

The 2019 Action Plan

The fifth 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 2019 Action Plan which is the fifth action plan of the 2015-2019 Consolidated Plan. The 2019 Action Plan will outline a list of specific projects for funding with CDBG, HOME, and ESG funds. The 2019 Action plan serves as an application for HUD funds that must be submitted to HUD by August 16, 2019 or 60 days after the date allocations are announced. The County of San Luis Obispo also participates in the Continuum of Care (CoC) program to provide financial assistance to homeless related programs. 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.

- City of Arroyo Grande, City of Atascadero, City of Pismo Beach, City of Paso Robles, City of Morro Bay, City of San Luis Obispo, and County of San Luis Obispo

The Urban County will use \$1,858,251 in CDBG funds, \$920,772 in HOME funds, and \$162,321 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 2019 Action Plan in September 2018 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. 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.

Action Plan process includes the following steps to prepare the 2019 Action Plan:

1. Public outreach process - The Urban County conducted its public outreach process in September 2018 in accordance with the Community Participation Plan. The public had the opportunity to offer their input on unmet community and affordable housing needs.
2. Notice of Funding Availability (NOFA) process – The Urban County issued an NOFA 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 risk assessment criteria and developed draft funding recommendations that were published for a 30 day public review.

4. Project approval process – The Urban County held public hearings to review and approve the draft funding recommendations. Pending the public hearings, the 2019 Action Plan will be officially approved by the Urban County.

5. Submit the approved Action Plan to HUD by August 16, 2019 or 60 days following the release of the final allocations.

2. Summarize the objectives and outcomes identified in the Plan

The 2019 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 2019-2020 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 2019 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 and owner-occupied 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 2017 program year.

Affordable Housing Priority Need

The Urban County's affordable housing activity assisted a total of 90 households utilizing CDBG funds under two minor home rehabilitation programs in the County designed to assist CDBG-income eligible homeowner occupied households rehabilitate their home. Specifically, 7 households benefitted from Community Action Partnership San Luis Obispo CAPSLO's Minor Home Repair Program and the Los Osos Minor Home Repair Program assisted two (2) CDBG-income eligible homeowner occupied rehabilitation by installing new sewer laterals in the unincorporated community of Los Osos.

Three HOME affordable housing projects were funded in the 2017 Action Plan which total 108 new units of affordable housing. Both project, Oak Park III and Bishop Street Studios will soon commence construction. The Los Robles Terrace Senior Housing Rehabilitation, funded with both 2016 and 2017 HOME funds, is near completion and full occupancy. Oak Park III and Bishop Street Studios projects are anticipated to add 11 and 2 HOME-assisted units, respectively, over the next 18 to 24 months while under construction.

According to the ESG Sage data a combined sixty-seven (67) homeless households were housed in 2017 via the rapid re-housing program (62 persons) administered by The Link and CAPSLO (5 persons).

Addressing Homelessness Priority Needs

In 2017, the Urban County's ESG allocation to The Link provided rapid re-housing (RRH) assistance to 62 persons and homeless prevention (HP) assistance to 5 persons. CAPSLO, the operator of both the Maxine Lewis Memorial Shelter for the Homeless, and the Prado Day Center for the Homeless provided assistance 2,416 persons.

Economic Development Priority Needs

Economic Development has not received funding as part of the 2016 or 2017 Action Plans and as a result is not reflected in the 2016 or 2017 CAPER's.

Public Facilities Priority Needs

- An additional 1,824 beneficiaries were reported in HUDs Integrated Disbursement and Information System (IDIS) for the completion of the South El Camino Real Access & Pedestrian ADA

Ramp Project. The accomplishment data and project beneficiary data for this 2014 and 2015 CDBG funded project are not included in Table 2 but they are included as part of the Con Plan accomplishments as the majority of the project funds were allocated from Program Year 2015.

Public Services Priority Needs

- Public service projects served a total of 2,868 persons, including 2,416 persons via services at the Prado Day Center for the Homeless. The remaining 452 persons assisted with CDBG include services for food distribution to seniors at the Atascadero Loaves & Fishes program, Youth Scholarship Program by the City of Atascadero, and the Adult Day Center by CAPSLO who provides day services to seniors with mental disabilities.

Table 1 below summarizes the Urban County's 2017 CAPER report.

Goal	Category	Funding	Outcome
Create Suitable Living Environment-Public Services	Homeless Non-Homeless Special Needs	Source Amount	Indicator Expected Actual Unit of Measure Percent complete
		CDBG \$300,000.00	Public service activities other than Low/Moderate Income Housing Benefit 7000 4166 Persons Assisted 59.51%
		ESG \$225,000.00	Homeless Person Overnight Shelter 0 0 Persons Assisted 0%
			Overnight/Emergency Shelter/Transitional Housing Beds added 0 0 Beds 0%
Create housing opportunities for residents	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Source Amount	Indicator Expected Actual Unit of Measure Percent complete
		CDBG \$2,000,000.00	Rental units constructed 270 11 Household Housing Unit 4.07%
		HOME \$1,000,000.00	Homeowner Housing Added 0 0 Household Housing Unit 0%
			Homeowner Housing Rehabilitated 0 0 Household Housing Unit 0%
			Tenant-based rental assistance / Rapid Rehousing 0 0 Households Assisted 0%
Improve educational and job readiness	Non-Housing Community Development	Source Amount	Indicator Expected Actual Unit of Measure Percent complete
		CDBG \$100,000.00	Public service activities other than Low/Moderate Income Housing Benefit 0 9 Persons Assisted 0%
			Jobs created/retained 20 0 Jobs 0.00%
			Businesses assisted 0 0 Businesses Assisted 0%
Preserve and maintain existing affordable housing	Affordable Housing	Source Amount	Indicator Expected Actual Unit of Measure Percent complete
		CDBG \$1,500,000.00	Rental units rehabilitated 100 4 Household Housing Unit 4.00%
		HOME \$500,000.00	Homeowner Housing Rehabilitated 60 49 Household Housing Unit 81.67%
Reduce and end homelessness	Affordable Housing Homeless	Source Amount	Indicator Expected Actual Unit of Measure Percent complete
		CDBG \$1,000,000.00	Public service activities other than Low/Moderate Income Housing Benefit 0 0 Persons Assisted 0%
		HOME \$1,000,000.00	Tenant-based rental assistance / Rapid Rehousing 0 0 Households Assisted 0%
		ESG \$500,000.00	Homeless Person Overnight Shelter 6500 2330 Persons Assisted 35.85%
			Overnight/Emergency Shelter/Transitional Housing Beds added 0 0 Beds 0%
			Homelessness Prevention 0 0 Persons Assisted 0%
			Housing for Homeless added 0 0 Household Housing Unit 0%
Stabilize and revitalize diverse neighborhoods	Non-Housing Community Development	Source Amount	Indicator Expected Actual Unit of Measure Percent complete
		CDBG \$2,400,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit 35000 21884 Persons Assisted 62.53%
			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 – 2017 CAPER report

4. Summary of Community Participation Process and consultation process

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 2019 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. In addition to the online survey, the Needs Assessment Survey was also distributed to local nonprofit organizations and community advisory bodies. Survey participants included community housing development organizations, community services providers, County Commissions on Aging and Senior Citizens, and local Advisory Councils, among others. The survey included ranking the priority needs levels for special needs populations, community facilities, infrastructure, special needs, community services, economic development, and neighborhood services.
- Hosted two public needs workshops in September 2018. The first workshop was held in the South County at the Nipomo Public Library on September 11, 2018, and the second workshop was held in North County at the Atascadero Public Library on September 13, 2018.
- Held a Community Needs Workshop on October 3, 2018, at the City of San Luis Obispo Humans Relations Commission to identify needs at the public hearing session.
- Held a public hearing on October 16, 2018, at the County of San Luis Obispo to receive public testimony on community needs at the public hearing session.
- Hosted two public workshops in December 2018 and January 2019 to discuss funding recommendations. The first workshop was held at the County Government Center on December 19, 2018 and the second workshop was held at the San Luis Obispo Library on January 16, 2019 discussing the 2019 draft funding allocations.
- Held a public hearing on April 9, 2019, at the County of San Luis Obispo Board of Supervisor to receive public testimony and approval for the 2019 Action Plan.

5. Summary of public comments

The following is a summary of housing and community development needs as identified at the two September 2018 community workshops, the two public hearings, the Needs Assessment Survey, and two community workshops held in December 2018 and January 2019 during the 30-day review period:

Affordable Housing:

- The need for affordable rental and owner-occupied housing units for extremely low and low income families.
- Affordable housing for chronically homeless families, seniors, and special needs populations.
- Preserving affordable housing from going market rate.
- Support for education and outreach to landlords to create more section 8 housing choice voucher holders.

Homelessness Service:

- Support for continued financial assistance to homeless shelters, rapid re-housing and housing 1st programs.
- The need for case management services and training are key components to reducing homelessness in the county.
- Additional services needed for homeless youth.

Public Services:

- The need for funding mental health and homeless related services.
- Support for financial assistance to detox facilities and related services.

Economic Development:

- The need for funding job training programs that help with creating and retaining jobs for low income individuals.
- The need to support small business and workforce development services.

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 2019 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 2019 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
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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 NOFA 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 2019 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 2019 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 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 County-funded Housing First Program called '50Now' is overseen by the local non-profit Transitions Mental Health Agency (TMHA) and 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 (Full sentences) <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 Assessment 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"> • They were sent a link to the Needs Assessment Survey in order to identify areas of need. • The HSOC Subcommittee met and prepared draft funding recommendations for the Full HSOC. • The full HSOC approved the recommendations for the Board of Supervisors.
Housing Trust Fund	A private nonprofit corporation for affordable housing	Affordable housing	<ul style="list-style-type: none"> • The HTF was sent a link to the Needs Assessment Survey in order to identify areas of need.
Commission on Aging	Advisory Body for Elderly needs	Senior Advocacy	<ul style="list-style-type: none"> • They were sent a link to the Needs Assessment 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 Assessment 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?
Continuum of Care	County of San Luis Obispo	HUD encourages prioritizing projects that address the goals of Ending Chronic Homelessness, Youth Homelessness, Veteran Homelessness, and utilize a Housing First approach.
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.
Analysis of Impediments to Fair Housing Choice	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 2019 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.

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	26 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.	accepted not accepted Summary of comments and reasons: None	http://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Updates,-Meetings,-Resources.aspx
Online Survey	Broad Community/ nonprofits/ Stakeholder groups/ email distribution	Received 40 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.		www.surveymonkey.com/r/HWYRKDQ
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/Departments/Planning-Building/Housing/Updates,-Meetings,-Resources.aspx

Expected Resources

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

Introduction

The actual funding amounts for the 2019 program year are \$1,858,251 million for the CDBG program, \$920,772 in HOME program and \$162,321 in ESG program.

Table 6 - Actual Resources

Program	Source	Uses of Funds	Amount Available Year 5				Expected amount for remainder of Consolidated 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	1,858,251	\$89,913	\$4,947,348	\$6,895,512	\$0	The final allocations for CDBG came in \$231,251 above the County's estimated number or 21%. Program Income collected during the prior year is being included in the 2019 Action Plan totaling 1,948,164.
HOME	Public -Federal	Homeowner Rehab, Multifamily rental new construction, Multifamily rental rehab, TBRA	\$920,772	\$51,703	\$1,986,134	\$2,958,609	\$0	The final allocations for HOME came in \$265,772 above the County's estimated number or 41%. Program Income collected during the prior year is being included in the 2019 Action Plan totaling \$972,475.
ESG	Public -Federal	Homeless prevention, Case management, Homeless Shelters	\$162,321	\$0	\$435,169	\$597,490	\$0	The final allocations for ESG came in \$16,321 above the County's estimated number or 11%.

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 2019 Community Planning and Development Formula Program Allocations for the HOME program is \$920,772. Ten percent of this allocation will be used for administrative purposes. With the increase of \$51,703 of Program Income the total of 2019 HOME is \$972,475. Federal regulations require a 25% match for the HOME funds. The 25% represents \$243,119 that the County must fund in non-federal matching funds. The Vine Street Affordable Housing Project and Templeton Place II Affordable Rental Housing Projects in the communities of Paso Robles and Templeton will provide sufficient matching dollars.

Emergency Solutions Grants Program (ESG)

The funding allocation for the ESG program for the 2019 program year is \$162,321. 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. 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 publicly 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	2019	2020	Affordable Housing	Not Applicable	Provide affordable housing to very low and low income households	\$880,398 HOME \$336,815 CDBG	0 for Templeton Place II, 3 for Vine Street, and Special Needs Acquisition = 1 units
2	Preserve and maintain existing affordable housing	2019	2020	Affordable Housing	Not Applicable	Provide affordable housing to very low, low, and moderate income households	\$126,097 CDBG	32 Households
3	Reducing and ending homelessness	2019	2020	Affordable housing, Homeless	Not Applicable	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless	\$269,484 CDBG \$156,234 ESG	3,035 Persons 23 Households
4	Create suitable living environment through public services	2019	2020	Non Homeless Special Needs	Not Applicable	Provide social services to homeless persons and low income families	\$22,741 CDBG	25 Households 175 Persons
5	Stabilize and revitalize diverse neighborhoods	2019	2020	Non-Homeless Special Needs	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements	818,842 CDBG	Compliance with ADA, 200 Homeless Shelter Facility Paso, ECHO add 10 Beds Water Main San Miguel 1,830 and 0 for Oceano Drainage
6	Training and Business Assistance to Businesses	2019	2020	Non-Housing Community Development	Not Applicable	Provide training and business assistance to businesses	0	0
7	Administration and Planning	2019	2020	Administration	Not Applicable	Not Applicable	\$374,185 CDBG \$92,077 HOME \$12,175 ESG	N/A

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 2019, the Urban County plans to use both CDBG and HOME funds to finance affordable housing projects that provide approximately a total of 36 new rental, one for acquisition, and three owner occupied affordable housing units. 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 and GRID Alternatives provides solar electric systems to low income families to reduce their utility bills.

AP-35 Projects – 91.220(d)

Introduction

The Urban County will use its 2019 federal funds (CDBG, HOME, and ESG programs) for projects benefiting very low to low income families. Projects include construction of affordable rental and owner housing units, various ADA compliance architectural barrier removal projects, minor home repair program, and operation of homeless shelter programs. Refer to Table 8 of the Action Plan 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 the majority of HOME funds a CHDO project which meets the 15% CHDO requirement which is \$145,871. The total CHDO set aside for this year is \$509,255. \$12,175 will be used for ESG administration.

Table 8 - Projects

#*	Housing	Source
H01	Templeton Place II (PSHHC)	HOME
H02	Vine St. Affordable Housing Project (HFH)	HOME
H03	Minor Home Repair (CAPSLO)	CDBG
H04	Solar Program (GRID)	CDBG
H05	Special Needs Acquisition (SLONP)(HASLO)	CDBG
Public Services		
PS08	40 Prado (CAPSLO)	CDBG/ESG
PS09	Adult Day Center - (CAPSLO)	CDBG
PS10	Homeless Shelter - (ECHO)	CDBG
PS11	Youth Activities Scholarship Fund - Atascadero Community Services Foundation	CDBG
PS12	Homeless Prevention, Rapid Re-Housing, Subsistence payments and street outreach (5CHC)	CDBG/ESG
Public Facilities		
PF17	Curb Ramp Project - City of Arroyo Grande	CDBG
PF18	Homeless Shelter Facility – City of Atascadero	CDBG
PF19	Homeless Shelter Facility – City of Paso Robles	CDBG
PF20	Water Main Replacement San Miguel – Communtity Service District	CDBG
PF21	Oceano Drainage Project – County Public Works	CDBG

*Numbering in table 8 is based on the 2019 Final Allocations project table which includes County General Fund Support programs and Affordable Housing Fund (Title 29) projects.

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 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 the homeless 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 2019 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 follow its Community Participation Plan and re-evaluate the project needs and the maximum benefit the project could produce.

Projects	Grant	Grant amount
City of Atascadero ADA Project	CDBG	Large amount potential
City of Paso Robles ADA Project	CDBG	Large amount potential

Projects

AP-38 Projects Summary

Table 9 - Project Summary Information

H1	Project Name	Templeton Place II – Peoples’ Self-Help Housing
	Target Area	Templeton, CA
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$509,255 from the County of San Luis Obispo (CHDO)
	Description	New construction of 35 units of Low-Income Senior rental units plus 1 manager’s unit equalling 36 total units. 11 HOME-assisted units. This numbers were counted in the 2018 Action Plan.
	Target Date	Fall 2021
	Estimate the # and defined beneficiary	11 Very Low-Income Senior rental units Project was funded originally in 2018
	Location Description	1035 Petersen Ranch Rd Templeton, CA 93465
	Planned Activities	Project will provide affordable housing to very low or low income seniors
H2	Project Name	Vine St. Affordable Housing Project (HFH)
	Target Area	City of Paso Robles
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$371,143 from County
	Description	Funds will be used to build 3 affordable owner housing units
	Target Date	Fall 2021
	Estimate the # and defined beneficiary	3 very low income families
	Location Description	Vine Street, Paso Robles
	Planned Activities	Project will provide affordable housing to very low or low income families

H3	Project Name	Minor Home Repair Program by CAPSLO
	Target Area	City of Pismo Beach and all areas in the County except Grover Beach
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$26,397 from the City of Pismo Beach and \$49,700 from the County
	Description	Funds will be use to repair houses owned by very low and low income households
	Target Date	June 2020
	Estimate the # and defined beneficiary	22 households. This includes 15 very-low income households and 7 low-income households.
	Location Description	City of Pismo Beach and the County of San Luis Obispo
	Planned Activities	Funds will be use to repair houses owned by very low and low income households

H4	Project Name	Solar Program – GRID Alternatives
	Target Area	County of San Luis Obispo
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000 from the City of County
	Description	Funds will be use to install a solar system to reduce the utility bills for very low and low income households.
	Target Date	June 2020
	Estimate the # and defined beneficiary	Estimated: 10 households. This includes 5 very-low income households and 5 low-income households.
	Location Description	County-wide
Planned Activities	Funds will be used for the installation of solar	
H5	Project Name	Special Needs Acquisition - San Luis Obispo Non-Profit Housing Corp
	Target Area	San Luis Obispo
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$336,815 from the City of San Luis Obispo
	Description	Acquisition of one property with 1 to 3 units on it and will house special needs adults.
	Target Date	June 2020
	Estimate the # and defined beneficiary	5 adults
	Location Description	San Luis Obispo
Planned Activities	Funds will be used to acquire property	

PS08	Project Name	40 Prado by CAPSLO
	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: \$77,726 from the City of San Luis Obispo and \$62,866 from the County of San Luis Obispo for a total of \$140,592 ESG: \$93,132 (57% of ESG) General Fund: \$119,763 from the County of San Luis Obispo
	Description	Funds will be used to shelter homeless individuals
	Target Date	June 2020
	Estimate the # and defined beneficiary	CDBG: 1,470 Persons ESG: 1,130 Persons
	Location Description	San Luis Obispo
	Planned Activities	Provide shelter for homeless individuals
PS09	Project Name	Adult Day Center by CAPSLO
	Target Area	Paso Robles and County-wide
	Goals Supported	Create suitable living environment
	Needs Addressed	Create suitable living environment
	Funding	CDBG: \$12,000 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	June 2020
	Estimate the # and defined beneficiary	25 adults
	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: \$11,193 from the City of Atascadero, \$13,700 from the City of Paso Robles, and \$34,000 from the County for a total of \$58,893. General Fund: \$50,717 from the County of San Luis Obispo
	Description	Funds will be used to house homeless individuals
	Target Date	June 2020
	Estimate the # and defined beneficiary	435 Persons
	Location Description	6370 Atascadero Ave, Atascadero, CA 93422
	Planned Activities	Provide shelter for homeless individuals
PS11	Project Name	Youth Activities Scholarship Fund by Atascadero Community Services Foundation
	Target Area	Atascadero
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$10,741 from the City of Atascadero
	Description	The scholarship program supports low income youth to participate in organized recreation, social and cultural activities.
	Target Date	June 2020
	Estimate the # and defined beneficiary	150 - 200
	Location Description	City of Atascadero
	Planned Activities	The scholarship program provides recreational opportunities for low income families

PS12	Project Name	Homeless Prevention and Rapid Re-Housing Program (5CHC)
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$7,500 from City of Arroyo Grande, \$5,499 from City of Pismo Beach and \$57,000 from the County for a total of \$69,999. ESG: \$63,102 (39% of ESG) and \$25,100 of General Fund from the County of San Luis Obispo.
	Description	Rapid re-housing activities will involve intensive case management.
	Target Date	June 2020
	Estimate the # and defined beneficiary	CDBG: 14 households ESG: 9 households
	Location Description	Countywide
Planned Activities	Conduct outreach, coordinated assessment, and case management to provide rapid re-housing and homeless prevention services to residents	

PF17	Project Name	Curb Ramp Project by City of Arroyo Grande
	Target Area	City of Arroyo Grande
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$65,986 from the City of Arroyo Grande
	Description	Removal of architectural barriers to improve ADA accessibility
	Target Date	May 2020
	Estimate the # and defined beneficiary	470 disabled
	Location Description	Valley Rd. and Tiger Tail Dr.
	Planned Activities	Installation of sidewalks and pedestrian ramps
PF18	Project Name	Homeless Shelter Facility by City of Atascadero
	Target Area	City of Atascadero
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$155,500 from the City of Atascadero
	Description	ECHO will be making improvements to the shelter in the individual and family living areas. The improvements will offer more privacy and calm atmosphere to the living areas in the shelter. These improvements will also enable ECHO to add 10 additional beds to the shelter.
	Target Date	June 2020
	Estimate the # and defined beneficiary	Add 10 beds to existing shelter
	Location Description	6370 Atascadero Ave, Atascadero CA 93422
	Planned Activities	ECHO will expand the number of transitional shelter beds at the shelter by 10, from 50 to 60, and expand our hours of operations to 24/7 for shelter residents. With the addition of these beds, ECHO will then be able to assist medically fragile clients who are coming from local hospitals or other non-profit programs.
PF19	Project Name	North County Coordinated Homeless Services/Warming Center by the City of Paso Robles
	Target Area	City of Paso Robles and adjacent rural areas
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$171,554 from the City of Paso Robles
	Description	CDBG funds to be utilized for water line connections, sanitary sewer lift station and force main, and sewer connection to the planned new warming and cooling shelter facility in

		Paso Robles.
	Target Date	2021 June
	Estimate the # and defined beneficiary	200 Persons
	Location Description	3200 Sulphur Springs Rd, Paso Robles, CA 93446
	Planned Activities	Provide warming and cooling facilities to homeless in north county
PF20	Project Name	Water Main Replacement
	Target Area	San Miguel
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$350,123 from the County of San Luis Obispo
	Description	Four (4) critical segments of interconnected existing steel potable water mains in downtown San Miguel are at high risk for failure. This project would replace these critical four (4) segments of water main.
	Target Date	June 2020
	Estimate the # and defined beneficiary	LMA – 2,445 Individuals
	Location Description	11 th Street between Mission and N Streets and beneath the main business route on (Mission Street) on 10 th Street.
	Planned Activities	This project would replace these critical four (4) segments of water main.
PF21	Project Name	Oceano Drainage Project
	Target Area	Oceano
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$75,679 from the County of San Luis Obispo
	Description	County Public Works is proposing to construct new storm drain improvements to alleviate existing drainage issues along State Route 1 in Oceano.
	Target Date	June 2020
	Estimate the # and defined beneficiary	LMA 7,108
	Location Description	Intersection of Hwy 1/13 th Street/Paso Robles in Oceano
Planned Activities	Construct new storm drain improvements to alleviate existing drainage issues along State Route 1 in Oceano.	

PC22	Project Name	Homeless Management Information Systems
	Target Area	County of San Luis Obispo
	Goals Supported	NA
	Needs Addressed	NA
	Funding	CDBG: \$15,292 from the County of San Luis Obispo
	Description	Planning and Capacity Building
	Target Date	June 2020
	Estimate the # and defined beneficiary	NA
	Location Description	County-wide
	Planned Activities	Planning and Capacity Building
GA18, GA19	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: \$5,569 Arroyo Grande, \$10,236 Atascadero, \$17,260 Paso Robles, \$0 Pismo Beach, \$36,272 San Luis Obispo, and \$304,848 County of San Luis Obispo for a total of \$374,185 HOME: \$92,077 County of San Luis Obispo ESG: \$12,175
Description	CDBG, HOME, and ESG programs administration by the Urban County of San Luis Obispo CDBG total \$1,858,251 + \$89,913 PI = \$1,948,164. Max 20% admin is \$389,633. The County is using \$374,185 or 19.2% for Admin. ESG total is \$162,321. Max 7.5% admin is \$12,175. \$12,175 or 7.5% will be used for Admin. HOME total \$920,772 + \$51,703 PI = \$972,475. Max 10% admin is \$97,248. The County is using \$92,077 or 9.5% for Admin.
Target Date	June 2020
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 City of San Luis Obispo is recommending using the 2019 CDBG funds for acquisition of an existing home to be utilized as permanent housing for special needs households in the community of San Luis Obispo. The County is recommending using the 2019 HOME funds for Templeton Place II, a new project consisting of 36 senior housing apartments. The project will be ready for occupancy by March 2021. The County is recommending 2019 HOME funds to Vine Street Affordable Housing project, a new project consisting of 3 owner occupied single family units for low income households. The County is also allocating 2019 CDBG funds for solar installations to reduce utility costs and rehab projects that will provide necessary structural upgrades and preserving unit affordability for the low income eligible tenants. Minor Home Repair by Community Action Partnership is receiving CDBG from Pismo Beach and the County.

Table 11 – Fifth Year Goals for Affordable Housing by Support Requirement

Fifth Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special-Needs	0
Total	36

* Templeton Place 0, Vine Street 3, HASLO Acquisition 1, Minor Home Repair 22, and GRID 10

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

Fifth Year Goals for the Number of Households Supported Through	
Rental Assistance	23
The Production of New Units	3
Rehab of Existing Units	32
Acquisition of Existing Units	1
Total	59

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.

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, considered the local Public Housing Authority (PHA), 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

HASLO has consistently been rated as a Public Housing Authority "High Performer" by HUD. Thus, the section on troubled housing authorities would not apply to HASLO.

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 related services (40 Prado, ECHO Homeless Shelter, 5 Cities Homeless Coalition (5CHC)) for the next year. The Urban County recommends allocating ESG funds for the operation costs of 40 Prado for homeless prevention and rapid re-housing services by 5CHC, a nonprofit organization.

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 40 Prado.

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 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 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 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 adopted HUD's "Housing First" policy for CoC programs moving forward. 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. Families with children can also receive TBRA assistance through the HOME and ESG programs in permanent housing, 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.

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.

The Urban County is required to affirmatively further fair housing and has produced the Analysis of Impediments to Fair Housing Choice, known as the “Fair Housing Plan”. The plan identifies barriers to affordable housing and action steps to be taken to provide equal affordable housing choices. These actions are highlighted below.

As part of implementing the Fair Housing Plan, the County contracts services with the California Rural Legal Assistance (CRLA). The County pays CRLA a yearly amount of \$45,000 to provide fair housing services to the public. The CRLA rental clinic is held 3-days a week in the County's superior courthouses. This clinic is open to both landlords and tenants who need help on understanding rental laws and obligations, including fair housing laws and prohibitions against discrimination.

Actions that are planned with the intent of removing or ameliorating 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 to encourage affordable housing, 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 home parks 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.

The following Impediment and Action Steps are excerpts from the Fair Housing Plan.

Impediment 2: High Housing Costs Constrain the Ability of Low-Income Latino Households in the Central Coast to Live in San Luis Obispo County.

Action Step 2.1: Expand Multi-Family Residential Zoning and Zoning That Allows for the Development of Small Single-Family Homes in Cities and Census-Designated Places throughout San Luis Obispo County with a Strong Emphasis on Sites That Are Outside of the Coastal Zone and That Do Not Currently Have Concentrations of Multi-Family Housing.

Action Step 2.2: (In the future, if the County's Growth Management Ordinance is frequently triggered) Expand Exceptions to the Growth Management Ordinance or Otherwise Ease Its Restrictions.

Action Step 2.3: Ease Procedural Barriers to Multi-Family Housing Development.

Action Step 2.4: Allow for Increased Density within Residential Multi-Family Districts.

Action Step 2.6: Waive or Reduce Building Fees for Developments That Include Affordable Housing

AP-85 Other Actions – 91.220(k)

Introduction

The Urban County continues to invest federal funds for the 2019 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 increase its \$180,000 annually to \$218,000 in General Fund Support (GFS) for homeless shelters and services addressing homelessness and homeless prevention. This year the County added a \$35,000 GFS contribution set aside specifically for warming/cooling stations and safe parking bringing the total GFS to \$253,000.

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.

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-1978 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-1978 residential structures.

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 \$253,000 in General Fund Support on an annual basis for homeless shelters and 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 – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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	
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
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

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.

The Continuum of Care has established a Coordinated Entry System (CES) that meets HUD requirements. There are three designated CES intake sites, all of which are ESG recipients. A hotline is available also for phone assessment for clients that are unable to travel to a site. The two-step screening tool to assesses clients seeking services and refers them to the appropriate service for their level of need. CES sites connect the clients with Rapid Rehousing, Permanent Supportive Housing, Transitional Housing, or less intensive programs or assistance designed to help the clients obtain housing. At the first step, case managers use a prevention and diversion from entering into homelessness through housing prevention, Rapid-rehousing and other income services. Clients that need more than a light touch approach are screened further with the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). ESG grantees enter the results of the assessment into the County’s Homeless Management Information System (HMIS), CES software system (Client Track), and case conference monthly. Assessment results should be entered into HMIS and CES 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.