

# **The 2021 Action Plan**

## **The Second Action Plan of the 2020-2024 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 2021 Action Plan which is the second action plan of the 2020-2024 Consolidated Plan. The 2021 Action Plan will outline a list of specific projects for funding with CDBG, HOME, and ESG funds. The 2021 Action plan, due to HUD by May 15, 2021 or 60 days after the announcement of the annual allocations, serves as the annual funding plan to reach the 5-year consolidated Plan goals. 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 \$1,841,814 in CDBG funds, \$909,032 in HOME funds, and \$159,441 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 2021 Action Plan in September 2020 with conducting virtual 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. The 2020-2024 Consolidated Plan reflects an expenditure strategy in support of the above-mentioned needs.

Action Plan process includes the following steps to prepare the 2021 Action Plan:

1. Public outreach process - The Urban County conducted its virtual public outreach process in September 2020 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 a NOFA to solicit project CDBG, HOME, and ESG project proposals to meet community unmet needs identified during the public outreach process.
3. Project selection process – The Urban County reviewed, and selected projects using risk assessment criteria and to develop the draft funding recommendations published for a 30-day public review period.

4. Project approval process – The Urban County held public hearings to review and approve the draft funding recommendations. Pending the public hearings, the Board of Supervisors will officially approve the 2021 Action Plan.

5. Submit the approved Action Plan to HUD by May 15, 2021 or 60 days following the release of the final allocations.

## **2. Summarize the objectives and outcomes identified in the Plan**

The 2021 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 2021-2022 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 2021 Action Plan. These goals and outcomes are consistent with the 2020-2024 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.
- **Fund infrastructure in support of affordable housing development**
  - Provide funds to support utility resource capacity that will benefit affordable housing
- **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 2019 program year.

#### **Affordable Housing Priority Need**

##### *New Construction Projects*

Templeton Place II units shall be credited to a prior year Action Plan and will commence construction in Winter 2020. The Vine Street Project did not commence construction due to financing. The Bishop Street Studios Project occupied its 33 units in the City of San Luis Obispo and reported here. The HASLO acquisition did not occur in part to the impacts of the COVID-19 pandemic. HASLO will acquire a dwelling in Fall 2020.

##### *Rehabilitation Projects*

CAPSLO ceased all housing inspections and rehabilitation work due to the COVID-19 pandemic. For health reasons, CAPSLO refused to send its workers to conduct interior rehabilitation work until its board approved a company-wide health and safety protocol, consistent with the Centers for Disease Control and Prevention (CDC). GRID Alternatives completed the installation of solar panels to 10 PSHH seat equity homes in San Miguel prior to the pandemic.

##### *Rental Assistance*

However, 5CHC reached and exceeded its CDBG expected outcome by providing subsistence payments which benefitted 74 persons. The County also reported 2 beneficiary households under the Tenant Based Rental Assistance (TBRA) by HASLO using 2019 HOME funds.

#### **Addressing Homelessness Priority Needs**

Both the 40 Prado and ECHO shelters did not meet their expected CDBG outcomes due to COVID-19. Both agencies ceased taking in new clients during the shelter-in-place order and to follow new State of California guidelines for non-congregate sheltering, which reduced the number of persons served at these two facilities. Both shelters provided overnight shelter accommodations to 1,056 unduplicated persons. The goal of 3,035 overnight shelter accommodations was also impacted by the COVID-19 emergency as mentioned above.

### **Economic Development Priority Needs**

Economic Development has not received funding as part of the 2019 Action Plan and as a result is not reflected in the 2019 CAPER.

### **Public Facilities Priority Needs**

The City of Arroyo Grande worked on the project engineering and design during the reporting period and did not go out to bid during the reporting period. The Homeless Shelter Facility Improvements Project by ECHO ceased due to COVID-19 conditions and must identify its needs and adhere to CDC and new State of California guidelines.

The Water Main Replacement Project by the San Miguel CSD worked to finalize the engineering and design during this report period. The County of San Luis Obispo completed the Oceano Drainage Improvements and Oceano is now free of a flood hazard which plagued the community for decades.

### **Public Services Priority Needs**

The Youth Activity Scholarships Program anticipated a benefit of 175 clients, but services ceased in March 2020 due to the COVID-19 pandemic. CAPSLO's Adult Day Center completed its services to disabled adults prior to the pandemic and met its contractual obligation. Table 1 below summarizes the Urban County's 2019 CAPER report.

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	0	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	0	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 1 – 2019 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 2021 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. The County sent out an online Needs Assessment Survey 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 virtual public needs workshops in September 2020.
- Held a public hearing on November 17, 2020, at the County of San Luis Obispo to receive public testimony on community needs at the public hearing session.
- Hosted two virtual public workshops in January 2020 to discuss the 2021 Draft funding allocations.
- Held a public hearing on May 4, 2021, at the County of San Luis Obispo Board of Supervisor to receive public testimony and approval for the 2021 Action Plan.

#### **5. Summary of public comments**

The following is a summary of housing and community development needs as identified at the two September 2020 community workshops, the two public hearings, the Needs Assessment Survey, and two community workshops held in January 2021 during the 30-day review period:

##### Affordable Housing:

- Affordable housing of all types for extremely low- and low-income families and individuals
- Affordable housing for chronically homeless, seniors, and special needs populations
- Transitional housing opportunities for transitional age youth and other special needs groups
- Flexible rental assistance

##### Homelessness Service:

- Support for continued financial assistance to homeless shelters, rapid re-housing, eviction prevention, and housing first programs
- Case management services and training to reduce homelessness
- Additional services needed for homeless youth, addiction recovery, and mental health
- Alternative living space opportunities for homeless



Public Services:

- Mental health and homeless related services.
- Support for financial assistance to detox related services.

Economic Development:

- Higher wages, job creation, and better paying jobs

Public Facilities:

- Additional homeless shelters and related facilities
- Health care facilities, detox centers, and mental health facilities

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

The Urban County accepted all 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 2021 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 2021 Action Plan and those responsible for administration of each grant program and funding source.

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

**Table 2 – Responsible Agencies**

**Narrative**

The County, as the grantee and responsible entity to administer the grant programs, qualifies as the “Urban County of San Luis Obispo” for the next year with participation of the cities of San Luis Obispo, Paso Robles, Atascadero, Morro Bay, Arroyo Grande, and Pismo Beach. 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**

## **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 2021 Action Plan. This included holding public workshops and publishing the Needs Assessment Survey on the County’s website. 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 2021 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 '70 Now' is overseen by the local non-profit Transitions Mental Health Agency (TMHA) and the Housing Authority of the City of San Luis Obispo (HASLO) to quickly house and provide intensive supportive services to 70 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
- 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. The County annually considers the ESG program performance standards 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**

<b>Agency</b> <i>Agency / Group / Organization</i>	<b>Type</b> <i>Agency / Group / Organization Type</i>	<b>Section</b> <i>What Section of the Plan was Addressed?</i>	<b>Consultation (Full sentences)</b> <i>How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</i>
<b>County of San Luis Obispo, Department of Social Services</b>	Local Government	Homeless Strategy	<ul style="list-style-type: none"> <li>DSS participated at every step in the development of this Action Plan. DSS took the lead in developing the County's homeless service recommendations through HSOC</li> </ul>
<b>Homeless Services Oversight Council</b>	Advisory Body for Homelessness and homeless services	Homeless Strategy	<ul style="list-style-type: none"> <li>They were sent a link to the Needs Assessment Survey in order to identify areas of need.</li> <li>The HSOC Subcommittee met and prepared draft funding recommendations for the Full HSOC.</li> <li>The full HSOC approved the recommendations for the Board of Supervisors.</li> </ul>
<b>Housing Trust Fund</b>	A private nonprofit corporation for affordable housing	Affordable housing	<ul style="list-style-type: none"> <li>The HTF was sent a link to the Needs Assessment Survey in order to identify areas of need. They also participated in the review of Housing applications with the Planning Department staff.</li> </ul>
<b>Commission on Aging</b>	Advisory Body for Elderly needs	Senior Advocacy	<ul style="list-style-type: none"> <li>They were sent a link to the Needs Assessment Survey in order to identify areas of need.</li> </ul>
<b>Supportive Housing Consortium</b>	Advisory Body for housing	Affordable housing	<ul style="list-style-type: none"> <li>Sent a link to the Needs Assessment Survey in order to identify areas of need.</li> </ul>

**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, the County did not intentionally excluded groups 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 “Fair Housing Plan”	The County of San Luis Obispo	Identifies Impediments and Action Steps in achieving Consolidated Plan objectives.
SLO County Economic Strategy	Economic Vitality Corporation	SLO County Economic Strategy Report contained goals that were included with the preparation of the Non-Housing needs and analysis of the Consolidated Plan.
Vital Signs	The Community Foundation San Luis Obispo County	The Vital Signs report contained information on housing needs that were incorporated with the Consolidated Plan.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the 2021 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 virtual public workshops on “Needs” and provided technical assistance to questions raised during the “Needs” virtual 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 websites.

**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	48 people attended the four public workshops and a Needs hearing at the County of San Luis Obispo.	The public voiced their need for a homeless shelter, homeless services, case management, affordable housing, and health services for seniors and children.	accepted  not  Summary of comments and reasons: None	<a href="http://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Updates,-Meetings,-Resources.aspx">http://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Updates,-Meetings,-Resources.aspx</a>
Online Survey	Broad Community/ nonprofits/ Stakeholder groups/ email distribution	Received 46 completed online surveys.	The survey data shows need for a homeless shelter, homeless services, affordable housing, street and lighting improvements, job creation, health services for seniors and children.		<a href="https://docs.google.com/forms/d/1KMCgaDcy6WgRBmyGYDycH-tpM0GLpTEGIfMS6G-SAac/prefill">https://docs.google.com/forms/d/1KMCgaDcy6WgRBmyGYDycH-tpM0GLpTEGIfMS6G-SAac/prefill</a>
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		<a href="http://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Updates,-Meetings,-Resources.aspx">http://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Updates,-Meetings,-Resources.aspx</a>

## Expected Resources

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

#### Introduction

The actual funding amounts for the 2021 program year are \$1,841,814 million for the CDBG program, \$909,032 in HOME program and \$159,441 in ESG program.

**Table 6 - Actual Resources**

Program	Source	Uses of Funds	Amount Available Year 2				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	\$1,841,814	\$0	\$1,869,559	\$8,549,000	\$4,837,627	The final allocations for CDBG came in \$1,814 above the County's estimated number or less than 1%.
HOME	Public -Federal	Homeowner Rehab, Multifamily rental new construction, Multifamily rental rehab, TBRA	\$909,032	\$0	\$957,740	\$3,877,000	\$2,010,228	The final allocations for HOME came in \$40,968 less than the County's estimated number or -4%.
ESG	Public -Federal	Homeless prevention, Case management, Homeless Shelters	\$159,441	\$0	\$163,280	\$733,000	\$410,279	The final allocations for ESG came in \$5,441 above the County's estimated number or 3.5%.



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

Most CDBG funded projects leverage other funds from providing sources, state incentive programs, private banks, and in-kind contributions while some projects only use CDBG funds.

The HOME program requires a 25% match. HOME regulations allow for a varied match source which includes property tax exemptions, affordable housing trust fund loans, low-income housing tax credits, and appraised land owned by the developer, to name a few.

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 HOME Program allocation for the 2021 Program Year is \$909,032. The County may use up to 10 percent of each year’s HOME allocation for reasonable administrative and planning costs. Federal regulations require a 25% match for the HOME funds. The 25% represents \$227,258 that the County must fund in non-federal matching funds. The Woodland Plaza Senior Affordable Rental Housing Project and Tiburon Place Affordable Rental Housing Project in the communities of Paso Robles and San Luis Obispo will provide sufficient matching dollars.

**Emergency Solutions Grants Program (ESG)**

The funding allocation for the ESG program for the 2021 program year is \$159,441. 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

Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create, preserve, and maintain diverse housing/shelter opportunities	2021	2022	Affordable Housing	Not Applicable	Provide affordable housing to very low, low, and moderate income households	\$818,129 HOME \$913,797 CDBG	79 for Woodland Plaza(11 HOME assisted), 38 for Toscano, 35 Morro Bay, 68 for Tiburon Place (11 HOME assisted), 4 Sombrilla Transitional Housing and 5 Minor Home Repair
2	Prevent, reduce, and manage homelessness	2021	2022	Affordable housing, Homeless	Not Applicable	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless	\$217,319 CDBG \$147,483 ESG	3,635 Persons 23 Households
3	Infrastructure in direct support of affordable housing	2021	2022	Non-Housing Community Development	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements	\$0 CDBG	-
4	Create suitable living environment through public services	2021	2022	Non-Homeless Special Needs	Not Applicable	Provide social services to low income families	\$45,478 CDBG	100 Households 250 Persons
5	Stabilize and revitalize diverse neighborhoods	2021	2022	Non-Homeless Special Needs	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements	299,587 CDBG	Compliance with ADA
6	Training and Business Assistance to Businesses	2021	2022	Non-Housing Community Development	Not Applicable	Provide training and business assistance to businesses	\$0 CDBG	-
7	Administration and Planning	2021	2022	Administration	Not Applicable	Not Applicable	\$365,633 CDBG \$90,903 HOME \$11,958 ESG	N/A

## **Goal Descriptions**

The Action Plan contains goals based on the identified needs during the public outreach process as well as the needs identified during the preparation of the 2020-2024 Consolidated Plan. The intent of the goals is to address community needs and affordable housing needs. The top priority needs identified are affordable housing for various income levels and homeless services for the homeless populations. Other medium and low priority needs include health care services for frail elderly and persons with mental illness as well as public facility improvements and economic development. The goals and the associated funding allocations will help the Urban County invest future federal funds on projects that result in additional affordable 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 2021, the Urban County plans to use both CDBG and HOME funds to finance affordable housing projects that provide approximately a total of 216 new rental affordable housing units. In terms of preserving affordable housing, the 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 2021 federal funds (CDBG, HOME, and ESG programs) for projects benefiting very low to low income families. Projects include construction of affordable rental 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 will not exceed program expenditure limits under CDBG, HOME, and ESG for administration and public services. The Action Plan awards the majority of HOME funds to CHDO eligible projects which meet and exceed the 15% CHDO requirement of \$136,355. The CHDO set aside for this year is \$382,750. Finally, this year’s ESG administration allocation is \$11,958.

**Table 8 - Projects**

#	Housing	Source
H01	Woodland Plaza (PRHA)	HOME
H02	Minor Home Repair (CAPSLO)	CDBG
H03	Toscana Family Apartments (HASLO)	CDBG
H04	Morro Bay Family Apartments (SLONP)	CDBG
H05	Tiburon Place (PSHHC)	HOME
H06	Sombrilla Transitional Housing (FCNI)	CDBG
<b>Public Services</b>		
PS11	40 Prado (CAPSLO)	CDBG/ESG
PS12	Adult Day Center - (CAPSLO)	CDBG
PS13	Homeless Shelter - (ECHO)	CDBG
PS14	Youth Activities Scholarship Fund - Atascadero Community Services Foundation	CDBG
PS15	Supportive Housing Program (PSHHC)	CDBG
PS16	Homeless Prevention, Rapid Re-Housing, Subsistence payments and outreach (SCHC)	CDBG/ESG
PS17	Court Appointed Special Advocates (CASA) – Case management	CDBG
<b>Public Facilities</b>		
PF23	Phase IV Soto Sports Complex ADA – City of Arroyo Grande	CDBG
PF24	City Hall Front Entrance – City of Arroyo Grande	CDBG
PF25	Barrier Removal Project Viejo Camino – City of Atascadero	CDBG
PF26	Black Oak Drive infill ramp project – City of Paso Robles	CDBG

\*Numbering in table 8 is based on the 2021 Final Allocations project table which includes State Permanent Local Housing Allocation (PLHA), County General Fund Support (GFS) program 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 several criteria and analysis. For example, the commitment of other funding sources, status of land-use entitlements, organizational capacity to undertake the project, to name a few.

First and foremost, the projects are consistent with the 2020-2024 Consolidated Plan. The Urban County's Needs Assessment Survey affirms that the number one community concern is affordable housing for low- and moderate-income families per Consolidated Plan. Besides affordable housing, survey statistics show services and projects serving the homeless, elderly, and mentally ill persons as top priority needs.

In addition to the Needs Assessment Survey, the Urban County held virtual public workshops 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, including 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 the 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, contractual commitment, and expenditure of new entitlement 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 funds. The County could also receive program income in the form of repaid loans, which the County must award and expend immediately to comply with federal program requirements.

To help comply with federal regulations and create a community benefit, the County developed a proactive solution to award reallocated funds from such projects for consideration via the identification of the following list of top alternative projects consisting of 2021 CDBG or HOME applications. Identifying alternative projects does not guarantee funding nor are the projects listed in order of priority. However, if listed in the Action Plan as approved by the Board of Supervisors, they could receive an award of funds should the funds become available. If funds do become available, the County will follow its Community Participation Plan and re-evaluate the listed projects, the needs and the maximum benefit the project could produce.

<b>Projects</b>	<b>Grant</b>	<b>Grant amount</b>
Shelter Project Rehab – Stand Strong	CDBG	Small amount potential
Water Reservoir #1 Rehabilitation – (OCSD)	CDBG	Large amount potential
Del Rio Ridge (PSHHC)	CDBG/HOME	Large amount potential
Cambria Pines (PSHHC)	CDBG/HOME	Large amount potential
Tenant Based Rental Assistance Program	HOME	Medium amount potential

## Projects

### AP-38 Projects Summary

**Table 9 - Project Summary Information**

H01	<b>Project Name</b>	Woodland Plaza – Paso Robles Housing Authority
	<b>Target Area</b>	City of Paso Robles, CA
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$435,378 from the County of San Luis Obispo
	<b>Description</b>	New construction of 79 units of Low-Income Senior rental units plus 1 manager’s unit equaling 78 total units. 11 HOME-assisted units.
	<b>Target Date</b>	Summer 2023
	<b>Estimate the # and defined beneficiary</b>	11 Very-Low-Income Senior rental units
	<b>Location Description</b>	SW corner of Niblick Rd and S River Rd Paso Robles, CA 93446
<b>Planned Activities</b>	Project will provide affordable housing to very low or low income seniors	
H02	<b>Project Name</b>	Minor Home Repair Program by CAPSLO
	<b>Target Area</b>	City of Pismo Beach
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$26,164 from the City of Pismo Beach
	<b>Description</b>	Funds will be used to repair houses owned by very low- and low-income households
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	5 households. This includes 2 very low-income households and 3 low-income households.
	<b>Location Description</b>	City of Pismo Beach
<b>Planned Activities</b>	Funds will be used to repair houses owned by very low- and low-income households	

H03	<b>Project Name</b>	Toscano Family Apartments (HASLO)
	<b>Target Area</b>	City of San Luis Obispo
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$479,196 from County and \$333,835 from City of San Luis Obispo <b>totaling \$813,031</b>
	<b>Description</b>	New construction of 37 units of Low-Income family rental units plus 1 manager's unit equaling 38 total units.
	<b>Target Date</b>	Fall 2023
	<b>Estimate the # and defined beneficiary</b>	37 very low income families
	<b>Location Description</b>	3065 Lucca Lane San Luis Obispo
<b>Planned Activities</b>	Project will provide affordable housing to very low or low income families	
H04	<b>Project Name</b>	Morro Bay Family Apartments (SLONP)
	<b>Target Area</b>	City of Morro Bay
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$39,557 from City of Morro Bay. In 2020 there is \$41,595 of CDBG <b>totaling \$81,172</b>
	<b>Description</b>	New construction of 35 units of Low-Income family rental units.
	<b>Target Date</b>	Fall 2023
	<b>Estimate the # and defined beneficiary</b>	35 very low income families
	<b>Location Description</b>	405 Atascadero Rd. Morro Bay
<b>Planned Activities</b>	Project will provide affordable housing to very low or low income families	
H05	<b>Project Name</b>	Tiburon Place – People's Self-Help Housing
	<b>Target Area</b>	San Luis Obispo, CA
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$382,750 from the City of San Luis Obispo (CHDO eligible)
	<b>Description</b>	New construction of 67 units for very low and low-income family rental units and includes 1 manager unit. 11 HOME-assisted units.
	<b>Target Date</b>	Fall 2023
	<b>Estimate the # and defined beneficiary</b>	66 very low-income rental units
	<b>Location Description</b>	3750 Bullock Lane SLO
<b>Planned Activities</b>	Project will provide affordable housing to very - or low-income persons	
H06	<b>Project Name</b>	Sombrilla Transitional Housing (FCNI)
	<b>Target Area</b>	City of Atascadero
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$25,525 from the City of Atascadero and \$9,500 from the County <b>totaling \$35,025</b>
	<b>Description</b>	Funds will be used to rehab 4 units
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	Estimated: 4 households. This includes 4 very-low income households.
	<b>Location Description</b>	7214 Sombrilla Avenue Rehab (Units A through D) Atascadero, CA 93422
<b>Planned Activities</b>	Funds will be used to rehabilitate the exiting units.	

PS11	<b>Project Name</b>	40 Prado by CAPSLO
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decrease Homelessness
	<b>Needs Addressed</b>	Decrease Homelessness
	<b>Funding</b>	CDBG: \$71,033 from the City of San Luis Obispo and \$46,078 from the County of San Luis Obispo for a total of \$117,111 ESG: \$88,490 (56% of ESG) General Fund: \$109,598 from the County of San Luis Obispo
	<b>Description</b>	Funds will be used to shelter homeless individuals
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	CDBG: 1,470 Persons ESG: 1,130 Persons
	<b>Location Description</b>	San Luis Obispo
<b>Planned Activities</b>	Provide shelter for homeless individuals	
PS12	<b>Project Name</b>	Adult Day Center by CAPSLO
	<b>Target Area</b>	Paso Robles and County-wide
	<b>Goals Supported</b>	Create suitable living environment
	<b>Needs Addressed</b>	Create suitable living environment
	<b>Funding</b>	CDBG: \$14,414 from the City of Paso Robles
	<b>Description</b>	Providing respite to family caregivers and quality care to older adults with early stages of Alzheimer's, dementia, or other cognitive impairments
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	25 adults
	<b>Location Description</b>	Paso Robles
<b>Planned Activities</b>	Provide quality care to older adults	
PS13	<b>Project Name</b>	Operation of the Homeless Shelter by El Camino Homeless Organization (ECHO)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decrease Homelessness
	<b>Needs Addressed</b>	Decrease Homelessness
	<b>Funding</b>	CDBG: \$7,206 from the City of Atascadero, \$12,527 from the City of Paso Robles, and \$41,778 from the County for a total of \$61,511. General Fund: \$59,223 from the County of San Luis Obispo
	<b>Description</b>	Funds will be used to shelter homeless individuals
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	435 Persons
	<b>Location Description</b>	6370 Atascadero Ave, Atascadero, CA 93422
<b>Planned Activities</b>	Provide shelter for homeless individuals	
PS14	<b>Project Name</b>	Youth Activities Scholarship Fund by Atascadero Community Services Foundation
	<b>Target Area</b>	Atascadero
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$10,711 from the City of Atascadero
	<b>Description</b>	The scholarship program supports low income youth to participate in organized recreation, social and cultural activities.
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	150 – 200
	<b>Location Description</b>	City of Atascadero
<b>Planned Activities</b>	The scholarship program provides recreational opportunities for low-income families	



PS15	<b>Project Name</b>	Supportive Housing Program (PSHHC)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$8,642 from City of Morro Bay and \$3,711 from the City of Paso Robles <b>totaling \$12,353.</b>
	<b>Description</b>	PSHHC will provide the clinical social services and case management of the Supportive Housing Program (SHP), developing personalized wrap-around services for residents of PSHHC's 26 affordable rental properties in San Luis Obispo County.
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	CDBG: 100 households
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Case management	
PS16	<b>Project Name</b>	Homeless Prevention and Rapid Re-Housing Program (5CHC)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$1,321 from City of Atascadero, \$3,503 from the City of Paso Robles, \$5,450 from City of Pismo Beach, \$3,503 from the City of San Luis Obispo and \$24,920 from the County for a total of \$38,697. ESG: \$58,993 (37% of ESG) and \$19,182 of General Fund from the County of San Luis Obispo.
	<b>Description</b>	Rapid re-housing activities will involve intensive case management.
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	CDBG: 14 households ESG: 9 households
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Conduct outreach, coordinated assessment, and case management to provide rapid re-housing and homeless prevention services to residents	
PS17	<b>Project Name</b>	Court Appointed Special Advocates (CASA)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$2,502 from City of Atascadero, \$2,502 from the City of Paso Robles, \$2,502 from the City of San Luis Obispo, and \$494 from the County for a total of \$8,000.
	<b>Description</b>	Case management for clients.
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	CDBG: 72 persons
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Case management	

PF23	<b>Project Name</b>	Soto Sports Complex IV Barrier Removal Project by City of Arroyo Grande
	<b>Target Area</b>	City of Arroyo Grande
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$32,012 from the City of Arroyo Grande
	<b>Description</b>	Removal of architectural barriers to improve ADA accessibility
	<b>Target Date</b>	Dec 2021
	<b>Estimate the # and defined beneficiary</b>	470 disabled
	<b>Location Description</b>	1275 Ash Street Arroyo Grande, CA 93420
	<b>Planned Activities</b>	Improve accessibility at Ikeda Field and parking lot
PF24	<b>Project Name</b>	City Hall Front Entrance Barrier Removal Project by City of Arroyo Grande
	<b>Target Area</b>	City of Arroyo Grande
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$40,039 from the City of Arroyo Grande
	<b>Description</b>	Removal of architectural barriers to improve ADA accessibility
	<b>Target Date</b>	Jun 2022
	<b>Estimate the # and defined beneficiary</b>	470 disabled
	<b>Location Description</b>	300 E Branch Street Arroyo Grande, CA 93420
	<b>Planned Activities</b>	Improve accessibility at Ikeda Field and parking lot
PF25	<b>Project Name</b>	Barrier Removal Project Viejo Camino by City of Atascadero
	<b>Target Area</b>	City of Atascadero
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$68,683 from the City of Atascadero
	<b>Description</b>	This project will replace a section of non-compliant sidewalk that benefits the residents of nearby low income housing.
	<b>Target Date</b>	Dec 2022
	<b>Estimate the # and defined beneficiary</b>	100 disabled
	<b>Location Description</b>	Public right-of-way on Viejo Camino between El Camino Real and Halcon Road in Atascadero CA 93422
	<b>Planned Activities</b>	Improve accessibility on Viejo Camino
PF26	<b>Project Name</b>	Black Oak Drive infill ramp project by the City of Paso Robles
	<b>Target Area</b>	City of Paso Robles
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$158,853 from the City of Paso Robles
	<b>Description</b>	This project would help provide curb gutter and sidewalk in gaps where it now does not exist.
	<b>Target Date</b>	2022 Dec
	<b>Estimate the # and defined beneficiary</b>	200 Persons
	<b>Location Description</b>	Black Oak Drive Paso Robles
<b>Planned Activities</b>	Improve accessibility on Black Oak Drive	

PC27 PC28	<b>Project Name</b>	Homeless Management Information Systems and Planning and Capacity Building
	<b>Target Area</b>	County of San Luis Obispo
	<b>Goals Supported</b>	NA
	<b>Needs Addressed</b>	NA
	<b>Funding</b>	CDBG: \$15,292 from the County of San Luis Obispo for HMIS, \$6,305 from City of Arroyo Grande and \$17,976 from City of San Luis Obispo for Planning and Capacity Building
	<b>Description</b>	Planning and Capacity Building
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	NA
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	Planning and Capacity Building
GA29, GA30	<b>Project Name</b>	CDBG, HOME, and ESG administration by the Urban County of San Luis Obispo
	<b>Target Area</b>	County of San Luis Obispo
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$0 Arroyo Grande, \$10,145 Atascadero, \$4,194 Morro Bay, \$17,107 Paso Robles, \$0 Pismo Beach, \$17,976 San Luis Obispo, and \$276,638 County of San Luis Obispo for a total of \$326,060 HOME: \$90,903 County of San Luis Obispo ESG: \$11,958
	<b>Description</b>	CDBG, HOME, and ESG programs administration by the Urban County of San Luis Obispo. CDBG total \$1,841,814. Max 20% admin is \$368,363. The Urban County is using \$365,633 or 19.9% for Admin. ESG total is \$159,441. Max 7.5% admin is \$11,958. \$11,958 or 7.5% will be used for Admin. HOME total \$909,032. Max 10% admin is \$90,903. The County is using \$90,903 or 10% for Admin.
	<b>Target Date</b>	June 2022
	<b>Estimate the # and defined beneficiary</b>	N/A
	<b>Location Description</b>	County of San Luis Obispo
	<b>Planned Activities</b>	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 does not geographically prioritize the allocation of funds. However, the Urban County consists of six participating cities and the County of San Luis Obispo. The County uses a HUD formula to allocate each share of CDBG funds amongst the County and the six cities of the Urban County. 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 respective 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, City of Morro Bay, and the County are recommending using the 2021 CDBG funds for the acquisition of two properties for the development of new affordable housing family apartments in San Luis Obispo and Morro Bay. The County is recommending using the 2021 HOME funds for Tiburon Place, a new project consisting of 67 housing units and for Woodland Plaza, a new project consisting of 79 senior units. It is expected that HOME will assist 11 units for each project. The projects will be ready for occupancy by June 2023. The County and the City of Atascadero are also allocating 2021 CDBG funds to the rehab of transitional housing units in Atascadero. Minor Home Repair by Community Action Partnership San Luis Obispo is receiving CDBG from the City of Pismo Beach.

**Table 11 – Second Year Goals for Affordable Housing by Support Requirement**

Second Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	104
Special-Needs	0
Total	104

\* Woodland Plaza 79 (11 HOME), Toscano Family Apartments 38, Morro Bay Family Apartments 35, Tiburon Place 67 (11 HOME), Minor Home Repair 5, and Transitional Age Youth Housing 4.

**Table 12 - Second Year Goals for Affordable Housing by Support Type**

Second Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	95
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	104

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the City of San Luis Obispo builds and maintains affordable housing for low income families and elderly people. The Section 8 program provides subsidized rent for 2,411 households in San Luis Obispo County on a monthly basis. HASLO also owns 202 apartments within the City of San Luis Obispo to house low-income families. Finally, the HASLO 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 HASLO continues to explore options to bring more funding sources to the Public Housing properties for much needed modernization and upgrades. HASLO converted 100% of its public housing stock under the HUD RAD Program in August 2019. Major renovations are underway utilizing Low Income Housing Tax Credits, and should be completed by December 2021.

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

HASLO, considered the local Public Housing Authority (PHA), has a very active Resident Advisory Board that assists HASLO meet the needs of tenants. As mentioned above, all of the public housing was converted to LIHTC housing. Consequently, there are no more public housing residents.

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

HASLO consistently rates a "High Performer" score for PHAs 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**

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

refer to services and housing where possible. TMHA will also refer homeless individuals to agencies like the Department of Social Services and the Veteran's Administration. These agencies, in turn, connect people who are homeless with mainstream benefits such as medical insurance through the Affordable Care Act. The Coordinated Entry programs – CAPSLO, El Camino Homeless Organization (ECHO) Homeless Shelter, and 5 Cities Homeless Coalition (5CHC) will also be conducting outreach to unsheltered individuals and will seek to engage them in the Coordinated Entry System. Chronically homeless persons may be assessed for vulnerability and referred to the Housing Prioritization list for Permanent Supportive Housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Urban County will continue spending CDBG funds for the operation costs of the three main homeless related services [40 Prado, ECHO Homeless Shelter, 5CHC] for the next year]. The Urban County recommends allocating its ESG funds to two nonprofit organizations: CAPSLO for the operation costs of 40 Prado and 5CHC for homelessness prevention, outreach, and rapid re-housing assistance.

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

The County will use CoC funding to place chronically homeless persons directly from the streets and shelters into Permanent Supportive Housing (PSH) and to provide supportive services and case management as needed to help them maintain their housing. The County will continue to use ESG funds to provide Rapid Rehousing assistance to non-chronically homeless households as well as chronically homeless households that do not need PSH. Rapid Rehousing programs work to shorten the amount of time that individuals and families experience homelessness. The County will use a portion of its entitlement ESG funding to provide Rapid Rehousing, as well as ESG funding it receives from the State. Homeless persons in non-entitlement jurisdictions may be assisted with ESG funding provided to the County by the State.

In addition to the HUD funded programs, the County and the local Housing Authority will continue to operate a PSH program that will serve at least 65 persons who had been chronically homeless prior to being placed in the housing. Supportive services will be provided to maintain those persons in housing. The Housing Authority also has 226 HUD-VASH vouchers for chronically homeless veterans, 38 Family Unification Program vouchers – including 7 transitional vouchers for youth – and 60 vouchers made available for persons with disabilities under the Mainstream Voucher program. In addition, the Housing Authority has also set aside 84 additional vouchers in the coming year for homeless persons, including eight for households fleeing from intimate partner violence.

Several other Rapid Rehousing programs will also help to house homeless persons in the County. Two Supportive Services for Veteran Families (SSVF) programs operate in the County, providing financial assistance services for permanent housing and short-term case management to veterans and their

families. The CalWorks Housing Support Program will provide Rapid Rehousing assistance to CalWORKs participating homeless families with minor children. Individuals and families may also be eligible to receive TBRA assistance through the HOME program.

**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 of foster care. 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.

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 work closely with homeless services agencies and a hospital representative holds a seat on the CoC board. Hospital staff may make referrals of chronically homeless persons for assessment and placement on the Housing Prioritization Master List for the CoC's PSH programs. Two respite care programs operate in the County that can take persons recently discharged from the hospital who need additional support but who do not require Skilled Nursing Facilities.

The County's Psychiatric Health Facility (PHF) has a staff member who works on discharge planning for clients about to be released from the PHF. The County has also developed a mobile telepsychiatry unit that can see clients at shelters and give prescriptions for psychiatric medications that are needed.

The County Jail has created a discharge planning group of corrections staff and community partners. The group meets regularly to plan for persons who have served their time and who are expected to be released within the next few months. The County also has 123 Sober Living beds available to clients coming out of jail who would benefit from living in a recovery-oriented environment upon discharge. Additionally, the County has created a Re-Entry team for persons with mental illness who are being discharged from jail to help connect them to resources 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.

Federal law requires the Urban County to affirmatively further fair housing and 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 \$50,000 to provide fair housing services to the public and the CRLA hosts a rental clinic twice a month at 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 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 designating land for residential development, the County offers incentive programs to encourage affordable housing development, including density bonuses, exemptions from the Growth Management Ordinance, and expedited permit processing. The County's recently adopted Housing Element includes objectives, policies, and programs to facilitate the production and preservation of affordable housing. The objectives are:

- Objective HE 1.00: Facilitate the development and preservation of housing units that are diverse in type, size, and ownership level to meet the needs of residents of varying lifestyles and income levels.
- Objective HE 2.00: Facilitate the development and preservation of housing that is affordable to households of moderate-income or lower, households of workforce-income, and seniors.

- Objective HE 3.00: Provide support for services that reduce homelessness and housing of persons experiencing or at risk of experiencing homelessness.

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.

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

**Goal 1:** Strengthen Public and Private Fair Housing Enforcement Infrastructure throughout San Luis Obispo County

**Strategy 1:** Increase financial support for fair housing services through a collaborative strategy that engages city governments, the private sector, and local philanthropy

**Goal 2:** Increase the Supply of Affordable Housing in High Opportunity Areas (areas of high-quality jobs, education, and services) throughout San Luis Obispo County.

**Strategy 1:** Increase financial resources for affordable housing through a countywide bond issue.

**Strategy 2:** Reform local zoning and land use regulations to facilitate the development of housing types that are more likely to be affordable.

**Strategy 3:** Build upon efforts to encourage cities' use of Community Development Block Grant (CDBG) for affordable housing development

**Strategy 4:** Encourage more cities to reduce fees, waive fees, or use CDBG funds to cover part or all the cost of fees for affordable housing developments.

**Goal 3:** Meet the Supportive Housing Needs of Persons with Disabilities

**Strategy 1:** If a bond issue is passed, require that 25% of all affordable units in developments assisted with bond proceeds be set aside for persons with disabilities who need supportive services.

**Strategy 2:** Provide funding to public housing authorities or non-profits for the purchase of affordable, inclusionary housing units for use as supportive housing for extremely low-income persons with disabilities.

**Goal 4:** Increase Public Transportation to Connect Protected Class Members to Opportunity

**Strategy 1:** Advocate for greater state and federal resources for public transportation.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The Urban County continues to invest federal funds for the 2021 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 in 2017 increased its General Fund Support (GFS) from \$180,000 annually to \$218,000 for homeless shelters and services addressing homelessness and homeless prevention. In 2019, 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 California Department of Public Health/ Childhood Lead Poisoning Prevention Branch posts the results on their website. 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 helps to educate the public on the hazards and resources available for lead-based poisoning and provides lead paint hazards testing. 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.

Lead-based paint monitoring at all the public housing units in the county occurred for its removal. 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. HUD requires an inspection of the HOME tenant-based rental assistance program (TBRA) units to pass the Housing Quality Standards (HQS)/lead-based paint inspection prior to funding and occupancy. 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). The County Public Health Department and the County Planning & Building

Department prepare the quarterly reviews.

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 the 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

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

#### 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. Section 92.205(b) describes acceptable financial methods of handling the HOME funds. The County only uses two of those methods - which is using the HOME funds to create interest-bearing loan and deferred payment loans. The County has not used HOME funds to create grants or other forms of financial assistance.
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. The County has not used HOME funds to create homebuyer assistance loans since 2016.
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:  
All the County "first-time homebuyer loans" are structured to recapture the total amount of

HOME funds used. The loans have a 50-year term. No payments are required during the first 20 years. From Year 20 to 50, monthly payment of principal and interest are due on the original loan amount, as well as interest payment on the initial 20-year "grace period" of the loan.

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. The County has not used HOME funds to refinance existing debts.

### **Emergency Solutions Grant (ESG)**

#### **Reference 91.220(l)(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 tools 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 homelessness through housing prevention, Rapid-rehousing and other income services.

The Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) is a tool which enables provider to fairly and uniformly provide resources to this in need based on 1) level of need, 2) appropriate housing interventions, and 3) available housing resources within the Coordinated Entry System (CES).

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. Client assessment results entry in HMIS and CES occurs within 30 days of the client assessment results. Or, as the agreed upon period designated by the County and the Homeless Services Oversight Council (HSOC).

Additionally, when determining which specific program within the appropriate intervention category a household should be referred, the ESG grantees will use the coordinated referral criteria developed for the Continuum of Care (CoC).

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 submittal of the applications, an HSOC ad hoc grant review subcommittee reviews the applications and makes funding recommendations to the full HSOC. The full HSOC then makes final funding recommendations and Planning staff takes the HSOC's final funding recommendations

to the Board of Supervisors for review and approval through a public hearing, as advertised in the hearing notice 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.