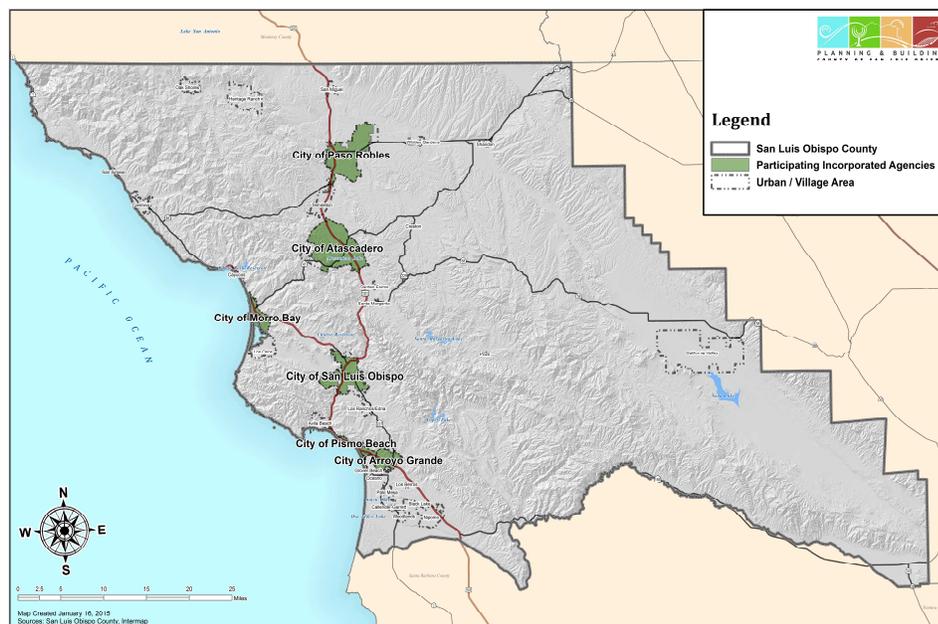


Executive Summary

ES-05 Executive Summary

1. Introduction

The 2015-2019 Consolidated Plan serves as a strategic plan for the Urban County of San Luis Obispo to establish funding policies and objectives for the annual allocations of the three HUD grant programs: 1) Community Development Block Grant (CDBG), 2) HOME Investment Partnerships Program (HOME), and 3) Emergency Solutions Grant (ESG). The Urban County of San Luis Obispo is comprised of six participating cities with populations under 50,000, and the unincorporated areas of the County of San Luis Obispo. The six participating cities include Arroyo Grande, Atascadero, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo. The County of San Luis Obispo is the lead agency for the preparation of the 2015-2019 Consolidated Plan. The Urban County Consolidated Plan focuses on activities to be funded with the CDBG, HOME, and ESG grant programs.



- **Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities for low and moderate income persons. The CDBG program is the most flexible grant program aimed for a wide range of community-based activities. The activities include housing rehabilitation, homeownership assistance, lead-based paint detection and removal, acquisition of land and buildings,

construction or rehabilitation of public facilities and homeless shelters, public infrastructure improvements, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

- **HOME Investment Partnerships Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households. The program gives local governments the flexibility to fund a variety of affordable housing activities through housing partnerships with private industry and nonprofit organizations. HOME funds can be used for activities involving building acquisition, new construction of affordable housing units, rehabilitation of affordable housing units, homebuyer assistance, and tenant-based rental assistance.
- **Emergency Solutions Grant (ESG):** The ESG program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a number of homeless-related activities. The activities include rehabilitation or remodeling of a building to be used as a new shelter, operations and maintenance of a homeless facility, essential supportive services, and homeless prevention.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on a 5 percent annual reduction in grant funds, the Urban County of San Luis Obispo is anticipating to receive the following total grant funds over the next 5 years (2015-2019) under the CDBG, HOME, and ESG programs.

1. CDBG: \$6,996,001
2. HOME: \$3,121,167
3. ESG: \$582,383

The strategic framework below shows priorities, funding levels and performance outcomes for different eligible categories. The public outreach process conducted by the Urban County of San Luis Obispo resulted in the identification and prioritization of community needs. The formulated strategies along with priorities listed in the following table are aimed at addressing these identified community needs.

TABLE 1: URBAN COUNTY OF SAN LUIS OBISPO STRATEGIES AND PRIORITIES FOR THE 2015-2019 CONSOLIDATED PLAN		
PRIORITY	OBJECTIVE	OUTCOME
AFFORDABLE HOUSING STRATEGY		

**TABLE 1: URBAN COUNTY OF SAN LUIS OBISPO STRATEGIES AND PRIORITIES
FOR THE 2015-2019 CONSOLIDATED PLAN**

PRIORITY	OBJECTIVE	OUTCOME
Priority #1: Increase availability of affordable and decent housing for very-low, low- and moderate-income persons and families.	CDBG: \$1.5 M HOME: \$2M	Benefit to 160 households <i>(very low, low and moderate income)</i>
ADDRESSING HOMELESSNESS STRATEGY		
Priority #1: Provide needed emergency shelter facilities and related services.	CDBG: \$500,000 ESG: \$400,000	Benefit to 20,000 households <i>(very low and low income)</i>
Priority #2: Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless.	CDBG: \$500,000 HOME: \$1M	Benefit to 270 households <i>(low income)</i>
PUBLIC FACILITY STRATEGY		
Priority #1: Revitalize the neighborhoods through street and public facilities improvements.	CDBG: \$4M	Benefit to 75,000 persons <i>(low to moderate income)</i>
PUBLIC SERVICES STRATEGY		
Priority #1: Provide social services to homeless persons and low income families.	CDBG: \$300,000 ESG: \$180,000	Benefit to 7,000 persons <i>(low to moderate income)</i>
ECONOMIC DEVELOPMENT STRATEGY		
Priority #1: Provide training and business assistance to businesses.	CDBG: \$100,000	Create 20 jobs <i>(for low to moderate income persons)</i>

3. Evaluation of past performance

The County met or exceeded most, but not all, of the objectives set forth in the 2010-2014 Consolidated Plan. Table 2 summarizes the objectives proposed in the 2010-2014 Consolidated Plan and the actual results. The County met or exceeded all objectives in the Affordable Housing and Public Services Strategies. The County fell short in meeting the following objectives:

- Addressing Homelessness Strategy, Priority #2: The County's objective of preventing homelessness through housing and services was to assist 450 individuals. Only 136 individuals were actually assisted. The shortfall was largely due to a shift in emphasis for federal ESG funds from preventing homelessness to rapid rehousing activities. Federal priorities appear likely to continue to emphasize rapid rehousing. As such, the 2015-2019 Consolidated Plan includes a priority for affordable housing for persons at risk of becoming homeless.
- Economic Development Strategy, Priority #2: The County's objective of providing financial assistance to small businesses was to assist 25 businesses. No businesses were actually assisted. The County terminated its financial assistance to small businesses after consulting with the Economic Vitality Corporation (EVC), the CDBG subrecipient which had been operating a revolving loan program. The EVC and County determined that the relatively small amount of CDBG funds available for the small business loan program, combined with the regulations applicable to CDBG loans for businesses, made the program inefficient and ineffective. The EVC agreed with the County decision to redirect its CDBG funds to other priorities while the EVC explores private sector sources for financial assistance to small businesses.
- Public Facilities Strategy, Priority #1: The County's objective of assisting in the construction of public facilities that would benefit low and moderate income populations was to provide benefits for a population of 14,056 individuals. 10,000 individuals actually received benefits from the County's assistance in construction of public facilities. The shortfall was due to project delays in San Luis Obispo, Oceano, and San Miguel. These projects are still needed and the County intends to invest in public facilities projects in the future.

TABLE 2: SUMMARY OF ACCOMPLISHMENTS – CONSOLIDATED PLAN 2010 – 2014					
Priority Need	2010 – 2014 Consolidated Plan Spending and Benefits				
	Objective Met or Exceeded?	Consolidated Plan Objectives		Actual Accomplishment	
		Spending (millions)	Benefit (low/mod persons or households)	Spending (millions)	Benefit (low/mod persons or households)
AFFORDABLE HOUSING STRATEGY					
Priority #1: Affordable Rental Housing	Y	\$4.900	120	\$5.571	162
Priority #2: Affordable Ownership Housing	Y	\$0.750	20	\$0.171	4
Priority #3: Maintain/upgrade housing	Y	\$0.500	60	\$0.336	373

TABLE 2: SUMMARY OF ACCOMPLISHMENTS – CONSOLIDATED PLAN 2010 – 2014

Priority Need	2010 – 2014 Consolidated Plan Spending and Benefits				
	Objective Met or Exceeded?	Consolidated Plan Objectives		Actual Accomplishment	
		Spending (millions)	Benefit (low/mod persons or households)	Spending (millions)	Benefit (low/mod persons or households)
ADDRESSING HOMELESSNESS					
Priority #1: Emergency shelter and services	Y	\$1.300	4,000	\$1.359	18,344
Priority #2: Prevent homelessness through housing and services		\$0.675	450	\$0.137	136
ECONOMIC DEVELOPMENT STRATEGY					
Priority #1: Technical assistance to small businesses	Y	\$0.250	25	\$0.907	78
Priority #2: Financial assistance to small businesses		\$0.250	25	\$0	0
PUBLIC FACILITIES STRATEGY					
Priority #1: Assist public facilities which primarily benefit low/mod persons		\$7.300	100,000	\$3.565	91,878
PUBLIC SERVICES STRATEGY					
Priority #1: Assist low/mod persons with necessary public services	Y	\$0.535	10,000	\$0.168	14,056

Notes: Benefits are in terms of persons or households with incomes below 80% of area median income (AMI), except for homelessness benefits, which are below 30% of AMI.

4. Summary of citizen participation process and consultation process

This plan is the product of comprehensive public outreach program, including multiple community meetings, consultation with local agencies, community groups, and organizations involved in providing affordable housing for low income families, special services for homeless population and other supportive services for the seniors and low income families, and a “Needs Assessment” survey in English and Spanish.

The Urban County started the public engagement process in September 2014 by holding two public “needs” workshops: one in the North county (the cities of Paso Robles, Morro Bay, and Atascadero and the unincorporated areas of the North County) and another one in the South county (the cities of Arroyo Grande, Pismo Beach, and the unincorporated areas of the South County). The Urban County also held a joint hearing by the City of San Luis Obispo (the Human Relations Commission meeting) to learn about the needs at the public hearing session. The public workshops were announced by advertising them with generally circulated newspaper (SLO Tribune), posting it on the cities’ web sites and the County’s web site, announcing it on Facebook, and distributing fliers at the bus station, schools, libraries, and post offices. In addition to holding public workshops, the Urban County attended different advisory groups and made presentations on the upcoming 2015-2019 Consolidated Plan. The advisory groups consulted include the “Supportive Housing Coalition”, the “Adult Services Policy Council”, the “Workforce Housing Coalition”, and the “Homeless Services Oversight Council”. Each advisory group is well represented by the community leaders, lending and real estate communities, local nonprofit developers, public health agencies, schools, local hospitals, senior housing, homeless shelters and service providers to senior, low income children, and homeless population. All presentations included an overall process of the preparation of the Consolidated Plan specially the critical aspect of public participation process to formulate priority needs.

The County also developed and distributed a “Needs Assessment” survey to various advisory groups, nonprofits, and community advisory bodies. Moreover, the survey was published online to collect information from members of the public. The survey contained questions to determine which groups of special needs and low income households are considered being the most vulnerable population as well as identifying the most pressing needs for community facilities, infrastructure, special needs, community services, economic development, and neighborhood services.

5. Summary of public comments

The following is a summary of housing and community development needs as identified at the September community workshops and the Consolidated Planning “Needs Assessment” survey:

Affordable Housing:

- Attendees expressed the need for the rehabilitation of single family homes for low income families.

- Attendees and participants of the “Needs Assessment” survey expressed the need for affordable rental housing units for very low and low income families.

Homelessness Service:

- Several individuals expressed support for the continued financial support to the Maxine Lewis Memorial Homeless Shelter and the Prado Day Center.
- Ongoing discussion by the Homeless Services Oversight Council (HSOC) places emphasis on the need for case management services as a key component to reducing homelessness in the county.
- Participants of the “Needs Assessment” survey expressed the need for additional homeless shelters and centers.
- Participants of the “Needs Assessment” survey expressed the need for homeless prevention (short term deposits and rental assistance for people at risk of losing housing and becoming homeless) and rapid re-housing financial assistance (short term deposits and rental assistance for homeless persons to move into permanent housing).

Public Services:

- A representative from Community Action Partnership of San Luis Obispo (CAPSLO) expressed the need for continued funding for operation of homeless shelters and services.
- Attendees indicated a need for sober living transitional housing and related supportive services.
- Participants in the “Needs Assessment” survey expressed a high priority for mental health and homeless services.

Economic Development:

- Participants in the “Needs Assessment” survey expressed the need for job creation and retention.

Public Facilities:

- Participants in the “Needs Assessment” surveys expressed the need slum/blight removal and street lighting improvement.

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

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

7. Summary

Overall, the Urban County of San Luis Obispo major community needs revolve around homeless prevention services and homeless shelters including transitional housing. The second major needs are mental health and health services for seniors and youth. These needs were identified through public workshops, community stakeholder meetings, and the needs assessment survey. The Urban County's strategies and funding priorities for the 2015-2019 Consolidated Plan is established based on the information collected from the public input process. Refer to Table 1 for the established strategies and priorities.