

The 2022 Action Plan

The Third 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 2022 Action Plan which is the second action plan of the 2020-2024 Consolidated Plan. The 2022 Action Plan will outline a list of specific projects for funding with CDBG, HOME, and ESG funds. The 2022 Action plan, due to HUD by May 15, 2022, 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 HUD 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 2022 Action Plan in September 2021 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. 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 2022 Action Plan:

1. Public outreach process - The Urban County conducted its virtual public outreach process in October 2021 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 funds 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 2022 Action Plan.

5. Submit the approved Action Plan to HUD by May 15, 2022, or 60 days following the release of the final allocations.

2. Summarize the objectives and outcomes identified in the Plan

The 2022 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 2022-2023 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 2022 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 the Consolidated Annual Performance Evaluation Report (CAPER) for the 2020 program year.

Table 1 below summarizes the Urban County's 2020 CAPER report.

Table 1 – 2020 CAPER report

Goal 1	Category	Funding	PY 2020 Outcomes				
Create, Preserve, Maintain Housing/Shelter Opps	Affordable Housing Homeless	CDBG: \$609,680 HOME: \$287,000	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing	5	6	Persons Assisted	120%
			Rental units constructed	81	0	Housing Unit	0%
			Rental units rehabilitated	1	0	Housing Unit	0%
			Homeowner Housing Rehabilitated	6	0	Housing Unit	0%
Goal 2	Category	Funding	PY 2020 Outcomes				
Prevent, reduce, and manage homelessness	Affordable Housing Homeless	CDBG: \$265,612.70 HOME: \$0 ESG: \$0	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public service activities other than Low/Moderate Income Housing Benefit	2601	1549	Persons Assisted	59.55%
			Public service activities for Low/Moderate Income Housing Benefit	13	18	Households Assisted	138%
			Tenant-based rental assistance / Rapid Rehousing	46	0	Households Assisted	0%
			Homeless Person Overnight Shelter	177	858	Persons Assisted	485%
			Homelessness Prevention	0	5	Persons Assisted	0%
Goal 5	Category	Funding	PY 2020 Outcomes				
Create suitable living enviro: Public Services	Non-homeless Special Needs	CDBG: \$14,389	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public service activities other than Low/Moderate Income Housing Benefit	224	16	Persons Assisted	14%
Goal 6	Category	Funding	PY 2020 Outcomes				
Stabilize and revitalize diverse neighborhoods	Non-Housing Community Development	CDBG: \$144,692	Indicator	Expected	Actual	Unit of Measure	Percent Complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	6892	0	Persons Assisted	0%

4. Summary of Community Participation Process and consultation process

Engaging community stakeholders is essential to the success of the 2022 Action Plan. Community engagement occurred per the following schedule:

Activity	Dates
Release of NOFA and Applications	Sept. 27, 2021
Virtual Needs Public Workshops (2)	Oct. 5-6, 2021
Grant Applications Due	Nov. 1, 2021
Needs Hearing before the Board of Supervisors	Dec. 7, 2021
Review Committees Review Applications	Dec. 8-13, 2021
Release of the Draft Action Plan and Draft Funding Recommendations for a 30-day Public Review	Dec. 28, 2021 – Jan 28, 2022
Virtual Draft Funding Public Workshops (2)	Jan 11, 2022
Action Plan Hearing before the Board of Supervisors	April 19, 2022
Deadline to submit the Action Plan to HUD	May 15, 2022

5. Summary of public comments

Below is a summary of housing and community development needs identified during the development of the 2022 Action Plan:

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 (supportive housing)

Homelessness Services:

- 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
- Need for additional beds in shelters

Public Services:

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

Economic Development:

- Small business support targeted towards COVID recovery and resiliency

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.

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 2022 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 2022 Action Plan and those responsible for administration of each grant program and funding source.

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

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.

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 needs related to community development. The County of San Luis Obispo consulted the Homeless Services Oversight Council (HSOC) for funding recommendations relating to the public services component of the entitlement grant 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 2022 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 2022 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 advisory groups and grant review committees to establish funding recommendations based on the community's greatest need(s) and the Urban County's Consolidated Plan goals.

Table 3 – Agencies, groups, organizations who participated

Agency <i>Agency / Group / Organization</i>	Type <i>Agency / Group / Organization Type</i>	Section <i>What Section of the Plan was Addressed?</i>	Consultation (Full sentences) <i>How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</i>
County of San Luis Obispo, Department of Social Services	Local Government	Homeless Strategy	<ul style="list-style-type: none"> • 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
Homeless Services Oversight Council	Advisory Body for Homelessness and homeless services	Homeless Strategy	<ul style="list-style-type: none"> • The HSOC Subcommittee met and prepared draft funding recommendations for the Full HSOC. • The full HSOC approved the recommendations for the Board of Supervisors.
Housing Trust Fund	A private nonprofit corporation for affordable housing	Affordable housing	<ul style="list-style-type: none"> • They participated in the review of Housing applications with the Planning Department staff.

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 2022 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.

Table 5 - Community Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted
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.	None
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	None

Expected Resources

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

Introduction

The estimated funding amounts for the 2022 program year are \$1,772,309 million in CDBG funds, \$882,722 in HOME funds, and \$153,597 in ESG funds.

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 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. Matching sources used to leverage HOME dollars include California Tax Credits (TCAC), permit fees, volunteer labor, social services expenses, etc.

Emergency Solutions Grants Program (ESG)

The ESG regulations require a dollar per dollar match for these funds. Match for ESG activities will come from a variety of sources. These include non-cash, or in-kind, contributions such as donated equipment, volunteer hours, etc. The match requirement may also be met with cash. The County of San Luis Obispo includes requests for General Fund Support dollars in the annual NOFA to provide additional opportunities for applicants to secure matching funds.

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	2022	2023	Affordable Housing	Not Applicable	Provide affordable housing to very low-, low-, and moderate-income households	\$794,449 HOME \$139,465 CDBG	Rental units constructed: 101 units
2	Prevent, reduce, and manage homelessness	2022	2023	Affordable housing, Homeless	Not Applicable	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless	\$227,667 CDBG \$142,077 ESG	Public services activities other than low/mod income housing: 3,635 persons Tenant-based rental assistance/ Rapid Re-housing: 23 households Beds added: 500 beds
3	Infrastructure in direct support of affordable housing	2022	2023	Non-Housing Community Development	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements	\$0 CDBG	Public facility or infrastructure activities for low/mod housing benefit: 2700 persons
4	Create suitable living environment through public services	2022	2023	Non-Homeless Special Needs	Not Applicable	Provide social services to low-income families	\$38,457 CDBG	Public services other than low/mod housing benefit: 600 persons
5	Stabilize and revitalize diverse neighborhoods	2022	2023	Non-Homeless Special Needs	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements	\$1,024,594 CDBG	Public facility or infrastructure activities other than low/mod housing benefit: 20000 persons
6	Training and Business Assistance to Businesses	2022	2023	Non-Housing Community Development	Not Applicable	Provide training and business assistance to businesses	\$65,000 CDBG	Businesses assisted: 30 businesses

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 2022, the Urban County plans to use both CDBG and HOME funds to finance affordable housing projects that provide approximately a total of 101 new affordable housing units.

AP-35 Projects – 91.220(d)

Introduction

The Urban County will use its 2022 federal funds for projects benefiting very low to low-income families. Projects include construction of affordable rental housing units, various ADA compliance architectural barrier removal projects, and operation of homeless shelter programs. The County will not exceed program expenditure limits for administration and public services, as specified by the regulations for each program.

Table 8 - Projects

#	Housing	Source
H01	Cambria Pines (PSHH)	HOME
H02	Del Rio Ridge (PSHH)	CDBG
H03	Pismo Beach Affordable Senior Housing (HASLO)	HOME
Public Services		
PS04	40 Prado (CAPSLO)	CDBG/ESG
PS05	Adult Day Center - (CAPSLO)	CDBG
PS06	Navigation Center - (ECHO)	CDBG
PS07	Youth Activities Scholarship Fund - Atascadero Community Services Foundation	CDBG
PS08	Supportive Housing Program (PSHHC)	CDBG
PS09	Homeless Prevention, Rapid Re-Housing, Subsistence payments and outreach (5CHC)	CDBG/ESG
Public Facilities		
PF10	Water Reservoir Rehab (OCSD)	CDBG
PF11	Curb Ramp and Sidewalk Improvements (City of Arroyo Grande)	CDBG
PF12	Santa Rosa Barrier Removal (City of Atascadero)	CDBG
PF13	17 th Street Pedestrian Improvements (City of Paso Robles)	CDBG
PF14	Curb Ramp Project (City of SLO)	CDBG
PF15	Barrier Removal Project (City of Pismo Beach)	CDBG
Economic Development		
ED16	Small Business TA (MCSC)	CDBG

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 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 2022 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.

Projects

AP-38 Projects Summary

Table 9 - Project Summary Information

H01	Project Name	Cambria Pines – Peoples’ Self-Help Housing
	Target Area	Cambria, CA
	Goals Supported	Create, preserve, and maintain diverse housing/ shelter opportunities
	Needs Addressed	Provide affordable housing to very low-, low-, and moderate-income households
	Funding	HOME: \$545,449.80 from the County of San Luis Obispo
	Description	33 units with supportive services for families.
	Target Date	July 2022
	Estimate the # and defined beneficiary	11 HOME units
	Location Description	2845 Schoolhouse Lane, Cambria, CA 93428

	Planned Activities	Project will provide 33 units with supportive services to low-income families.
H02	Project Name	Del Rio Ridge – Peoples’ Self-Help Housing
	Target Area	Atascadero, CA
	Goals Supported	Create, preserve, and maintain diverse housing/ shelter opportunities
	Needs Addressed	Provide affordable housing to very low-, low-, and moderate-income households
	Funding	CDBG: \$139,465 from the County of San Luis Obispo
	Description	Funds will be used to acquire land and construct 42 units (to also provide supportive services) for families and veterans.
	Target Date	July 2022
	Estimate the # and defined beneficiary	42 low-income families and veterans
	Location Description	2455 El Camino Real, Atascadero, CA 93422
	Planned Activities	Funds will be used to develop affordable multi-family residential apartments (42 units).

H03	Project Name	Pismo Beach Affordable Senior Housing – Housing Authority of San Luis Obispo
	Target Area	Pismo Beach
	Goals Supported	Create, preserve, and maintain diverse housing/ shelter opportunities
	Needs Addressed	Provide affordable housing to very low-, low-, and moderate-income households
	Funding	HOME: \$249,000 from County of San Luis Obispo
	Description	26 units for seniors
	Target Date	July 2022
	Estimate the # and defined beneficiary	26 seniors
	Location Description	2655 Shell Beach Road, Pismo Beach, CA
Planned Activities	Construction of 26 affordable units for seniors.	
PS04	Project Name	40 Prado - CAPSLO
	Target Area	Countywide
	Goals Supported	Prevent, reduce, and manage homelessness
	Needs Addressed	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless
	Funding	CDBG: \$74,132 from the City of San Luis Obispo and \$44,383.14 from the County of San Luis Obispo ESG: \$85,246.34 from the County of San Luis Obispo
	Description	Funds will be used to shelter homeless individuals
	Target Date	July 2022
	Estimate the # and defined beneficiary	CDBG: 750 Persons ESG: 750 Persons
	Location Description	San Luis Obispo
Planned Activities	Provide shelter for homeless individuals	
PS05	Project Name	Adult Day Center - CAPSLO
	Target Area	Paso Robles and county-wide
	Goals Supported	Create suitable living environment through public services
	Needs Addressed	Provide social services to low-income families
	Funding	CDBG: \$12,328 from the City of Paso Robles
	Description	Providing respite to family caregivers and quality care to older adults with early stages of Alzheimer's, dementia, or other cognitive impairments
	Target Date	July 2022
	Estimate the # and defined beneficiary	25 adults
	Location Description	Paso Robles
Planned Activities	Provide quality care to older adults	
PS06	Project Name	Operation of the Homeless Shelter - El Camino Homeless Organization (ECHO)
	Target Area	Countywide
	Goals Supported	Prevent, reduce, and manage homelessness
	Needs Addressed	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless
	Funding	CDBG: \$8,524 from the City of Atascadero, \$10,929 from the City of Paso Robles, and \$40,240.69 from the County
	Description	Funds will be used to operate the Navigation Centers in order to provide services to people experiencing homelessness.
Target Date	July 2022	

Estimate the # and defined beneficiary	850 Persons
Location Description	6370 Atascadero Ave, Atascadero, CA 93422
Planned Activities	Operations of Navigation Centers – case management, shelter coordination, street outreach, volunteer coordination, and meal programs.

PS07	Project Name	Youth Activities Scholarship Fund - Atascadero Community Services Foundation
	Target Area	Atascadero
	Goals Supported	Create suitable living environment through public services
	Needs Addressed	Provide social services to low-income families
	Funding	CDBG: \$10,752 from the City of Atascadero
	Description	The scholarship program supports low-income youth to participate in organized recreation, social and cultural activities.
	Target Date	July 2022
	Estimate the # and defined beneficiary	100
	Location Description	City of Atascadero
	Planned Activities	The scholarship program provides recreational opportunities for low-income families
PS08	Project Name	Supportive Housing Program - PSHHC
	Target Area	Countywide
	Goals Supported	Create suitable living environment through public services
	Needs Addressed	Provide social services to low-income families
	Funding	CDBG: \$7,748 from City of Morro Bay and \$8,518 from the City of Paso Robles
	Description	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.
	Target Date	July 2022
	Estimate the # and defined beneficiary	CDBG: 20 households
	Location Description	Countywide
	Planned Activities	Case management
PS09	Project Name	Homeless Prevention and Rapid Re-Housing Program - 5CHC
	Target Area	Countywide
	Goals Supported	Prevent, reduce, and manage homelessness
	Needs Addressed	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless
	Funding	CDBG: \$1,644 from City of Atascadero, \$900 from the City of Morro Bay, \$3,500 from the City of Paso Robles, \$5,245 from City of Pismo Beach, \$13,000 from the City of Arroyo Grande, and \$24,003.17 from the County. ESG: \$56,830.89
	Description	Rapid re-housing activities will involve intensive case management.
	Target Date	July 2022
	Estimate the # and defined beneficiary	CDBG: 14 households ESG: 9 households
	Location Description	Countywide
	Planned Activities	Conduct outreach, coordinated assessment, and case management to provide rapid re-housing and homeless prevention services to residents
PF10	Project Name	Water Reservoir Rehab - OCSD
	Target Area	Oceano
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$225,000 from the County of San Luis Obispo
	Description	Rehabilitate a 297,000-gallon water storage tank to provide system-wide benefits.
	Target Date	July 2022
	Estimate the # and defined beneficiary	7,600 people within the community of Oceano
	Location Description	Oceano
	Planned Activities	Rehab of 297,000 gallon water storage tank.

PF11	Project Name	Curb Ramp and Sidewalk Improvements – City of Arroyo Grande
	Target Area	City of Arroyo Grande
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$56,333 from the City of Arroyo Grande
	Description	Removal of architectural barriers to improve ADA accessibility
	Target Date	July 2022
	Estimate the # and defined beneficiary	470 disabled
	Location Description	Arroyo Grande, CA
	Planned Activities	Improve accessibility
PF12	Project Name	Santa Rosa Barrier Removal – City of Atascadero
	Target Area	City of Atascadero
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$90,652 from the City of Atascadero
	Description	Removal of architectural barriers to improve ADA accessibility
	Target Date	July 2022
	Estimate the # and defined beneficiary	350 disabled
	Location Description	Santa Rosa Ave, Atascadero, CA
	Planned Activities	Improve accessibility
PF13	Project Name	17 th Street Pedestrian Improvements – City of Paso Robles
	Target Area	City of Paso Robles
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$152,856 from the City of Paso Robles
	Description	This project will replace a section of non-compliant sidewalk.
	Target Date	July 2022
	Estimate the # and defined beneficiary	100 disabled
	Location Description	17 th Street, Paso Robles, CA
	Planned Activities	Improve accessibility
PF14	Project Name	Curb Ramp Improvement Project – City of SLO
	Target Area	City of San Luis Obispo
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$385,483 from the City of San Luis Obispo
	Description	Install curb ramps – improve ADA accessibility
	Target Date	July 2022
	Estimate the # and defined beneficiary	200 Persons
	Location Description	City of San Luis Obispo
	Planned Activities	Improve accessibility
PF15	Project Name	Barrier Removal Project - City of Pismo Beach
	Target Area	City of Pismo Beach
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$25,175 from the City of Pismo Beach

	Description	Construct and install ADA ramps
	Target Date	July 2022
	Estimate the # and defined beneficiary	200 Persons
	Location Description	Pismo Beach
	Planned Activities	Improve accessibility
ED16	Project Name	Small Business TA - MCSC
	Target Area	Countywide
	Goals Supported	Training and Business Assistance to Businesses
	Needs Addressed	Provide training and business assistance to businesses
	Funding	CDBG: \$65,000 from the County of San Luis Obispo
	Description	Provide technical assistance and training opportunities to low- and moderate-income entrepreneurs.
	Target Date	July 2022
	Estimate the # and defined beneficiary	200 Persons
	Location Description	Countywide
	Planned Activities	Provide technical assistance to small businesses.

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.

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

Third Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	101
Special-Needs	0
Total	101

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

Third Year Goals for the Number of Households Supported Through	
Rental Assistance	23
The Production of New Units	101
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	124

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, 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

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 2022 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(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
Refer to the attached "Written Standards for Providing ESG Assistance" document.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care has established a Coordinated Entry System (CES) that meets HUD requirements. There are three designated CES intake sites, all of which are ESG recipients. A hotline is available also for phone assessment for clients that are unable to travel to a site. The two-step screening 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.