plan to End Homelessness.

| Goal | Category | Funding | | Outcome | | | | |
|---|---|---------|-------------|--|----------|--------|------------------------|------------------|
| | | Source | Amount | Indicator | Expected | Actual | Unit of Measure | Percent complete |
| Create Suitable Living Environment-Public Seivces | Homeless Non-Homeless Special Needs | CDBG | \$300,000 | Public service activities other than Low/Moderate Income Housing Benefit | 7000 | 1051 | Persons Assisted | 15.01 |
| | | ESG | \$225,000 | | | | | |
| Create housing opportunities for residents | Affordable Housing Public Housing Homeless Non-Homeless Special Needs | CDBG | \$2,000,000 | Rental units constructed | 270 | 11 | Household Housing Unit | 4.07 |
| | | HOME | \$1,000,000 | | | | | |
| Improve educational and job readiness | Non-Housing Community Development | CDBG | \$100,000 | Jobs created/retained | 20 | 30 | Jobs | 150.00 |
| | | | | | | | | |
| Preserve and maintain existing affordable housing | Affordable Housing | CDBG | \$1,500,000 | Rental units rehabilitated | 100 | 0 | Household Housing Unit | 0.00 |
| | | HOME | \$500,000 | | | | | |
| | | | | Homeowner Housing Rehabilitated | 60 | 37 | Household Housing Unit | 61.67 |
| Reduce and end homelessness | Affordable Housing Homeless | CDBG | \$1,000,000 | Public service activities other than Low/Moderate Income Housing Benefit | 0 | 509 | Persons Assisted | 0 |
| | | HOME | \$1,000,000 | | | | | |
| | | ESG | \$500,000 | Homeless Person Overnight Shelter | 6500 | 359 | Persons Assisted | 5.52 |
| | | | | Overnight/Emergency Shelter/Transitional Housing Beds added | 0 | 0 | Beds | 0 |
| | | | | Homelessness Prevention | 0 | 0 | Persons Assisted | 0 |
| | | | | Housing for Homeless added | 270 | 0 | Household Housing Unit | 0.00 |

| Goal | Category | Funding | | Outcome | | | | |
|--|-----------------------------------|---------|-------------|---|----------|--------|------------------------|------------------|
| | | Source | Amount | Indicator | Expected | Actual | Unit of Measure | Percent complete |
| Stabilize and revitalize diverse neighborhoods | Non-Housing Community Development | CDBG | \$2,400,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | 35000 | 10888 | Persons Assisted | 31.11 |
| | | | | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit | 0 | 0 | Households Assisted | 0 |
| | | | | Homeowner Housing Rehabilitated | 0 | 0 | Household Housing Unit | 0 |

Table 1 – 2015 CAPER report

4. Summary of Community Participation Process and consultation process

Summary from community participation section of plan.

The community participation process was instrumental in identifying unmet community and affordable housing needs as well as gaps in public services and facilities for the 2017 Action Plan. During the development of the plan, the Urban County undertook the following steps regarding community participation and consultation:

- Offered an online Needs Assessment Survey where 48 persons responded. Participants were 56 percent private community members, 31 percent nonprofit organizations, six (6) percent for profit organizations, and six (6) percent units of local government. In addition to the online survey, the Needs Assessment survey was also distributed to local Advisory Councils, nonprofit organizations, and community advisory bodies. Survey participants included community housing development organizations, community services providers, County Commissions on Aging and Senior Citizens, Community Service Districts, and local Advisory Councils, among others. The survey included selecting needs priority levels for special needs populations, community facilities, infrastructure, special needs, community services, economic development, and neighborhood services.
- Hosted two public needs workshops in September 2016 where a total of 16 persons participated. The first workshop was held in the South County at the Nipomo Public Library on September 7, 2016, and the second workshop was held in North County at the Atascadero Public Library on September 14, 2016.
- Held a public hearing on September 7, 2016, at the City of San Luis Obispo Humans Relations Commission to identify needs at the public hearing session.

- Held a public hearing on October 18, 2016, at the County of San Luis Obispo to receive public testimony on community needs at the public hearing session.
- Hosted two public workshops, one December 2016 and in one February 2017 where a total of 10 persons participated. The first workshop was held in the at the County Government Center on December 13, 2016 discussing Reservation Letter projects and second workshop was held in the San Luis Obispo Public Library on February 16, 2017 discussing the remaining 2017 draft funding allocations.
- Held a public hearing on April 11, 2017, at the County of San Luis Obispo Board of Supervisor to receive public testimony and approval for the 2017 Action Plan.

5. Summary of public comments

The following is a summary of housing and community development needs as identified at the two September 2016 community workshops, the two public hearings, the Needs Assessment Survey, and two community workshops held in December 2016 and February 2017 during the 30-day review period:

Affordable Housing:

- The need for affordable rental housing units for extremely low and low income families as well as affordable housing for the senior population.
- Support for continued financial assistance to low income homeowners for the installation of sewer laterals in the unincorporated community of Los Osos. Continued support for the Tenant-Based Rental Assistance (TBRA) program

Homelessness Service:

- Support for continued financial assistance to homeless shelters and rapid re-housing programs.
- The need for case management services as a key component to reducing homelessness in the county.

Public Services:

- The need for funding mental health and homeless related services.
- Support for financial assistance to detox facilities and related services. Ongoing support for emergency and transitional shelter and housing, homelessness prevention and services
- The need for services for seniors and people with disabilities

Economic Development:

- The need for funding job training programs to help with creating and retaining jobs for low income individuals.
- The need to support economic development programs that will help promote job creation and retention.

Public Facilities:

- The need for street and sidewalk accessibility improvements.
- The need for health care facilities and child care centers.

6. Summary of comments or views not accepted and the reasons for not accepting them

The Urban County accepted all of the comments or views on community and affordable housing needs expressed through public workshops, public hearings, advisory and stakeholder meetings, and the Needs Assessment Survey.

7. Summary

The overall goal of the Urban County's community development programs is to develop viable communities by providing affordable housing, a suitable living environment, and expanded economic opportunities. The 2017 Action Plan enables the Urban County of San Luis Obispo to examine the housing and community development needs of this community, and to propose projects that effectively utilize the available resources to address these needs and improve the quality of life for low- and moderate-income residents.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the 2017 Action Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name/Agency | Department |
|--------------------------------|------------------------|-------------------------------------|
| Lead Agency | San Luis Obispo County | Planning and Building Dept./Housing |
| CDBG, HOME, ESG Administration | San Luis Obispo County | Planning and Building Dept./Housing |

Table 2 – Responsible Agencies

Narrative

The County of San Luis Obispo is the lead agency in administering CDBG, HOME, and ESG programs. The County and six participating cities of San Luis Obispo, Paso Robles, Atascadero, Morro Bay, Arroyo Grande, and Pismo Beach are designated as the "Urban County of San Luis Obispo" for the next year. The administration of HOME and ESG programs is handled by the County of San Luis Obispo. Furthermore, the County of San Luis Obispo is responsible to prepare the annual Action Plans and the Consolidated Plan, conduct public participation process, and submit the required plans to the U.S. Department of Housing and Urban Development.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The County of San Luis Obispo and the six participating cities held public workshops and hearings to provide the public the opportunity to express issues and needs related to community development. The County of San Luis Obispo consulted the Homeless Services Oversight Council (HSOC) for funding recommendations on the CDBG and ESG grant applications that the County received in response to the Request For Proposal the County issued for CDBG, HOME, and ESG programs.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The County worked closely with the six participating cities to implement the community participation plan for the preparation of the 2017 Action Plan. This included holding public workshops and publishing the “Needs Assessment” survey on the County’s web site. This outreach led to identifying community needs and affordable housing related issues.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The County staff regularly attends meetings of the full Homeless Services Oversight Council (HSOC) as well as the HSOC’s Housing Committee to discuss ongoing housing issues and needs of homeless persons in the community. The HSOC serves as the governing body for the Continuum of Care (CoC) program. In addition to regularly keeping abreast of current homeless housing needs, County staff presented and sought input on the draft 2017 funding recommendations for homeless related programs at an HSOC meeting. The following efforts are ongoing to address the needs of homeless individuals and families.

- Housing and supportive services for veterans and their families through the HUD-VASH and Supportive Services for Veteran Families (SSVF) programs. The SSVF program started last year and Urban County staff worked with the nonprofits and the U.S. Department of Veterans Affairs to coordinate housing efforts for homeless veterans
- Rapid Rehousing program for homeless families receiving CalWorks assistance, including those families participating in the federal Temporary Assistance to Needy Families program
- A Housing First Program, called 50Now, that is funded by the County of San Luis Obispo and the Housing Authority of San Luis Obispo (HASLO) to quickly house and provide intensive supportive services to 50 of the most vulnerable, chronically homeless individuals countywide
- Tenant Based Rental Assistance for families and individuals funded by the HOME grant and Rapid Rehousing assistance funded by the Emergency Solutions Grant and HOME

- Permanent supportive housing, transitional housing, and supportive services to homeless individuals and families funded by the CoC program
- Case management and emergency shelter provided by Emergency Solutions Grant funding. These services are available to single adults, families, and unaccompanied Transitional Aged Youth (aged 18-24)

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

County staff works with the CoC governing body, the HSOC, to determine how to allocate ESG funds annually. The HSOC makes funding recommendations on projects under the ESG program to the County Board of Supervisors. Performance standards for the ESG program are considered annually during the Action Plan process when HSOC CoC and nonprofits have the opportunity to suggest revisions to the existing standards. Additionally, the HSOC considers program outcomes from the previous year when considering programs for funding recommendations.

County staff also attends HSOC subcommittee meetings throughout the year to participate and lead ongoing discussions related to funding, program policies, and procedures for the administration of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

The County of San Luis Obispo as a lead agency consulted with the advisory groups including the Homeless Services Oversight Council (HSOC), Commission on Aging, and the Supportive Housing Consortium. These advisory groups provided information on community needs and affordable housing needs and completed the “Needs Assessment” survey.

Table 3 – Agencies, groups, organizations who participated

| Agency <i>Agency / Group / Organization</i> | Type <i>Agency / Group / Organization Type</i> | Section <i>What Section of the Plan was Addressed?</i> | Consultation <i>How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</i> |
|---|--|--|--|
| County of San Luis Obispo, Department of Social Services | Local Government | Homeless Strategy | <ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need. |
| Homeless Services Oversight Council | Advisory Body for Homelessness and homeless services | Homeless Strategy | <ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need. • Subcommittee meeting for draft funding recommendations. • Full HSOC recommendations. |
| Housing Trust Fund | A private nonprofit corporation for affordable housing | Affordable housing | <ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need. |
| Commission on Aging | Advisory Body for Elderly needs | Senior Advocacy | <ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need. |
| Supportive Housing Consortium | Advisory Body for housing | Affordable housing | <ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need. |

Identify any Agency Types not consulted and provide rationale for not consulting

The County of San Luis Obispo reached out and consulted with many different agencies, groups, and organizations that actively and continuously provide services in housing, homelessness, community development, and economic development to the vulnerable population of the County and the six participating cities. While not all groups responded to the invitation to participate, no groups were intentionally excluded from the consultation process.

Table 4 - Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------------------------|---|--|
| Housing Element, County General Plan | The County of San Luis Obispo | Both the Housing Element and the Consolidated Plan assesses housing needs and market, and provides strategies and goals to promote affordable housing over the next five years. The General Plan contains land use policies that were considered in the Consolidated Plan. |
| Economic Element, County General Plan | The County of San Luis Obispo | The Economic Element has policies and programs that were included with the preparation of the Non-Housing needs and analysis of the Consolidated Plan. |
| Fair Housing Plan | The County of San Luis Obispo | Identifies Impediments and Action Steps in achieving Consolidated Plan objectives. |
| SLO County Economic Strategy | Economic Vitality Corporation | SLO County Economic Strategy Report contained goals that were included with the preparation of the Non-Housing needs and analysis of the Consolidated Plan. |
| Vital Signs | The Community Foundation San Luis Obispo County | The Vital Signs report contained information on housing needs that were incorporated with the Consolidated Plan. |

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the 2017 Action Plan

The County of San Luis Obispo collaborated with the six participating cities (City of Arroyo Grande, City of Atascadero, City of Morro Bay, City of Paso Robles, City of Pismo Beach, and City of San Luis Obispo) to announce the public workshops on “Needs” and provided technical assistance to questions raised during the “Needs” public workshop.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of community participation process/Efforts made to broaden community participation Summarize community participation process and how it impacted goal-setting

The County of San Luis Obispo led the efforts to reach out to the members of the public at large. In collaboration with the six participating Cities, the County held two public workshops and a hearing and gained public input as well as input from the various community-based nonprofits. Moreover, the County and the six Cities utilized web-based technology by publishing an online “Needs Assessment” survey and announcing the link survey via email to interested parties and other relevant web sites.

Summary of community participation process to prepare the 2017 Action Plan:

1. Public outreach process - The Urban County conducted its public outreach process in September 2016 (noticed in local paper August 19, 2016) in accordance with the Community Participation Plan. This plan includes specific procedures to engage the public by providing an opportunity for the members of the public to offer their input on unmet community and affordable housing needs.
2. Request For Proposal (RFP) process – The Urban County issued an RFP to solicit project proposals that could be funded with CDBG, HOME, and ESG funds while meeting the unmet community needs identified during the public outreach process.
3. Project selection process – The Urban County reviewed and selected projects using the established rating criteria and developed draft funding recommendations and plan that were published (local paper January 24, 2017) for a 30 day public review process by the public and various community groups and advisory bodies. The Draft Action Plan can be found on the County’s website.
4. Project approval process – After a 30 day public review process of the draft funding recommendations, the Urban County held public hearings to review and approve the draft funding recommendations. Pending the public hearings, the 2017 Action Plan will be officially approved by the Urban County.

Table 5 - Community Participation Outreach

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | | URL (If applicable) |
|-------------------------|--|--|---|--|---|
| Public Meetings | Non-targeted/ broad community. County wide | Between 50 to 65 people attended the four public workshops and a "Needs" hearing at the County of San Luis Obispo. | The public voiced their need for homeless shelter, homeless services, case management, affordable housing, and health services for senior and children. | Summary of comments and reasons: None | NA |
| Online Survey | Broad Community/ nonprofits/ Stakeholder groups/ email distribution | Received 48 completed online surveys. | The survey data shows need for homeless shelter, homeless services, affordable housing, street and lighting improvements, job creation, health services for seniors and children. | | https://www.surveymonkey.com/r/727F52Z |
| Public Announcements | City Council meetings, Housing Consortium | All meetings had their regular attending members and those from the public in attendance. City Council meetings are broadcasted. | None | | http://www.slocounty.ca.gov/planning/Housing_and_Economic_Development/Urban_County_2016_Action_Plan.htm |
| Board Hearing | | | | | |

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The actual funding amounts for the 2017 program year are \$1,644,434 million for the CDBG program, \$677,302 in HOME program and \$150,158 in ESG program. For the 2017 program year, the county will use program income in the amounts of \$20,488 from CDBG and \$43,244 from HOME.

Table 6 - Actual Resources

| Program | Source | Uses of Funds | Amount Available Year 3 | | | | Expected amount available remainder of Con Plan | Narrative Description |
|---------|------------------|--|-------------------------|------------------|------------------------|-------------|---|--|
| | | | Annual Allocation: | Program* Income: | Prior Years Resources: | Total: | | |
| CDBG | Public - Federal | Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services | \$1,644,434 | \$20,488 | \$3,312,930 | \$4,957,364 | \$3,240,000 | The expected amount available for the remainder of the Con Plan was formulated from the actual 2015, 2016, and 2017 CDBG funding amounts. Because HUD has not notified the Urban County of the final allocations under the CDBG program, the Urban County is assuming a flat funding level of \$1,620,000 for the remainder of Con Plan (2018 and 2019 program years). |
| HOME | Public - Federal | Homeowner Rehab, Multifamily new construction, Multifamily rental rehab, TBRA | \$677,302 | \$43,244 | \$1,316,457 | \$1,993,759 | \$1,300,000 | The expected amount available for the remainder of the Con Plan was formulated from the actual 2015, 2016, and 2017 HOME funds. For the estimated funding levels under the 2018 and 2019 program years, the Urban County will assume a flat funding level (\$650,000) based on the 2017 funding level as HUD has not released the actual funding levels for the remainder of Con Plan years (2018 and 2019 program years). |
| ESG | Public - Federal | Homeless prevention, Case management, Homeless Shelters | \$150,158 | \$0 | \$293,169 | \$443,327 | \$290,000 | The amount available for the remainder of the Con Plan was formulated from the actual 2015, 2016, and 2017 ESG funding amounts. Because HUD has not notified the Urban County of the final allocations under the ESG program, the Urban County is assuming a flat funding level of \$145,000 for the remainder of Con Plan (2018 and 2019 program years). |

*Program income is not added into the total

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.

HOME Program

The fiscal year 2017 Community Planning and Development Formula Program Allocations for the HOME program is \$677,302. Ten percent of this allocation will be used for administrative purposes. Federal regulations require a 25% match for the HOME funds. The 25% represents \$169,325 that the County must fund in non-federal matching funds. The Bishop Street Studios Affordable Rental Housing Project in the community of San Luis Obispo will provide sufficient match of 10.5 million dollars.

Emergency Solutions Grants Program (ESG)

The funding allocation for the ESG program for the 2017 program year is \$150,158. Due to the small allocation of funds and the great demand for these funds, all funds will be awarded. The ESG regulations required a dollar per dollar match for these funds. Match for ESG activities will come from a variety of sources. Non-cash (in-kind) match will come from services by collaborating agencies (such as from family advocates at the LINK, and administration by the LINK). 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.

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

Annual Goals and Objectives

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

Table 7 - 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 | 2017 | 2018 | Affordable Housing, Public Housing, Non-Homeless Special Needs | Not Applicable | Provide affordable housing to very low and low income households | \$542,684 in HOME \$626,000 in CDBG | Benefit 124 very low and 23 low income households |
| 2 | Preserve and maintain existing affordable housing | 2017 | 2018 | Affordable Housing, Public Housing, Non-Homeless Special Needs | Not Applicable | Provide affordable housing to very low, low, and moderate income households | \$125,186 in CDBG \$77,734 in HOME | Benefit 47 very low and 12 low income households |
| 3 | Reducing and ending homelessness | 2017 | 2018 | Homeless | Not Applicable | Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless | \$180,767 in CDBG \$144,527 in ESG | Benefit 2,565 very low and 215 low income persons |
| 4 | Create suitable living environment through public services | 2017 | 2018 | Homeless, Non Homeless Special Needs | Not Applicable | Provide social services to homeless persons and low income families | \$34,890 in CDBG | Benefit 143 very low and 394 low income households and persons |
| 5 | Stabilize and revitalize diverse neighborhoods | 2017 | 2018 | Affordable Transitional Housing, Non-Housing Community Development | Not Applicable | Revitalize the neighborhoods through street and public facilities improvements | \$354,141 in CDBG | Benefit ADA Compliance 5,000 is a place holder |
| 6 | Administration and Planning | 2017 | 2018 | Administration | Not Applicable | Not Applicable | \$323,450 in CDBG \$67,730 in HOME \$11,262 in ESG | Not Applicable |

Goal Descriptions

The goals included with this Action Plan were developed based on identifying needs during the public outreach process as well as needs that were identified during the preparation of the 2015-2019 Consolidated Plan. 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.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide

Affordable housing as defined by HOME 91.215(b):

For the next year, the Urban County plans to use both CDBG and HOME funds to finance affordable housing projects that provide approximately a total of 108 new rental affordable housing units. The Urban County will continue funding the Tenant-Based Rental Assistance (TBRA) program using HOME administration funds. The TBRA program operated by the Housing Authority of the City of San Luis Obispo plans to house 25 families per year. In terms of preserving affordable housing, the Community Action Partnership of San Luis Obispo (CAPSLO) operates the minor home repair program to help low income homeowners rehabilitate their homes. The Los Robles Terrace rehabilitation project is a senior housing project by People's Self Help Housing Corp. It will be preserving 39 units for low-income seniors.

AP-35 Projects – 91.220(d)

Introduction

The Urban County will use its 2017 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 senior housing, various ADA compliance architectural barrier removal projects, minor home repair program, financial assistance to low income homeowner to install lateral sewer lines to the main wastewater system in Los Osos, and operation of homeless shelter programs. Refer to Table 8 for projects funded with CDBG, HOME, and ESG funds. The County does not exceed any of the program expenditure limits under CDBG, HOME, and ESG for administration and public services. The County also is recommending Los Robles Terrace to receive funding as the 15% CHDO requirement.

Table 8 - Projects

| # | Housing | Source |
|-----------------------------|--|-----------|
| H01 | Oak Park Phase III– (PRHA) | HOME |
| H02 | Los Robles Terrace - (PSHHC) *15% CHDO | HOME |
| H03 | Estelita Ct. Housing Rehab (FCNI) | CDBG |
| H04 | TBRA (Housing Consortium) | HOME |
| H05 | Bishop Street Studios (TMHA) | CDBG/HOME |
| H06 | Minor Home Repair Program by (CAPSLO) | CDBG |
| Public Services | | |
| PS07 | Maxine Lewis Memorial Shelter - (CAPSLO) | CDBG/ESG |
| PS08 | Prado Day Center - (CAPSLO) | CDBG/ESG |
| PS09 | Adult Day Center - (CAPSLO) | CDBG |
| PS10 | Homeless Shelter - El Camino Homeless Organization (ECHO) | CDBG |
| PS11 | Drug/alcohol abuse counseling and relapse prevention - Lifestyles Recovery Center, Inc. | CDBG |
| PS12 | Youth Activities Scholarship Fund - Atascadero Community Services Foundation | CDBG |
| PS13 | Food Pantry – Atascadero Loaves and Fishes (ALF) | CDBG |
| PS14 | Homeless Prevention and Rapid Re-Housing Program - (LINK)&(5CHC) | ESG |
| Public Facilities | | |
| PF17 | Soto Field Phase III – City of Arroyo Grande | CDBG |
| PF18 | Traffic Way Barrier Removal – City of Atascadero | CDBG |
| PF19 | Sierra Bonita Handicapped Ramps – City of Paso Robles | CDBG |
| Economic Development | | |
| ED20 | Business Startup Program - Mission Community Service | CDBG PI |

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. First and foremost, the projects are consistent with the 2015-2019 Consolidated Plan. The Urban County’s Needs Assessment survey reaffirms that the number one community concern is affordable housing for low and moderate income families as stated in the

Consolidated Plan. 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 in the North and South County and held two public hearings in San Luis Obispo to collect information on community needs. The comments received at these workshops and the public hearings pointed out a strong need for affordable housing for homeless people and low income families in addition to homeless prevention services and public facility projects in predominantly low-income neighborhoods. 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.

Alternative back-up projects

The County of San Luis Obispo must comply with various program requirements imposed by federal regulation for the award and expenditure of federal funds through the CDBG and HOME programs. On occasion, the County experiences situations that require the reallocation of funds if funds remain in a balance or if projects are stagnant and cannot expend the awarded funds. The County could also receive program income in the form of repaid loans, which the County must award and used immediately to comply with federal program requirements.

To help comply with federal regulations and create a community benefit, the County is developing a proactive solution to quickly award reallocated funds from such projects via the identification of the following list of top alternative projects that consist of 2017 CDBG or HOME applications, for funding consideration. Identifying these alternative projects does not mean they will receive funding but that they are on a list of potential projects that could receive an award of funds should the funds become available and the projects identified in the Action Plan as approved by the Board of Supervisors. If funds do become available, the County will re-evaluate the project needs and the maximum benefit the project could produce.

| | | |
|---------------------------------------|--------|------------------------|
| Tenate Based Rental Assistance | – HOME | Small amount requested |
| Los Osos Sewer Lateral Connections | – CDBG | Large amount requested |
| Drainage Improvement Project | – CDBG | Large amount requested |
| Mission Community Service Corporation | – CDBG | Small amount requested |

Projects

AP-38 Projects Summary

Table 9 - Project Summary Information

| | | |
|-----|---|--|
| H01 | Project Name | Oak Park III by Paso Robles Housing Authority |
| | Target Area | Paso Robles |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$241,088 from the County of San Luis Obispo |
| | Description | Funds will be used to build 75 affordable rental housing units |
| | Target Date | August 2018 full occupancy |
| | Estimate the # and defined beneficiary | 75 households –52 very low income families and 23 low-income families. |
| | Location Description | 3201 Pine Street, Paso Robles, CA 93466 |
| | Planned Activities | Project will provide affordable housing to very low or low income families |
| H02 | Project Name | Los Robles Terrace |
| | Target Area | Paso Robles |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$101,596 from the County of San Luis Obispo. 15% CHDO project |
| | Description | Substantial rehabilitation of 39 units of Very Low-Income Senior rental units plus 1 manager's unit. |
| | Target Date | January 2018 |
| | Estimate the # and defined beneficiary | 39 Very Low-Income Senior rental units |
| | Location Description | City of Paso Robles |
| | Planned Activities | Project will provide affordable housing to very low or low income families |
| H03 | Project Name | Estelita Ct. Housing Rehab by FCNI for the City of San Luis Obispo |
| | Target Area | City of San Luis Obispo |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$95,588 from the City of San Luis Obispo |
| | Description | Funds will be use to repair houses owned by very low and low income households |
| | Target Date | September 2018 |
| | Estimate the # and defined beneficiary | 10 households. This includes 5 very-low income households and 5 low-income households. |
| | Location Description | City of San Luis Obispo |
| | Planned Activities | Funds will be used to make necessary upgrades to units |

| | | |
|---------------------------|--|--|
| H04 | Project Name | Tenate Based Rental Assistance by Housing Consortium |
| | Target Area | County-wide |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$77,734 from the County of San Luis Obispo |
| | Description | Funds will be used for emergency rental assistance and security deposits |
| | Target Date | April 2018 |
| | Estimate the # and defined beneficiary | 43 households. This includes 38 very-low income households and 5 low-income households. (numbers prorated from application) |
| | Location Description | County-wide |
| Planned Activities | Funds will be used for emergency rental assistance and security deposits | |
| H05 | Project Name | Bishop Street Studios(TMHA) |
| | Target Area | City of San Luis Obispo |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$200,000 from the City of San Luis Obispo and \$426,000 from the County of San Luis Obispo. HOME: \$232,398 from County |
| | Description | Funds will be used to build 33 affordable rental housing units |
| | Target Date | June 2018 full occupancy |
| | Estimate the # and defined beneficiary | 33 households – 33 very low income families |
| | Location Description | 1600 Bishop Street San Luis Obispo, CA 93401 |
| Planned Activities | Project will provide supportive affordable housing mental health clients | |
| H06 | 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: \$29,598 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 2017 |
| | Estimate the # and defined beneficiary | 6 households. This includes 4 very-low income households and 2 low-income households. (prorated from application) |
| | Location Description | City of Pismo Beach |
| Planned Activities | Funds will be use to repair houses owned by very low and low income households | |

| | | |
|------|---|--|
| PS07 | Project Name | Maxine Lewis Memorial Shelter by CAPSLO |
| | Target Area | Countywide |
| | Goals Supported | Decrease Homelessness |
| | Needs Addressed | Decrease Homelessness |
| | Funding | CDBG: \$68,212 from the City of San Luis Obispo and \$28,860 from the County of San Luis Obispo for a total of \$97,072 ESG: \$49,826 which includes \$1,941 of admin from the County of San Luis Obispo |
| | Description | Funds will be used to shelter homeless individuals |
| | Target Date | July 2018 |
| | Estimate the # and defined beneficiary | 800 homeless individuals. This includes 780 very-low income individuals, and 20 low-income individuals. |
| | Location Description | San Luis Obispo |
| | Planned Activities | Provide shelter for homeless individuals |
| PS08 | Project Name | Prado Day Center by CAPSLO |
| | Target Area | Countywide |
| | Goals Supported | Decrease Homelessness |
| | Needs Addressed | Decrease Homelessness |
| | Funding | CDBG: \$15,600 from the County of San Luis Obispo ESG: \$36,890 which includes \$1,437 of admin from the County of San Luis Obispo |
| | Description | Funds will be used to shelter homeless individuals |
| | Target Date | July 2018 |
| | Estimate the # and defined beneficiary | 1500 individuals. This includes 1425 very-low income individuals and 75 low income individuals. |
| | Location Description | San Luis Obispo |
| | Planned Activities | Provide shelter for homeless individuals |
| PS09 | Project Name | Adult Day Center by CAPSLO |
| | Target Area | Countywide - 25% are from Paso Robles |
| | Goals Supported | Create suitable living environment |
| | Needs Addressed | Create suitable living environment |
| | Funding | CDBG: \$9,445 from the City of Paso Robles |
| | Description | Providing respite to family caregivers and quality care to older adults with early stages of Alzheimer's, dementia, or other cognitive impairments |
| | Target Date | July 2018 |
| | Estimate the # and defined beneficiary | 22 households. 10 Very low-income households and 12 low-income households |
| | Location Description | Paso Robles |
| | Planned Activities | Provide quality care to older adults |
| PS10 | 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: \$7,863 from the City of Atascadero, \$9,444 from the City of Paso Robles, and \$50,788 from the County for a total of \$68,095 |
| | Description | Funds will be used to house homeless individuals |
| | Target Date | July 2018 |
| | Estimate the # and defined beneficiary | 480 persons. This includes 360 very-low income individuals and 120 low-income individuals. |
| | Location Description | 6370 Atascadero Ave, Atascadero, CA 93422 |
| | Planned Activities | Provide shelter for homeless individuals |

| | | |
|---------------------------|---|---|
| PS11 | Project Name | Drug/alcohol abuse counseling and relapse prevention (Lifestyles) |
| | Target Area | Countywide |
| | Goals Supported | Public Service |
| | Needs Addressed | Public Service |
| | Funding | CDBG: \$9,189 from the City of Paso Robles |
| | Description | Funds will address the needs of Lifestyles Recover Center's clients who are dealing with drug/alcohol problems and will provide tools to prevent relapse. |
| | Target Date | July 2018 |
| | Estimate the # and defined beneficiary | 3 very-low income persons and 12 low income persons. |
| | Location Description | Countywide |
| Planned Activities | Relapse prevention is a new service for our present clients and for others in the area that are in danger of returning to the use of drugs and alcohol. | |
| PS12 | 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 2018 |
| | Estimate the # and defined beneficiary | 100-150 individual youth. This includes 70% very-low income youth and 30% low income youth. |
| | Location Description | City of Atascadero |
| Planned Activities | The scholarship program provides recreational opportunities for low income | |
| PS13 | 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 2018 |
| | Estimate the # and defined beneficiary | 400 Households. This includes 15% very-low income households and 85% low income households. |
| | Location Description | Countywide |
| Planned Activities | Provide food and groceries to very low and low income persons including homeless persons | |
| PS14 | Project Name | Homeless Prevention and Rapid Re-Housing Program (LINK)& (SCHC) |
| | Target Area | Countywide |
| | Goals Supported | Public Service |
| | Needs Addressed | Public Service |
| | Funding | ESG: \$57,811 which includes \$2,252 of admin from the County of San Luis Obispo |
| | Description | Rapid re-housing activities will involve intensive case management. |
| | Target Date | July 2018 |
| | Estimate the # and defined beneficiary | 98 very-low income/low income persons. <i>(prorated from application)</i> |
| | Location Description | Countywide |
| Planned Activities | Relapse prevention is a new service for our present clients and for others in the area that are in danger of returning to the use of drugs and alcohol. | |

| | | |
|---------------------------|--|---|
| PF17 | Project Name | Soto Field Phase III by the City of Arroyo Grande |
| | Target Area | City of Arroyo Grande |
| | Goals Supported | Public Facilities |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$60,388 from the City of Arroyo Grande |
| | Description | Removal of architectural barriers and installation of ADA compliant facilities |
| | Target Date | June 2018 |
| | Estimate the # and defined beneficiary | Compliance with ADA |
| | Location Description | City of Arroyo Grande |
| Planned Activities | Installation of accessible ramps and walkways from the Soto Sports Complex parking lot to the Santos Field bleachers/dugout in compliance with ADA | |
| PF18 | Project Name | Traffic Way Barrier Removal by City of Atascadero |
| | Target Area | City of Atascadero |
| | Goals Supported | Public Facilities |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$170,973 from the City of Atascadero |
| | Description | Removal of architectural barriers to improve ADA accessibility |
| | Target Date | June2018 |
| | Estimate the # and defined beneficiary | Compliance with ADA |
| | Location Description | City of Atascadero at the intersection of Traffic Way/El Camino Real |
| Planned Activities | Installation of sidewalks and pedestrian ramps | |
| PF19 | Project Name | Sierra Bonita Handicapped Ramps by the City of Paso Robles |
| | Target Area | City of Paso Robles |
| | Goals Supported | Public Facilities |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$122,780 from the City of Paso Robles |
| | Description | Replace non-compliant ADA handicapped ramps including repairing adjacent |
| | Target Date | June 2018 |
| | Estimate the # and defined beneficiary | Compliance with ADA |
| | Location Description | City of Paso Robles in the vicinity of Scott Street and Airport Road |
| Planned Activities | Replace non-compliant ADA handicapped ramps | |
| ED20 | Project Name | Business Startup Program – Mission Community Service Corp |
| | Target Area | County of San Luis Obispo |
| | Goals Supported | Economic Development |
| | Needs Addressed | Economic Development |
| | Funding | CDBG: \$20,488 from the County Program Income |
| | Description | CDBG funds will be used to provide low- and moderate-income persons with access to the Self-Employment Training Classes to help local business become self-sufficient and improve their ability to start-up or improve their existing business. |
| | Target Date | June 2018 |
| | Estimate the # and defined beneficiary | Approximatly 22 students |
| | Location Description | 71 Zaca Lane San Luis Obispo, CA 93401 |
| Planned Activities | Provide persons with access to the Self-Employment Training Classes | |

| | | |
|---------------------------|---|---|
| PC21 | Project Name | Homeless Management Information Systems |
| | Target Area | County of San Luis Obispo |
| | Goals Supported | NA |
| | Needs Addressed | NA |
| | Funding | CDBG: \$15,290 from the County of San Luis Obispo |
| | Description | Planning and Capacity Building |
| | Target Date | June 2018 |
| | Estimate the # and defined beneficiary | NA |
| | Location Description | County-wide |
| | Planned Activities | Planning and Capacity Building |
| GA22, GA23 | Project Name | CDBG, HOME, and ESG administration by the Urban County of San Luis Obispo |
| | Target Area | County of San Luis Obispo |
| | Goals Supported | N/A |
| | Needs Addressed | N/A |
| | Funding | CDBG: \$5,284 Arroyo Grande, \$11,136 Atascadero, \$13,223 Paso Robles, \$2,590 Pismo Beach, \$31,832 San Luis Obispo, and \$259,385 County of San Luis Obispo for a total of \$323,450 HOME: \$67,730 County of San Luis Obispo ESG: \$11,261 (1/2 to subrecipients \$5,630) |
| | Description | CDBG, HOME, and ESG programs administration by the Urban County of San Luis Obispo |
| | Target Date | June 2018 |
| | Estimate the # and defined beneficiary | N/A |
| | Location Description | County of San Luis Obispo |
| Planned Activities | CDBG, HOME, and ESG programs Administration | |

AP-50 Geographic Distribution – 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

Table 10 - Geographic Distribution

| Target Area | Percentage of Funds |
|----------------|---------------------|
| Not Applicable | Not Applicable |

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 – 91.220(g)

Introduction

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 Oak Park Phase III project located in the community of Paso Robles is recommended for 2017 HOME funds. The construction is anticipated to be completed by February of 2018 and to be occupied by August 2018. The City of San Luis Obispo and the County are recommending using the 2017 CDBG funds for Bishop Street Studios, a new project consisting of 33 supportive housing apartments mental health clients. The project will be ready for occupancy by June 2019. The Urban County is also using the 2017 CDBG/HOME funds for three rehab projects that will provide necessary structural upgrades and preserving unit from going market rate.

Table 11 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 0 |
| Non-Homeless | 173 |
| Special-Needs | 33 |
| Total | 108 |

Table 12 - One Year Goals for Affordable Housing by Support Type

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 43 |
| The Production of New Units | 108 |
| Rehab of Existing Units | 55 |
| Acquisition of Existing Units | 0 |
| Total | 206 |

AP-60 Public Housing – 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 2,000 household in San Luis Obispo County monthly. The Housing Authority also owns 202 apartments within the City of San Luis Obispo to house low income families. Finally, the Housing Authority 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.

The County has an Inclusionary Housing Ordinance which serves as one of several “tools” used by the County to produce housing that is more affordable for average wage earners. The County has also granted fee deferrals for projects containing affordable units. The County also has a Density Bonus which provides incentives for to create affordable housing projects.

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.

The department uses federal funds from the United States Department of Housing and Urban Development (HUD) and the County’s Title 29 funds (in-lieu fees) to help nonprofit developers construct affordable housing units. The projected number of housing units to be constructed or rehabilitated in the next year is 15 units. The actual numbers of completed units are dependent upon market factors, land availability and other financing variables. For FY 2017-18, It is anticipated that 15 affordable units will be constructed privately (10 secondary dwellings, 3 mixed use units and 2 farm support quarters). In addition, a total of 6 low income units will be repaired / rehabilitated (6 mobile homes through the County’s minor home repair program). The projected number for FY 2017-18 is low due to the construction of affordable housing being cyclical and, for the most part, out of the department’s control. The County’s Title 29 funds and federal HUD funds have been allocated to several housing projects that began construction in 2017. It is anticipated that these development projects will be completed and ready for occupancy in 2018 and 2019. This will include the Rolling Hills (2) Apartments in Templeton (30 units), the Los Robles Terrace (rehabilitation of 40 senior apartment units) and Oak Park (3) Apartments (60 units). Although the department coordinates different funding sources for affordable housing units, the number of housing units constructed is difficult to estimate because the department does not construct the housing. However, each year, we engage with our nonprofit partners to determine the projected completion date of the projects they are building and use this information to develop the target for the upcoming fiscal year.

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. The County Board of Supervisors hosted a public hearing to discuss housing needs in the county. Members of the community attended and shared

concerns and needs through out the County. As a result, the County Planning and Building department will be investigating policies and programs to help the development of affordable housing.

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 – 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 public outreach process, the Urban County reconfirmed 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 goals and actions for reducing and ending homelessness:

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

The Urban County will continue spending CDBG funds for the operation costs of the three main homeless shelters (Prado Day Center, Maxine Lewis Memorial Shelter and ECHO Homeless Shelter) for the next year. The Urban County recommends allocating ESG funds for the operation costs of Prado Day Center and Maxine Lewis Memorial Shelter and for homeless prevention and rapid re-housing services by LINK, a nonprofit organization. The goals for this year will be 2,878 individuals and 22 households receiving services from the non-profits listed above.

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 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 goal to address the needs 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 governing body (HSOC) 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 governing body has taken action and applied for seven 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 County's goals with helping homeless persons make the transition to permanent housing and independent living are being implemented through the CoC adopting HUD's "Housing First" policy for CoC programs. The Housing First policy provides housing stability solutions first, and then supportive services and case management as needed. The impetus is to shorten the period of time that individuals and families experience homelessness. The County's SSVF program provides financial assistance services for permanent housing to veterans and their families. CalWorks, a state-funded welfare program, provides financial assistance and services for family homelessness prevention. For the upcoming year, families with children can also receive TBRA assistance through the HOME and ESG programs in permanent housing (recommended by the County), while also being case managed. Homeless individuals participating in Permanent Supportive Housing programs housing in the county 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.

The County's goals with helping low-income individuals and families from becoming homeless is addressed in several different ways. 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 half 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 CoC's 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.

The County Department of Mental Health Services make presentations to the CoC Supportive Services Committee regarding the County's Psychiatric Health Facility (PHF) discharge policies and for placing clients into housing when resources are available. The CoC has prepared 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 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 – 91.220(j)

Introduction

San Luis Obispo County aims to protect its natural habitats, natural resources, and agricultural production areas. For this reason, 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).

- 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 – 91.220(k)

Introduction

The Urban County continues to invest federal funds for the 2017 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, job creation, 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 increase its \$180,000 annually to \$218,000 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. Funding the creation of new affordable housing will give more opportunities for those in great need of housing. The County continues to allocate funding towards viable affordable housing projects.

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. In 2017 the County awarded a large portion of its CDBG allocation towards new construction of Bishop Street affordable housing project. The Cities of Pismo Beach and San Luis Obispo have also contributed funding towards rehabilitation of affordable housing.

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.

Proposed Actions to Reduce/Eliminate Lead-Based Paint Hazards San Luis Obispo County has contracted with Community Health Centers (CHC) to operate public health clinics. Children in the public health programs such as WIC (Women, Infants & Children Program) and CHDP (Child Health Disability Program) come to the CHC clinics. Pursuant to program guidelines the CHC screens these children to check against elevated blood lead levels (EBLL). The results are posted on a website that is maintained by the California Department of Public Health/ Childhood Lead Poisoning Prevention Branch. The state notifies the County's Public Health Department of all cases of children with 20 or more micrograms of lead in a deciliter of blood.

The County voluntarily monitors children with as little as 5 micrograms of lead in a deciliter of blood. The County's Public Health Department has certified EBLL (elevated blood lead level) staff with a special XRF inspection device. The EBLL trained staff conducts home inspections and health monitoring for children with 20 or more micrograms of lead in a deciliter of blood. Between 2009 and 2014, there were three cases of EBLL's of 20 µg/dL or higher in the County. Typically, each year there are 20 to 25 cases of EBLLs in the 5-19 µg/dL range.

The County Health Agency/Public Health Department has a Childhood Lead Poisoning Prevention Program which helps to educate the public on the hazards and resources available for lead-based poisoning. Testing for leaded paint hazards is provided. The Public Health Department distributes lead-based paint information pamphlets throughout the County. Such pamphlets are available at County's Planning and Building Department's front counter, where building permits are issued that might involve

remodeling of pre-1980 dwellings.

All public housing units in the county have been modified as needed to remove / monitor for lead-based paint. All Section 8 residents receive a HUD pamphlet alerting them to the hazards of lead-based paint, and how to request health screening if they suspect contamination. The (HUD funded) locally operated tenant-based rental assistance program (TBRA) requires rental units to pass a Housing Quality Standards (HQS) / lead-based paint inspection before TBRA funds are used. County staff conducts a quarterly review to safeguard against possible matches between TBRA rental units and children who have EBLL (i.e., a child with an active EBLL case). This quarterly review is conducted by staff from the County Public Health Department and the County Planning & Building Department.

The County Planning & Building Department (PBD) administers the HUD funding programs for the County. When the public applies to the County for HUD funds, they must use application forms that reflect HUD's lead-based paint regulations (24 CFR 35, particularly Subparts J, K & M). Applicants must provide a programmatic description of all work proposed for pre-1979 residential structures. Any project pre-1979 will have to be evaluated by a lead based paint consultant which will inspect the proposed project site. The consultant's recommendations will be applied to the project along with the federal HUD requirements. During the project the County will routinely monitor the work being done and ensure that the work is being carried out by specialized trained construction workers.

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 \$218,000 in General Fund Support on an annual basis for homeless shelters and services. The funding under CBDG is maxed out at 15% each year towards public services. The County contributes all of its 15% towards homeless related services funding Maxine Lewis Memorial Shelter, Prado Day Center, and ECHO Homeless Shelter.

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. The County regularly attends the Homeless Services Oversight Council (HSOC), Housing Consortium, HSOC Housing Subcommittee, Commission On Aging and Housing Trust Fund. These groups are solicited for information during the creation of each year's Action Plan.

Program Specific Requirements

AP-90 Program Specific Requirements – 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 | \$20,488.07 |
| 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 | |
| 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 |
|---|-----|

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

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 uses a 2 – step screening tool 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. The first step of the tool screens clients for prevention and diversion from entering into homelessness through housing prevention, Rapid-rehousing and other income services. The second step is vulnerability index service prioritization decision assistance tool (VI-SPDAT) referrals to housing. ESG grantees 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 grant review 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 Board of Supervisors, and Planning staff 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.

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;— a homeless and/or formerly homeless individual participates in the Homeless Services Oversight Council, the CoC governing body to consider 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.

6. See attachment - Grant Specific Appendix under AD-26