



**URBAN COUNTY OF SAN LUIS OBISPO
2019 CONSOLIDATED ANNUAL PERFORMANCE
AND
EVALUATION REPORT (CAPER)**

PROGRAMS COVERED

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME); AND
EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)**

REPORT PERIOD

JULY 1, 2019 – JUNE 30, 2020

**PREPARED BY
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING**

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This fifth and final CAPER of the 5-year Con Plan cycle covers the period of July 1, 2019, through June 30, 2020, and references activities funded in previous fiscal years with accomplishments reported during Program Year (PY) 2019 to county residents and to the U.S. Department of Housing and Urban Development (HUD).

The County of San Luis Obispo partnered with the cities of Arroyo Grande, Atascadero, Morro Bay, Paso Robles, Pismo Beach, San Luis Obispo, and the County of San Luis Obispo and multiple non-profit organizations in carrying out its long-term strategy as outlined in the 2015-2019 Consolidated Plan (Con Plan) and the 2019 Action Plan. The County, partnership with the cities comprise of the Urban County of San Luis Obispo.

In PY 2019, CDBG funds were allocated to make investments in several public facilities and infrastructure projects operated by cities and other local governments. Using PY 2019 CDBG funds for Public Facility the County completing an Low/Moderate Income (LMI) area benefit project in Oceano eliminating a flood hazard to that unincorporated community of 7,108 persons. In addition, the Urban County invested in critical public services, which provided residents with youth and senior services, health services, and facilities and support programs for 1,743 persons experiencing homelessness and finally single-family housing rehabilitation for 10 households.

As with most new construction project, the outcomes are not reported until the completion of the project. During this period, the County allocation 2019 HOME funds to the Templeton Place II by Peoples' Self-Help Housing (PSHH) and the Habitat for Humanity's Vine Street Affordable Housing projects. The County did not commit the project HOME funds per the HOME regulations as the project funding sources are incomplete. Templeton Place II entered competition for California Tax Credit Allocation Committee (TCAC) funds and the Vine Street Project is looking to complete its project financing.

However, during this report period prior year HOME funds were expended to develop, complete and occupy two housing projects; Oak Park Phase III, and the Bishop Street Studios housing projects resulting in 44 assisted units out of a total of 109 new affordable housing units created. Also, one new housing project commenced construction, Courtyard at the Meadows by the Housing Authority of the City of San Luis Obispo (HASLO), and HASLO provided housing opportunities under the Tenant-Based Rental Assistance (TBRA) Program.

The County of San Luis Obispo continues to coordinate with the Homeless Services Oversight Council

(HSOC) and the County's Department of Social Services who manages the Continuum of Care, which works to identify gaps in homeless services, establish funding priorities, and pursue an overall systemic approach to addressing homelessness in the county. ESG was successfully used during this reporting period to fund shelter and services to the homeless and rapid re-housing that was leveraged with County and cities General Fund.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

See Tables 1a: Accomplishments Program Year 2019 and Table 1b: Accomplishments 2015-2019 Consolidated Plan below.

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Table 1a – Accomplishments: Program Year 2019

Goal 1	Category	Funding	PY 2019 Outcomes				
Create Suitable Living Environment – Public Services	Homeless Non-Homeless Special Needs	CDBG: \$300,000 ESG: \$225,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public services activities other than Low/Moderate Income Housing Benefit	200	65	Persons Assisted	32.5%
Goal 2	Category	Funding	PY 2019 Outcomes				
Create Housing Opportunities for residents	Affordable Housing	CDBG: \$2,000,000 HOME: 1,000,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Rental units constructed	11	33	Household Housing Unit	300%
			Homeowner Housing Added	3	0	Household Housing Unit	0%
			Housing for Homeless added	1	0	Household Housing Unit	0%
Goal 3	Category	Funding	PY 2019 Outcomes				
Improve educational and job readiness	Non-Housing Community Development	CDBG: \$100,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Jobs created/retained	0	0	Jobs	0%
			Businesses assisted	0	0	Businesses Assisted	0%
Goal 4	Category	Funding	PY 2019 Outcomes				
Preserve and maintain existing affordable housing	Affordable Housing	CDBG: \$1,500,000 HOME: \$500,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Homeowner Housing Rehabilitation	32	10	Household Housing Unit	31%

Goal 5	Category	Funding	PY 2019 Outcomes				
Reduce and end Homelessness	Affordable Housing Homeless	CDBG: \$1,000,000 HOME: \$1,000,000 ESG: \$500,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public service activities other than Low/Moderate Income Housing Benefit	0	1817	Persons Assisted	0%
			Tenant-based rental assistance/Rapid Rehousing	23	2	Households Assisted	0%
			Homeless Person Overnight Shelter	3035	1056	Persons Assisted	34.8%
			Homelessness Prevention	0	74	Persons Assisted	0%
			Overnight/Emergency Shelter/Transitional Housing Beds added	210	0	Beds	0%
Goal 6	Category	Funding	PY 2019 Outcomes				
Stabilize and revitalize diverse neighborhoods	Non-Housing Community Development	CDBG: \$2,400,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	1,830	7,108	Persons Assisted	388%

Table 1b – Accomplishments: 2015 - 2019 Consolidated Plan

Goal 1	Category	Funding	Five Year Strategic Plan Outcome				
Create Suitable Living Environment – Public Services	Homeless Non-Homeless Special Needs	CDBG: \$300,000 ESG: \$225,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public services activities other than Low/Moderate Income Housing Benefit	7,000	4,359	Persons Assisted	62%
			Public service activities for Low/Moderate Income Housing Benefit	0	35	Households Assisted	0%
Goal 2	Category	Funding	Five Year Strategic Plan Outcome				
Create Housing Opportunities for residents	Affordable Housing	CDBG: \$2,000,000 HOME: 1,000,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Rental units constructed	260	121	Household Housing Unit	46%
			Homeowner Housing Added	3	0	Household Housing Unit	0%
			Housing for Homeless added	1	0	Household Housing Unit	0%
			Public service activities other than Low/Moderate Income Housing Benefit	0	57	Persons Assisted	0%
Goal 3	Category	Funding	Five Year Strategic Plan Outcome				
Improve educational and job readiness	Non-Housing Community Development	CDBG: \$100,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Jobs created/retained	20	0	Jobs	0%
			Businesses assisted	0	30	Businesses Assisted	0%
Goal 4	Category	Funding	Five Year Strategic Plan Outcome				
Preserve and maintain existing affordable housing	Affordable Housing	CDBG: \$1,500,000 HOME: \$500,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Rental units rehabilitated	100	13	Household Housing Unit	13%
			Homeowner Housing Rehabilitation	60	87	Household Housing	145%

Goal 5	Category	Funding	PY 2019 Outcomes				Unit
Reduce and end Homelessness	Affordable Housing Homeless	CDBG: \$1,000,000 HOME: \$1,000,000 ESG: \$500,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public service activities other than Low/Moderate Income Housing Benefit	0	3,792	Persons Assisted	0%
			Tenant-based rental assistance/Rapid Rehousing	202	37	Households Assisted	18%
			Homeless Person Overnight Shelter	6,500	4,728	Persons Assisted	72.7%
			Homelessness Prevention	0	142	Persons Assisted	0%
			Overnight/Emergency Shelter/Transitional Housing Beds added	210	0	Beds	0%
Goal 6	Category	Funding	PY 2019 Outcomes				Unit
Stabilize and revitalize diverse neighborhoods	Non-Housing Community Development	CDBG: \$2,400,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	35,000	38,085	Persons Assisted	108%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified

The allocation of 2019 CDBG and HOME funds for affordable housing is a high priority more so since the adoption of the Con Plan in 2015. Projects that received funds under the Con Plan are either under construction or will begin construction within six months after receiving TCAC funds. For this reason, and the challenge to plan, finance, construct and occupy new development, the County did not create new housing units during this reporting period using 2019 funds.

The need to preserve and expand the supply of affordable housing increases each year. The allocation of funds is accomplished through 1) competitive funding; 2) preservation of existing rental units for income eligible households; 3) housing repairs for income eligible homeowners; and 4) innovative housing models. The Urban County supports fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs.

The Urban County values working with collective impact to develop cohesive and coordinated homeless system grounded in the principle of Housing First and shared outcomes, invests in projects that ensure that homeless households from all sub-populations (families, youth/young adults, veterans and adults without children) are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasizes recovery; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; received what they need to be returned to housing quickly and to be as self-reliant as possible. Specific programs include, but not limited to 1) rapid re-housing; 2) emergency shelters; 3) transitional housing; and 4) housing stability. The County engages in planning, activities and initiatives with the HSOC and the County Department of Social Services to end homelessness; work in partnership to enhance opportunities to engage our region in exploring evidence-based best practices and promising practices to ensure that homelessness is rare, short in duration, and a one-time occurrence.

San Luis Obispo County administered its federal grant funds in a manner consistent with the National Objectives of the Housing and Community Development Act of 1974. The Con Plan priorities establish and maintain a suitable living environment and expand economic opportunities for low- and moderate-income persons. Funding opportunities across the County in low-income communities and for the benefit of low-income people, help ensure equitable opportunities for good health, happiness, safety, self-reliance, and connection to community. Specific strategies include: 1) improve the ability of health and human services agencies to serve our low to moderate-income residents safely and effectively, 2) improve the living environment in low to moderate-income neighborhoods and communities; and 3) expand economic opportunities for low to moderate-income residents. Specific projects in 2019 include, affordable housing, pedestrian access improvements, proposed new homeless facility in the North County area and investments in community facilities.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

RACE:	CDBG	HOME	ESG
White	6,548	0	641
Black or African American	156	0	48
Asian	180	0	6
American Indian or American Native	182	0	27
Native Hawaiian or Other Pacific Islander	18	0	5
Total	7,084¹	0	727²
Hispanic	3,816	0	188
Not Hispanic	3,268	0	594

Table 1 – Table of assistance to racial and ethnic populations by source of funds

¹CDBG “Total” does not include information on 1,906 persons reported in project IDIS activities identified as “Other multi-racial.”

²ESG total does not include 62 people who refused to report or identified as multiracial in HMIS

Narrative

Table 2 lists the numbers of beneficiaries by race and ethnicity assisted with HUD-Funded programs during FY 2019-2020 for PY 2019 expenditures only. The table above is generated by the HUD CAPER template, and the information reported reflects demographic information provided by the persons/households.

The expenditure and completion of PY 2019 grant funds principally consist of public services, particularly for homeless services, a drainage project in Oceano, an LMI area benefiting 7, 108 persons, and a rehabilitation of 10 (ten) single-family homes.

CR-15 – Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - federal	\$8,818,508	\$800,754
HOME	Public - federal	\$3,970,020	\$92,077
ESG	Public - federal	\$753,683	\$162,320

Table 2 - Resources Made Available

Narrative

The table above outlines the resources made available and expenditures between July 1, 2019 and June 30, 2020, plus \$89,913 in 2019 Program Income. All three federal program expenditures reflect prior year funding balance and 2019 funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Urban County of San Luis Obispo	100	100	CDBG, HOME and ESG entitlement Area

Table 3 – Identify the geographic distribution and location of investments

Narrative

CDBG program funds are allocated to the participating jurisdictions of the Urban County (cities of Arroyo Grande, Atascadero, Morro Bay, Paso Robles, and San Luis Obispo) but does not target resources to geographic areas.

Nearly one hundred percent (99.6%) of the CDBG Program Public Service grants were expended on services benefitting residents of San Luis Obispo County and its participating jurisdictions. 1,810 residents benefitted from the expenditure of PY 2019 CDBG funds, while 7 qualified as non-low and moderate income (seven residents received services at the 40 Prado Homeless Campus). The Oceano Drainage Project, whose service area is in a predominately low and moderate-income area (56.3%), is now providing a benefit to its 7,108 residents (4,002 of those residents are low and moderate-income). Finally, 10 CDBG-income eligible households benefitted from a housing rehabilitation project, which consisted of the installation of solar panels to the homes of sweat-equity project in the unincorporated

community of San Miguel.

HOME funds are awarded to projects that meet priority needs of the Con Plan, are evaluated, risk assessed and ranked in order based on their scores. The applicant's capacity to administer the project is also assessed, including the shovel ready status/timeliness and needs. Affordable housing projects are primarily located within incorporated cities where the necessary infrastructure and transportation is available, including the local job centers.

The County did not commit 2019 HOME funds during this report period. The individual HOME funded projects status did not allow the County to contractually commit the funds per the HOME regulations.

However, occupancy of two prior year HOME and CDBG funded multi-family rental apartment projects occurred during the reporting period. Oak Park Apartments - Phase III in Paso Robles, and the Bishop Street Studios projects created 109 units of affordable rental housing, with 44 of these units being deed restricted for affordable housing under the CDBG and HOME programs.

All Program Year 2019 ESG funds were awarded and expended for emergency shelter and rapid rehousing and homelessness prevention activities. Please see CR-65, Persons Assisted with ESG on page 41.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The CDBG program does not require matching funds, but CDBG funds are leveraged by many other resources within the community. These funding sources provided leverage from private and public sources for the CDBG projects undertaken in FY 2019-2020. Subrecipients that received CDBG funding also received funding from federal, state, local, and other resources.

The HOME program requires that 25% of the project costs be accounted for by matching funds. The County's HOME match requirement for this reporting period is \$71,632. HOME match is met via owner contributions or construction loans to construct affordable housing. HOME funds were leveraged using over \$38 million in local matching sources like the San Luis Obispo County Housing Trust Fund, in-lieu fees from the City of San Luis Obispo and the County and the State Low Income Housing Tax Credits. This match is reported in the HOME Match Report to HUD.

ESG funds were leveraged, in part, by selecting subrecipients that are established homeless service providers with strong connections to funding sources. ESG subrecipients are required to match ESG

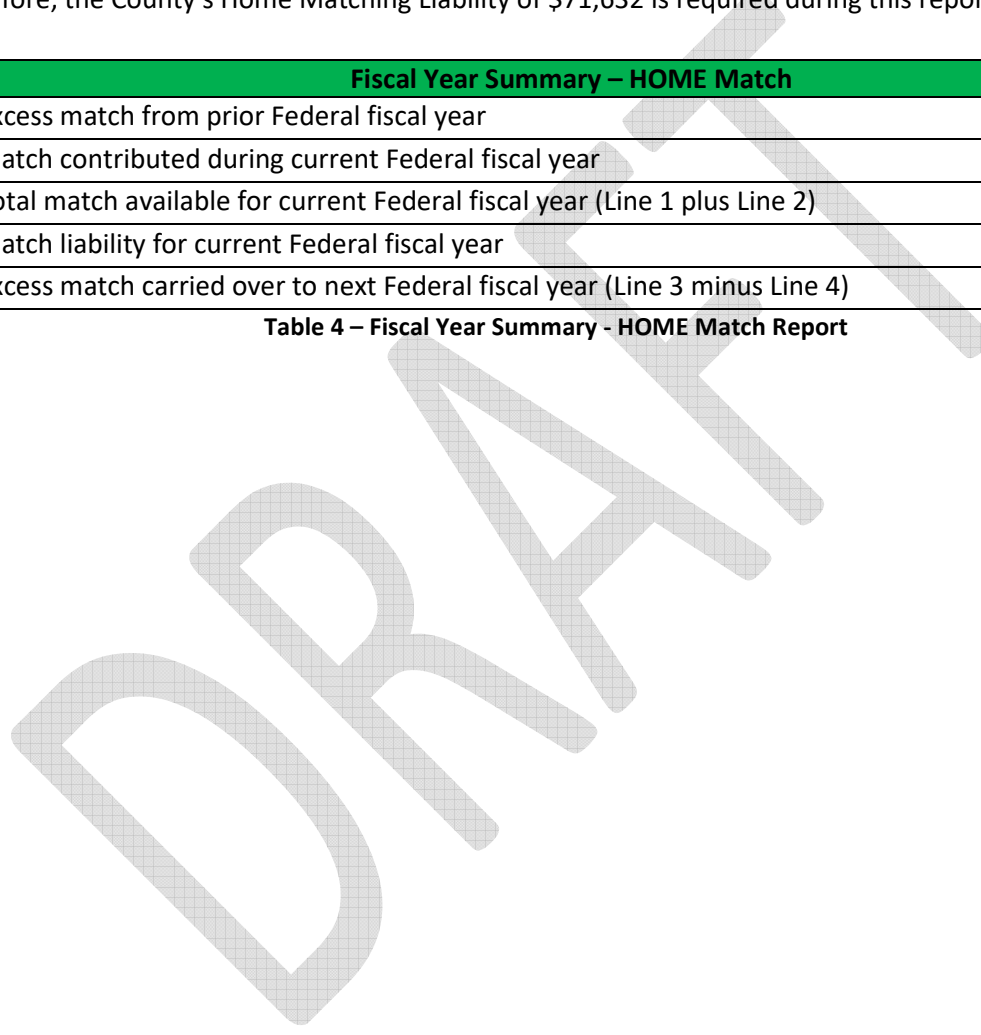
funding with other funding on a dollar-for-dollar basis. ESG subrecipients used County General Funds, private and public grants to match the requirement.

Match Contribution

During the reporting period the County did not have an affordable housing project completed for the required 25 percent match contributed during the current Federal fiscal year. However, the County drew prior year HOME funds to pay final construction costs to affordable housing developers. Therefore, the County's Home Matching Liability of \$71,632 is required during this report period.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$69,904,828
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$69,904,828
4. Match liability for current Federal fiscal year	\$71,632
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$69,833,196

Table 4 – Fiscal Year Summary - HOME Match Report



Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1722*	During Federal Fiscal Year	\$3,942,021	\$0	\$0	\$0	\$0	\$0	\$3,942,021

Table 5 – Match Contribution for the Federal Fiscal Year

*Oak Park Phase III Project

Program Income

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$0	\$227,592	\$227,592	\$0	\$0

Table 6 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$973,773	\$0	\$15,702	\$299,437	\$0	\$658,634
Number	10	0	1	1	0	8
Sub-Contracts						
Number	\$0	0	\$0	\$0	\$0	\$0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$973,773	\$77,733	\$896,040			
Number	10	2	8			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	\$0	\$0	\$0			

Table 7 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		\$0		
Businesses Displaced		0		\$0		
Nonprofit Organizations Displaced		0		\$0		
Households Temporarily Relocated, not Displaced		0		\$0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

Table 9 – Relocation and Real Property Acquisition

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CR-20 – Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Number of Households	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	75	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	75	0

Table 10 – Number of Households

Number of households supported	One-Year Goal	Actual
Number of households supported through Rental Assistance	28	32 ¹
Number of households supported through The Production of New Units	14	0
Number of households supported through Rehab of Existing Units	32	10
Number of households supported through Acquisition of Existing Units	1	0
Total	75	42

Table 11 – Number of Households Supported

¹30 HH assisted with CDBG Subsistence Payments and 2 HH assisted with 2019 HOME TBRA funds

The County continue to focus program funds to meet the following Consolidated Plan goal:

- Create Housing Opportunities for Residents

Affordable housing options continue to be severely limited countywide. According to the California Association of Realtors (CAR), the February 2020 median home value of a single-family detached home in San Luis Obispo county is \$640,000¹, and there is a rental vacancy rate of 3.63%, according to the 2017 Census ACS data. The needs far exceed the funding available for every HOME category of activities. In

FY 2019, the County used a combination of HOME and CDBG funds to support affordable rental housing construction.

¹Source: <https://www.car.org/aboutus/mediacenter/newsreleases/2020releases/february2020sales>

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Except for the GRID Alternative's Affordable Housing Solar Program, none of the affordable housing projects funded during the 2019 Program Year were completed during the reporting period. This is principally due to the duration of the project financing and development process. However, as already mentioned in this report, two prior year HOME funded projects, Bishop Street Studios and Oak Park, Phase II were completed and occupied during this reporting period.

Two HOME and one CDBG affordable housing projects were funded in the 2019 Action Plan which total 45 new units of affordable housing. Both HOME projects, Templeton Place II and Habitat for Humanity's Vine Street Affordable Housing Project will soon commence construction using tax credits to produce 35 new units and leveraged private funding to produce 9 single-family dwellings, respectively. The CDBG funded project, Property Acquisition by the Housing Authority of the City of San Luis Obispo (HASLO), consists of the acquisition of a single-family home for special need clientele. It is anticipated that Templeton Place II and Vine Street Affordable Housing Project will add 11 and 3 HOME assisted units, respectively, over the next 18 months.

Finally, the coronavirus contributed to small outcomes in terms of beneficiaries served at both the 40 Prado Homeless Campus in the City of San Luis Obispo and the El Camino Homeless Organization homeless shelter in the City of Atascadero. The reason being that congregate activities were discouraged at both shelters. Also, the Youth Activities Scholarship Program implemented by the City of Atascadero closed in March after the state and local declared the shelter in place emergency.

Discuss how these outcomes will impact future annual action plans.

The County is committed to affordable housing opportunities and providing safe and decent housing for all its residents. The County did not meet its current goal in part due to the development of housing is challenging to commit funding and complete construction before the end of the reporting period.

Due to the challenge to fund, commit, construct and occupy new housing units within a reporting period it is expected that new housing will be carried over and completed in a subsequent year and reported in the annual report.

The impacts of the coronavirus are extending into the 2020 Program Year. It is anticipated fewer clients will be served due in part to reduced services due, increased costs to assure the implementation of the proper safety precautions, and costs due to using personal protective equipment (PPE).

The County’s affordable housing activities from the 2019 Action Plan include the allocation of \$336,815 in CDBG and \$828,695 in HOME funds toward affordable housing. These allocations are in support of the following projects:

Special Needs Acquisition by HASLO:	Site acquisition	1 unit (single-family)
Templeton Place II Senior Housing	Construction	35 units of senior housing
Vine Street Affordable Housing	Construction	9 units (single-family)

Note that affordable housing development programs are multi-year in practice due to the financing and construction stages; however, the results of allocation of funds will be reported in the year that CDBG and HOME units achieve occupancy and all project budgets are closed out. Therefore, no new units of affordable housing were achieved with 2019 CDBG or HOME funds.

However, the table below reflects the number of units created with direct access to affordable housing in FY 2019-20 with CDBG or HOME funding throughout the County.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	10	0
Low-income	0	0
Moderate-income	0	0
Total	10	0

Table 12 – Number of Households Served

Narrative Information

During this reporting period the County was able to complete the rehabilitation of ten (10) “sweat equity” single-family homes in the unincorporated community of San Miguel for low-income families using 2019 CDBG funds. All other housing projects are either in the final financing state or will be under construction in late 2020.

CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.520(c)

Evaluation the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The County Department of Social Services (DSS) is the lead agency for the Continuum of Care (CoC) in the county. Planning collaborates with the Department of Social Services and the Homeless Services Oversight Council (HSOC) with the oversight of homeless needs and funding, particularly in funding recommendations for the CoC, CDBG and ESG funds to address homelessness needs.

The Homeless Services Oversight Council consists of city council members, a County Board member, local leaders, non-profit organizations (service providers and affordable housing developers), education, the business community, health providers, and others, are in charge with implementation of the Ten-Year-Plan to End Homelessness that was completed in 2008.

In January 2009, all local jurisdictions in the county agreed on basic principles regarding homelessness and implementation of the Ten-Year Plan. At local public hearings, the Ten-Year Plan received local acknowledgment, and was received and filed by all the local jurisdictions in the county.

The goal of the San Luis Obispo County CoC is to end homelessness through the strategic use of resources to address homelessness throughout the County. The CoC focuses on improving coordination and integration with mainstream resources to assist homeless individuals and families gain long-term housing stability. CoC projects include permanent supportive housing, implementing a coordinated entry system to connect individuals and families with services, and operating the Homeless Management Information System (HMIS) database of homeless service clients. Each component or service provided in this CoC is designed to empower homeless persons to obtain and retain permanent housing through self-sufficiency and connection to needed services. Local agencies collaborate to build a CoC designed for the local communities and homeless persons. It is based on treating homeless clients with respect, community participation in priority setting and decision-making, service delivery partnerships, effective financial management, and continual program planning, development, and evaluation.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG and CDBG funding, along with funding from other resources, will continue to be utilized for rental assistance, services, and emergency shelter needs for homeless individuals and families. As the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act was implemented, the

Urban County, in coordination with the CoC, addressed the need for re-housing activities through utilizing ESG funding.

In 2019, the Urban County allocated \$269,484 in 2019 CDBG funds to the operation of both the El Camino Homeless Organization's (ECHO) Homeless Shelter in the North County, the 40 Prado Homeless Shelter (day use and overnight shelter) located in San Luis Obispo and subsistence payments for homeless or at-risk of homelessness clients from the 5Cities Homeless Coalition in the South County area.

During the reporting year the County spent \$146,088 in 2019 ESG funds toward homeless services and emergency shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Foster Care: Department of Social Services foster care social workers convene permanency team meetings with the court-dependent child, foster family, and all relevant service providers to help ensure a smooth transition out of the foster care system.

Health Care: Although no formal protocol exists, hospital discharge planners, public and private case managers, and care providers collaborate through the Adult Services Policy Council to meet the needs of medically fragile homeless adults being discharged from local hospitals. Limited-time accommodations are available through motel vouchers from a local non-profit, linked with nurse case management from Public Health.

Mental Health: Mental Health Services has a Psychiatric Health Facility Policy and Procedure Manual, specifically sections 2.18 (Criteria for Discharge), 2.19.1 (In-Patient Aftercare Plans), 4.00 (Treatment: General Considerations) and 4.14 (Referrals to Private Mental Health Practitioners). Mental Health Services uses a client-centered team approach to the utilization of community-based services, emphasizing the least restrictive environment and highest possible quality of life.

Corrections: Law enforcement entities have verbal agreements about discharge of inmates who will be homeless. State and Federal parolee re-entry is supported by a monthly orientation to community services including jobs, job training, housing, food, health care and mainstream benefits. Local jail discharge includes referrals for needed services.

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 Urban County supports the transition of homeless persons to permanent housing by aligning with the Ten-Year plan goals to provide supportive to Housing First strategies, including rapid re-housing and permanent supportive housing. The Urban County and the HSOC both support the continued use of CDBG and ESG funds for homeless needs.

For the CoC to function properly, homeless clients must be able to move from being homeless, to transitional housing (if necessary), and then into permanent housing. The CoC has adopted a Housing First model for some programs such as the CoC grant program. If permanent housing is not available and affordable, clients of the shelters and transitional housing programs will not gain stability and learn self-sufficiency. Thus, they often will end up homeless again or the agencies continuing to shelter them will not be able to shelter other homeless clients.

The recognition by many agencies that their effectiveness in meeting clients' needs was undermined, again during the 2019 reporting period, by rising housing costs led to the formation of the San Luis Obispo Supportive Housing Consortium. The Consortium has improved coordination and collaboration among agencies helping the homeless and other persons with special needs to find housing and supportive services. The Housing Authority of the City of San Luis Obispo and the Consortium was successful in establishing a HOME-funded program of tenant-based rental assistance (TBRA) for their clients, which in turn, has helped their clients move into permanent rental housing. The Consortium has become an important collective source of guidance in identifying programs and projects suitable for funding that help their clients to help themselves. Its goal is to provide its member agencies' clients with affordable housing units every year. The Paso Robles Housing Authority and several non-profit agencies operating in the north county area were also awarded funds to operate a TBRA program, thus expanding the resources to other areas of the county.

HASLO operates the Housing Choice Voucher Rental Assistance Program on a countywide basis. There are approximately 1,825 Housing Choice Voucher vouchers and 100 HUD-VASH vouchers for veterans. It also operates 172 units of public housing.

CR-30 – Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the City of San Luis Obispo (HASLO) operates the Housing Choice Voucher Rental Assistance Program on a countywide basis. There are approximately 2,200 Housing Choice Voucher vouchers and 100 HUD-VASH vouchers for veterans. It also operates 172 units of public housing.

The Housing Authority of the City of San Luis Obispo (HASLO) properties are in good condition. HASLO continues to educate residents on the proper care of their unit through education. Other actions to maintain the properties include capital repairs or replacements using the capital funds to be used to purchase and construct additional public housing unit.

In 2016 HASLO partnered with Transitions Mental Health Associates and applied for 2017 CDBG and 2017 and 2018 HOME funds to acquire property and develop 33 new units of affordable housing for special need clients, known as Bishop Street Studios. During this reporting period, HASLO completed the construction phase and in late 2019 and early 2020 clients occupied Bishop Street Studios. No 2019 HUD grants were used for the Bishop Street Studios project.

The Paso Robles Housing Authority (PRHA) operates a 40-unit senior housing complex in the City of Paso Robles. PRHA also operates the Oak Park Apartments. Oak Park began as a 148 multi-family complex consisting of World War II military housing. PRHA planned a multi-phased project to demolish all the pre-World War II military housing units and replace them with 320 new units. Oak Park consists of four (4) construction phases, each with 80 units of multi-family housing with 8 one-bedroom apartments, 44 two-bedroom apartments, 26 three-bedroom apartments, and 2 four-bedroom apartments.

The PRHA used \$241,088 in PY 2017 HOME funds, commenced relocating its tenants during Phase III development by relocating 40 households that will be replaced with 80 units. The completion of Oak Park III construction terminated in August 2019 and occupancy of the units occurred between September – November 2019. Oak Park III will provide 11-HOME assisted units.

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

The Housing Authority of the City of San Luis Obispo (HASLO) expended funds for public housing modernization projects to the units under their authority. Both HASLO and the PRHA have encouraged public housing residents to become more involved in management of their housing and to work toward acquiring ownership of the units, but with limited success. The authorities' Comprehensive Plans describe these efforts in more detail than is shown here.

HASLO has implemented the Family Self Sufficiency Program, the Work Incentive Program and have encouraged the organization of tenant/resident councils at their public housing developments, in addition to down payment assistance programs.

In addition, HASLO has received financial assistance for improving the management and operation of public housing, and a strategy for improving the living environment of public housing residents. Additionally, HASLO directs low-income persons to agencies that help residents find better paying jobs, which often helps the households build credit.

Actions taken to provide assistance to troubled PHAs

Public Housing Authorities are evaluated by HUD's Public Housing Assessment System (PHAS) on their performance, annually or biennially. The frequency of performance evaluations is determined by how well they have performed historically.

The PHAS system uses a maximum score of 100 points for public housing authorities. Agencies that score 90 or higher are "High Performers," while 60 to 89 are "Standard Performers." "Substandard Performers" scored at least 60 points overall and 60 points or lower in one or more of other performance categories. An overall score of less than 60 points overall classifies a PHA as "Troubled."

According to the HUD PHAS Report, in 2013, HASLO received a 93 PHAS score in September 2013 and the PRHA received a 78 PHAS score in March 2013.

Therefore, according to HUD's PHAS, both HASLO and the PRHA are not troubled-PHA.

CR-35 – Other Actions 91.220(j); 91.320(j)

Actions taken 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. 91.220 (j); 91.320 (i)

(NOTE: The County's Fair Housing Plan has Action Steps regarding local land use controls, codes, and fees. These Action Steps are described in this report in the section entitled: Identify actions taken to overcome the effect of any impediments identified in the jurisdiction's Analysis of Impediments to Fair Housing Choice)

Pursuant to the 1968 Civil Rights Act and the Fair Housing Act, local agencies that use HUD funds must have a five-year Fair Housing Plan (formally called the 2015-2020 Analysis of Impediments to Fair Housing Choice / Fair Housing Plan). The Plan has two parts: 1) an evaluation of the fair housing issues in our area, and 2) recommendations on how to address those issues.

- 2015-2020 Fair Housing Plan

The County of San Luis Obispo has completed the process of updating its Fair Housing Plan. After a HUD monitoring visit in July 2014, the County and HUD executed an agreement for the County to prepare and approve a Fair Housing Plan. The County hired an experienced civil rights law firm to prepare the Fair Housing Plan. Local agencies and stakeholders were consulted during preparation of the draft Fair Housing Plan.

- The County completed a 40-day public comment period and the draft document was posted on the website of the County Department of Planning and Building at: <http://www.slocounty.ca.gov/>. Public workshops were held and notices, in English and Spanish, were published to ensure that the draft Fair Housing Plan reflects the community vision and goals. The HUD Civil Rights Compliance Division has found the draft document to be acceptable. The Board of Supervisors adopted the 2015-2020 FHP in September 2016.

AFFORDABLE HOUSING RELATED PROJECTS – 2019 ACTION PLAN

- Minor Home Repair Program by CAPSLO (rehab)
- Affordable Housing Solar Program by GRID Alternatives (rehab)
- Templeton Place II by PSHHC (senior housing)
- Vine Street Affordable Housing by Habitat for Humanity (construct single-family dwellings)
- Special Needs Acquisition by HASLO
- Tenant-Based Rental Assistance by HASLO

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The 2015-2019 Con Plan identifies the limited availability of funding from federal, state, and other sources. The growing accumulated demand for housing units and the lack of funding has created a great challenge to meet given that the county is considered one of the least affordable places to live.

With great demand on the availability of affordable housing, the Urban County is focusing on opportunities to combine both CDBG and HOME funds to develop affordable housing. CDBG funds continue to be used to assist with the acquisition of land where affordable housing projects will be developed using HOME funds. The result of the HOME funded Templeton Place II helped the project to obtain state tax credits. This project began will begin construction in late 2020 and construction is expected to last approximately 18 months.

The Con Plan also identifies the need to provide services and housing to homeless individuals. The Urban County is focusing additional funds, where possible, to allocate for emergency shelter and services using CDBG funds. In 2019 the Urban County funded the first application to provide subsistence payments to homeless or household at-risk of homelessness by providing security deposits and rent to provide or retain housing. This practice has maximized the allocation of public services funds, to 15% of the Urban County's annual CDBG allocation, to these needs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The 2007-2011 ACS shows that of the 93,024 occupied housing units in the County there are 44,969 units that were built before 1980 and therefore are at risk of having lead-based paint. Lead poisoning levels for San Luis Obispo County are considerable low. Low and moderate-income household make up 24,186 (26%) of the total number of County households.

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 5 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 lead hazards and resources available for prevention of 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 were 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.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Urban County's public service and rental/owner-occupied housing programs are the primary output-oriented vehicles for reducing the number of poverty-level households. Associated goals outlined in the Action Plan include provisions of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from the County's Ten-Year Plan to End Homelessness (CDBG). Several policies support these overarching goals. The County allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. The Urban County's support for projects that implement a Ten-Year Plan Strategy is carried out by additional points in the application process thereby supporting and leveraging resources to address homeless and at-risk households.

The County of San Luis Obispo developed a countywide 10-year Plan to End Homelessness. The three main pillars of this plan include housing, services, and prevention. Under housing, the "Housing First" policy shapes the efforts to reduce the number of families in poverty. Programs include creation of regional basic housing assistance centers to facilitate access to housing and housing-related services, development of a range of housing, including affordable housing, permanent supportive, and interim

and transitional housing, short term and housing subsidies to help people regain and maintain housing. The services pillar aims to create a central access to comprehensive services by incorporating the triage approach and a single data system and streamlining paperwork to support coordinated service provision. For prevention, the 10-year Plan offers a variety of prevention programs such as the use of a comprehensive assessment tool during the intake process to identify people who are homeless or at-risk and designate a discharge planner at all publicly funded institutions, the creation of medical respite beds, and the provision of eviction prevention housing assistance and services. In summary, the 10-year Plan goals are to facilitate access to affordable housing to put an end to homelessness, stopping homelessness before it starts through prevention and effective interventions, ending and preventing homelessness through integrated, comprehensive, responsive support services, and coordinating a solid administrative and financial structure to support effective plan implementation.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

There are strengths in the institutional delivery system. Collaboration, coordination, and communication are strong in San Luis Obispo County with relationships and advocacy in groups such as the San Luis Obispo Supportive Housing Consortium and the Transitions Mental Health Association (TMHA).

The Consortium has improved coordination and collaboration among agencies helping the homeless and other persons with special needs to find housing and supportive services. These groups work to ensure there are a continuum of housing and services for low-income households, the homeless and populations with special needs. Referrals are made between agencies and oftentimes housing providers reach out to service providers for on-site resident services or recruitment of tenants. The gaps in the institutional delivery system center on the difficulty in finding units for the hard-to-house populations. There are no overnight shelter beds for single men. There are a limited number of shelter beds for women. There are no respite homes.

Several nonprofit organizations work closely with different County departments (the Department of Mental Health, the Department of Social Services, and the Department of Public Health) to deliver programs and services targeted to low income and very low-income population. CAPSLO is the largest nonprofit agency in the County of San Luis Obispo that provides services to low income families including homeless services, health and preventions programs, and family support services. The Urban County continues to invest future federal funds to the two existing homeless shelters (Prado Day Center and Maxine Lewis Shelter) and homeless services operated by CAPSLO. Transitions Mental Health Association (TMHA) also provides housing and supportive services to very low-income persons having mental illnesses. Given that housing is important to special needs population, the Urban County will provide financial support to affordable housing projects by TMHA, when competitive.

The nonprofit agencies and public institutions have formed advisory groups to discuss and resolve

issues, improve delivery structure systems, and partner together to house and provide supportive services to homeless individuals.

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include the countywide resource and referral network that includes 211 info and the centralized assessment for homeless and at-risk households operated by the United Way. The Homeless Management Information System (HMIS) is a strength within the service delivery point because we now have real time data to assess gaps. For special needs populations, there are several agencies that provide services that are specific to special needs populations including persons with disabilities, ex-offenders, seniors, farmworkers, persons with HIV/AIDS, domestic violence survivors, and persons with addictions. Many of these agencies provide both housing and supportive services for their clients. The gaps in the service delivery system include the fact that many of the supportive services are not targeted to homeless persons or those with HIV/AIDS. Funding is also erratic and inconsistent in meeting the needs within the service delivery system, especially given the needs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

There is a focus on connecting homeless persons to the mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons.

To enhance coordination between the public, private housing, health, and social service agencies during the Action Plan development process, the Urban County coordinated with a variety of nonprofit organizations, including the County's Department of Social Services and a variety of nonprofit organizations and like-minded groups and organizations, like the Area Agency on Aging, the San Luis Obispo Supportive Housing Consortium, and the HSOC to inform and work with the community.

To better link services to the targeted population, the Urban County staff also maintains relationships with various organizations, and local, state and federal agencies including but not limited to, the County Departments of Drug and Alcohol Services, Health Agency, Mental Health Services, and Social Services.

Staff also maintains good relations and an open communication with nonprofits that provide needed services. For example, households seeking assistance are assessed for participation in mainstream resources, including TANF, SNAP, public health plans, employment, and housing services, and referred to programs for which they may be eligible. For health, case managers and agencies routinely look to enroll uninsured clients through the Affordable Care Act. Agencies such as the Community Health Centers of the Central Coast (CHC) look to fill the void in providing mainstream health care to homeless clients who may have chronic health conditions. For mental health, area agencies like San Luis Obispo Mental Health Services, TMHA, Community Counseling Center, San Luis Obispo County Drug and Alcohol Services also work to enroll clients in health programs and link them with access to a mental health

provider who can create an individualized plan to manage their mental health challenges. The mental health providers are actively involved in the Continuum of Care and work closely with homeless services providers to provide access to mental health services. These agencies not only work with these clients to address their supportive service needs associated with their mental health conditions but work diligently to house them through use of vouchers within a Housing First model that will help stabilize them.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

As previously mentioned, the County has adopted its 2015-2020 Fair Housing Plan in September 2016. The HUD Civil Rights Compliance Division found this Plan to be acceptable. It was found that the County does not have the same housing issues as high-density urban areas. However, the lack of affordable housing is the biggest barrier to fair housing choice.

The Fair Housing Plan includes: 1) an analysis of the obstructions and impediments to fair housing choice in the local housing markets, and 2) action steps that the County and its partner cities will take to address (and reduce) the identified impediments to fair housing choice. A summary of the Action Steps and progress being made is provided here:

- **Action Step 1 – Expand fair housing services in the County.** The County has executed a fair housing service contract with the local office of the California Rural Legal Assistance (CRLA). CRLA has an in-house attorney and provides both counseling and legal representation for low income clients with housing and discrimination issues. CRLA also operates a Rental Clinic in the Superior Courthouse that helps landlords, tenants, and the public to deal with housing laws.
- **Action Step 2 – Encourage the development of affordable housing by:** Offering denser multi-family zoning plus lower permit fees and requirements for affordable housing units. NOTE: Both the County and its cities are considering denser multi-family zoning in several areas. Using more Block Grant (CDBG) funds for affordable housing. NOTE: The County and City of San Luis Obispo have joined to provide a combination of CDBG and HOME funds to one affordable housing project, Bishop Street Studios in the 2017 Action Plan.
- **Action Step 3 – Encourage expansion of public transportation. For example:** Locate denser residential growth along existing and future bus routes. NOTE: Public transportation is being included in the master plan / specific plan for new communities in the Cities of San Luis Obispo and Paso Robles.
- **Action Step 4 – Support legislation for affordable housing. For example:** Current legislative efforts to apply inclusionary housing requirements to rental units.
- **Action Step 5 – Continue local efforts to house special needs populations.** Commend and continue to support the work of County health and service agencies, the Housing Authority of San Luis Obispo, and Transitions-Mental Health Association. NOTE: The County continues to fund and support the network of agencies that serve the special needs population. County staff

administers the Continuum of Care program and works with the local HSOC to implement the Ten-Year Plan to End Homelessness. HSOC members include agencies that assist special needs clients – both physically and mentally disabled individuals – by offering a network of counselling, training, and housing.

DRAFT

CR-40 – Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Program

The County employs a CDBG Monitoring Handbook to monitor its subrecipients. With the development of the Monitoring Handbook, the County focused primarily on public facility projects until it developed additional monitoring handbooks/checklists for public services, rehabilitation, and economic development. The County also completed its CDBG subrecipient risk assessment and developed and implemented a monitoring schedule.

The County used the handbooks/checklists to collect project information and data for compliance purposes during the reporting period. The review of project information helped County project manager conduct informal desk-top reviews.

In FY 2018-2019, the County procured the services of Adams-Ashby Group to conduct the monitoring activities of the subrecipients. The monitoring occurred during this reporting period of those subrecipients identified as “High Risk” in the County Risk Assessment.

During this reporting period, Adams-Ashby monitored six (6) subrecipients that include the Housing Authority of the City of San Luis Obispo (HASLO); 5Cities Homeless Coalition (5CHC); the El Camino Homeless Organization (ECHO); the San Miguel Community Services District (SMCSD); the City of Atascadero; and the County’s Public Works Department. Projects range from property acquisition for affordable housing, public services, and three public facility projects.

HOME Program

Using HUD guidebooks and materials from other Participating Jurisdictions, the County developed checklists for monitoring HOME funded projects. During this reporting period, the County conducted desk-top monitoring of its 27 CDBG/HOME funded affordable housing projects.

On-site monitoring to evaluate the administration of HOME funded rental housing projects was on the list of accomplishments this year but due to COVID-19 the on-site monitoring is postponed until further notice.

ESG Program

The County requires the subrecipient to submit a quarterly reporting form in addition to timely submittal of invoices. County staff conducts an annual desktop monitoring for the ESG subrecipients to ensure that the projects are meeting federal regulations and timeliness requirements. The quarterly reporting form is self-report from the subrecipient detailing the characteristics of the population served within the service quarter. The desktop monitoring comprises of a review of subrecipient performance for providing positive outcomes for their clients at the mid-point of the year. HMIS is used to conduct the review and incorporates updated performance measures as recommended by the CoC's advisory board. After a desktop monitoring and risk assessment is conducted by County staff, County staff will determine the level of on-site monitoring the ESG subrecipient will require. The monitoring forms are based on CPD Monitoring Handbook 6509.2, Chapter 28, Emergency Solutions Grant.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A notice was published in The Tribune on Friday, September 4, 2020, and gave information about providing comment on the posted draft 2019 Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER review and comment period was also advertised on the County of San Luis Obispo website. The 15-day notice also included the date, time, and location of the availability of staff to answer questions and receive comments relative to the County of San Luis Obispo's performance.

NOTE: THIS DOCUMENT IS CURRENTLY IN DRAFT FORM. ALL COMMENTS RECEIVED IN ACCORDANCE WITH THE NOTICE WILL BE REPORTED IN THIS SECTION.

CR-45 – CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The County has not changed the objectives of its CDBG, HOME and ESG programs and continues to use CDBG funds to maximize leverage for infrastructure, homeless services, and housing development per its Con Plan. There is a continuous need to use as much HOME funds to create new affordable housing and the County is searching for ways to incorporate CDBG funds, where eligible, to assist with HOME funded housing projects.

The County pursued all potential resources as indicated in the Con Plan by working with developers, non-profits and other governmental agencies to leverage a variety of funds for the construction and rehabilitation of affordable housing projects and programs, opportunities for low- and moderate-income housing people to obtain housing, assistance to homeless persons, public service programs, job training and economic development.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

Does this jurisdiction have any pen Brownfields Economic Development initiative (BEDI) grants? If yes, describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 – HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Results of on-site inspections of affordable rental housing assisted under the HOME Program

For the past five years the County has conducted desktop monitoring of the HOME funded rental housing projects.

In 2017 the County began on-site monitoring of its 25 HOME assisted rental project. County staff created the following items:

- A three-year schedule for on-site inspection of the 25 rental projects.
- The checklists and inspection schedule for the TBRA rental assistance program.
- An on-site checklist to use when reviewing tenant files, etc.
- A checklist to use for walk-through of HOME & ADA units

During FY 2019-2020, the County completed the desk-top monitoring of all 27 rental (CDBG and HOME) apartment projects.

During FY 2019-2020, two new HOME rental housing projects were completed and ready for occupancy and added to the list for monitoring purposes:

- Oak Park Phase III – Multi-family apts. – HOME admin staff did not make final inspection
- Bishop Street Studios – special needs apts. – HOME admin staff did not make final inspection

These units were constructed to California and local building codes, and certificates of occupancy were issued by the appropriate building officials. The projects have the required number of ADA units, pursuant to the HOME agreement and state / federal ADA requirements.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

In 2016, County staff began submitting quarterly Affirmative Marketing reports to the HUD Civil Rights

Compliance Division. County staff developed the reporting form and written procedures for data collection and submittal of the quarterly reports to HUD. Although the HUD Civil Rights Compliance Division no longer requires these reports, the County will continue to generate the reports for the HOME rental housing projects.

These quarterly reports indicate that the only underserved population may be Asians. When tallying the beneficiaries of HUD funded public services and housing projects / programs, it appears that a low number of Asians are being served. If this low count persists then County staff may advise agency program managers to step up their efforts to reach out to the local Asian population. Some possible explanations for the low count are: 1) Asians may have been counted in the “Other” category of ethnic groups, or 2) the County has a number of recent Asian immigrant groups that are not fully assimilated yet (Hmong, Laotian, Vietnamese and Thai).

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Refer to IDIS reports PR09 – Program Income Summary for both CDBG and HOME programs, and PR 23 – Summary of Accomplishments, also for both the CDBG and HOME programs for information regarding the amount and use of program income for projects.

During this report period, the County received \$89,913 in CDBG program income. The County used the funds to pay the County Public Works Department of construction costs associated with the Oceano Drainage Project.

The HOME program received \$137,679 in program income (PI). The County expended all PI funds during this reporting period to create new affordable housing opportunities at the Courtyard at the Meadows by HASLO, which used \$79,711, and the balance of \$57,968 went to the TBRA program.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Market factors such as the high costs of land suitable for residential development and high construction costs continue to be significant constraints on the development of affordable housing in San Luis Obispo County and the participating cities of the Urban County. In addition, the elimination of redevelopment agencies has made it much more difficult to obtain funding for affordable housing development. The County and its cities attempt to counter these factors with strategies and subsidy programs to develop affordable rental housing and homeownership opportunities.

Actions undertaken by the County to decrease development costs and eliminate barriers to affordable housing include the following:

The County adopted a new housing policy overhauling the existing Inclusionary Housing Ordinance (Title 29), which requires developers to build affordable units or pay fees that go toward their construction. The new policy could raise up to \$1 million per year for affordable housing developments depending on the demand for building permits. Several of the participating jurisdictions of the Urban County also collect and contribute their own in-lieu fees and provide the funding when an applicable affordable housing project is proposed.

The projected increase in Title 29 funds for affordable housing will help leverage other funding sources for the HOME and CDBG funded projects.

To assist affordable housing developers County staff expedites the local permitting process for affordable housing projects. Recent examples include Cambria Pines Project by Peoples' Self-Help Housing Corporation (PSHHC) and Templeton Place Senior Living Project (Phase II).

The Cambria Pines Project has yet to applied for HOME funds as PSHHC must obtain a Coastal Permit from the California Coastal Commission. The County's expedition of the local permit processing of the Templeton Place Senior Living Project (Phase II) allowed that project to apply and receive a favorable funding recommendation for 2019 HOME funds. The expedition and approval of HOME funds allowed PSHHC to obtain Low Income Housing Tax Credits (LIHTC) from the State of California. Project construction will begin in December 2020.

The County also expedited the federal environmental review documents for the Nipomo Senior 40 Housing Project by HASLO. The expedited process assisted with the affordable funding recommendation of 2020 CDBG and HOME funds which contributed to that project's approval of LIHTC in June 2020. Project construction will begin in December 2020.

CR-55 – HOPWA 91.520(e)

The County of San Luis Obispo does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds.

CR-60 – ESG 91.520(g) (ESG Recipients only)**ESG Supplement to the CAPER in SAGE
For Paperwork Reduction Act****1. Recipient Information—All Recipients Complete****Basic Grant Information**

Recipient Name	SAN LUIS OBISPO COUNTY
Organizational DUNS Number	059227611
EIN/TIN Number	956000939
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	San Luis Obispo County CoC

ESG Contact Name

Prefix	Ms.
First Name	Lori
Middle Name	B.
Last Name	Hoffman
Suffix	NA
Title	Supervising Planner

ESG Contact Address

Street Address 1	976 Osos Street
Street Address 2	NA
City	San Luis Obispo
State	CA
ZIP Code	93408
Phone Number	(805) 781-5720
Extension	NA
Fax Number	NA
Email Address	lhoffman@co.slo.ca.us

ESG Secondary Contact

Prefix	Mr.
First Name	Tony
Last Name	Navarro
Suffix	NA

Title	Planner III
Phone Number	(805) 781-5787
Extension	NA
Email Address	tnavarro@co.slo.ca.us

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2019
Program Year End Date	06/30/2020

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor name	San Luis Obispo County
City	San Luis Obispo
State	CA
Zip Code	93408
DUNS Number	059227611
Is subrecipient a victim services provider	No
Subrecipient Organization Type	Unit of Government
ESG Subgrant or Contract Award Amount	148036

CR-65 – Persons Assisted with ESG

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	7
Children	9
Don't Know/Refused/Other	0
Missing Information	0
Total	16

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	5
Children	4
Don't Know/Refused/Other	0
Missing Information	0
Total	9

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	698
Children	66
Don't Know/Refused/Other	0
Missing Information	0
Total	764

Table 16 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	710
Children	79
Don't Know/Refused/Other	0
Missing Information	0
Total	789

Table 18 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

Number of Persons in Household	Total
Male	485
Female	299
Transgender	4
Don't Know/Refused/Other	1
Missing Information	0
Total	789

Table 19 – Gender Information

6. Age—Complete for All Activities

Number of Persons in Household	Total
Under 18	79
18-24	54
25 and over	656
Don't Know/Refused/Other	0
Missing Information	0
Total	789

Table 20 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	46	0	0	46
Victims of Domestic Violence	62	0	1	61
Elderly	110	0	1	109
HIV/AIDS	6	0	0	6
Chronically Homeless	200	0	1	201
Persons with Disabilities:				
Severely Mentally Ill	191	0	0	187
Chronic Substance Abuse	92	0	0	92
Other Disability	261	0	0	261
Total (Unduplicated if possible)	968	0	3	963

Table 21 – Special Population Served

CR-70 – ESG 91.520(g) – Assistance Provided and Outcomes

10. Shelter Utilization

Shelter Capacity	
Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	1,342
Total Number of bed-nights provided	1,342
Capacity Utilization	100.00%

Table 22 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The CoC provides PIT data, HMIS data, and ESG subrecipient information for the development of performance standards. The CoC has a prevailing role in evaluating outcomes for ESG funded activities, i.e. determining how to allocate ESG funds for eligible activities and developing performance standards for ESG-assisted activities. The countywide HMIS also evaluated ESG providers through quarterly reports of HUD’s system performance measures.

Measure: Length of Time Persons Remain Homeless – Average of 76 days in ES

Measure: Extent to which Persons who Exit Homeless to Permanent Housing Returns to Homelessness (Recidivism) – 12%

Measure: Income growth for adults who exited with non-employment cash income – 62%

Measure: Income growth total for exiting adults – 40%

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

Dollar Amount of Expenditures in Program Year	
	PY 2019
Expenditures for Rental Assistance	\$11,500
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$14,500
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0
Subtotal Homelessness Prevention	\$26,000

Table 23 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

Dollar Amount of Expenditures in Program Year	
	PY 2019
Expenditures for Rental Assistance	\$15,500
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$14,500
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0
Subtotal Rapid Re-Housing	\$30,000

Table 24 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

Dollar Amount of Expenditures in Program Year	
	PY 2019
Essential Services	\$0
Operations	\$90,088
Renovation	\$0
Major Rehab	\$0
Conversion	\$0
Subtotal	\$90,088

Table 25 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

Dollar Amount of Expenditures in Program Year	
	PY 2019
Street Outreach	\$0
HMIS	\$4,058
Administration	\$12,174

Table 26 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	PY 2019
	162,320

Table 27 - Total ESG Funds Expended

11f. Match Source

Source	PY 2019
Other Non-ESG HUD Funds	\$0
Other Federal Funds	\$0
State Government	\$0
Local Government	\$133,068
Private Funds	\$29,252
Other	\$0
Fees	\$0
Program Income	\$0
Total Match Amount	\$162,320

Table 28 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	PY 2019
	\$162,320

Table 29 - Total Amount of Funds Expended on ESG Activities