

The 2016 Action Plan

The Second Action Plan of the 2015-2019 Consolidated Plan

The Urban County of San Luis Obispo

The City of Arroyo Grande

The City of Atascadero

The City of Morro Bay

The City of Paso Robles

The City of Pismo Beach

The City of San Luis Obispo

The County of San Luis Obispo

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) coordination

1. Introduction

The Urban County of San Luis Obispo annually submits an action plan to apply for federal grant funds from the U.S. Department of Housing and Urban Development (HUD) in order to receive grant funds under the Community Development Block Grant (CDBG) program, HOME investment partnerships (HOME) program, and the Emergency Solutions Grant (ESG) program. This year's action plan is the 2016 Action Plan which is the second action plan of the 2015-2019 Consolidated Plan. The 2016 Action Plan will outline a list of specific projects for funding with CDBG, HOME, and ESG funds. The 2016 Action plan serves as an application for HUD funds that must be submitted to HUD by May 15, 2016. 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 of San Luis Obispo comprises of the following seven jurisdictions with the County of San Luis Obispo being the lead agency to administer HUD grant funds.

1. City of Arroyo Grande
2. City of Atascadero
3. City of Pismo Beach
4. City of Paso Robles
5. City of Morro Bay
6. City of San Luis Obispo
7. County of San Luis Obispo

The Urban County of San Luis Obispo heard from HUD in Mid-February 2016 for the final funding amounts under CDBG, HOME, and ESG programs. The Urban County of San Luis Obispo will use \$1,667,918 in CDBG funds, \$678,610 in HOME funds, and \$148,084 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 of San Luis Obispo started the preparation of the 2016 Action Plan in September 2015 with conducting public workshops and hearings to identify unmet community needs. A "needs assessment" survey was also published that validated those needs that were identified during the public workshops and hearings. 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 2015-2019 Consolidated Plan also considers these unmet community needs as its two highest priority's needs. Moreover, a recent Fair Housing Plan update views affordable housing a major community need. Finally, San Luis Obispo County is among the least affordable places in the nation. Apart from the two high priority needs (affordable housing needs and gaps in homeless services), economic development and public facilities were indicated as unmet community needs. While the Urban County of San Luis Obispo anticipates receiving less and less HUD funding every year, the Urban County recognizes that it must spend the valuable HUD funds on projects that result in the production or preservation of affordable housing for low income families and continue funding the operation of homeless shelters. This funding expenditure strategy is supported with the 2015-2019 Consolidated Plan.

Action Plan process includes the following steps to prepare the 2016 Action Plan:

1. Public outreach process – The Urban County of San Luis Obispo conducted its public outreach process in September 2015 in accordance with the Community Participation Plan which is also known as the Community Participation Plan. This plan includes specific procedures to engage the public by providing an opportunity for the members of the public to offer their input on unmet community and affordable housing needs. The details of the community participation process will be discussed under “Summary of Community Participation Process and consultation process” section.
2. Request For Proposal (RFP) process – The Urban County of San Luis Obispo issued an RFP to solicit project proposals that could be funded with CDBG, HOME, and ESG funds while meeting the unmet community needs identified during the public outreach process.
3. Project selection process – The Urban County of San Luis Obispo reviewed and selected projects using the established rating criteria and developed draft funding recommendations that was published for a 30 day public review process by the public and various community groups and advisory bodies. See detailed discussions of the project selection project process under the “Projects” section.
4. Project approval process – After the 30-day public review process of the draft funding recommendations for selected projects, the Urban County of San Luis Obispo held public hearings to review and approve the draft funding recommendations. At this stage, the 2016 Action Plan was officially approved by the Urban County of San Luis Obispo and ready to be submitted to HUD by May 15, 2016.

2. Summarize the objectives and outcomes identified in the Plan

The 2016 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 2016-17 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 2016 Action Plan. These goals and outcomes are consisted with the 2015-2019 Consolidated Plan.

- **Increase and Maintain Affordable Housing Stock**
 - Provide funding for the development of new and rehabilitated rental housing units for very-low to moderate-income persons and families.
 - Maintain and upgrade existing housing units occupied by very-low to moderate-income households
- **Decrease Homelessness**
 - Provide funds to support permanent housing for homeless individuals and families drawing from the Housing First approach to ending homelessness.
 - Support existing transitional housing and supportive housing facilities.

- Support programs that provide short-term emergency shelter and supportive services for homeless individuals and families, while still prioritizing a Housing First approach to ending homelessness.
- Support homelessness prevention activities, and rapid re-housing programs.
- **Create Suitable Living Environments for Low to Moderate Income Persons through Public Facilities Improvements:**
 - Support public facilities projects that enhance very-low and moderate-income neighborhoods through physical improvements and rehabilitation of public areas and facilities.
- **Create Suitable Living Environments for Low to Moderate Income Persons through Public Services:**
 - Support public and social services programs for special needs and low-income persons.
- **Invest in Economic Growth and Workforce Development:**
 - Provide job skills training opportunities to better prepare the County's low- and moderate-income workforce for employment.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the Urban County of San Luis Obispo to choose its goals or projects.

The Urban County of San Luis Obispo submitted HUD required Consolidated Annual Performance Evaluation Report (CAPER) for the 2014 program. This report contains information on the funding expenditure for the 2014 Program Year and compares the actual performance outcomes achieved as a result of these funding expenditure with the proposed performance outcome stated in the Action Plan. Table 1 below summarizes the Urban County's 2014 CAPER report by comparing the objectives proposed under the 2014 Action Plan and the actual accomplishments.

TABLE 17: ACCOMPLISHMENT SUMMARY							
Priority Need	5-Year Objectives 2010-2014 Consolidated Plan	Accomplishments		Cumulative			
		Program year 2013/2014		Spent	Benefits		
		Spend	Benefits				
Category: Affordable Housing Strategy							
Priority #1: Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.	\$4.9 M CDBG, HOME	120 low/mod	\$1,823,051 CDBG, HOME	22 low/very low-inc*	\$7,393,674	69 low/very low-inc*	
Priority #2: Increase first-time home ownership opportunities for low- and moderate-income households.	\$750,000 CDBG, HOME	20 low/mod	\$0 CDBG, HOME	0 Low-income	\$170,560 HOME CDBG	4 low/mod	
Priority #3: Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.	\$500,000 CDBG	60 low/mod	\$24,842 CDBG	211 low-inc* households	\$360,641 CDBG	584 low-inc* households	
Category: Addressing Homelessness							
Priority #1: Provide needed emergency shelter facilities and related services.	\$1.3 M CDBG, ESG	4,000 ex-low	\$391,692 CDBG, HOME	5,135 low /very low-inc * households	\$1,750,916 CDBG and ESG	23,479 low/very low-inc* households	
Priority #2: Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.	\$675,000 HOME/SHP	450 low	\$62,925 HOME	54 households	\$199,868 HOME	190 low-inc* households	
Category: Economic Development Strategy							
Priority #1: Provide business technical assistance to enable small businesses to create and/or retain jobs.	\$250,000 CDBG	25 jobs	\$25,660 CDBG	0 new jobs	\$116,395 CDBG	0 new client jobs	
Priority #2: Provide financial assistance to existing small businesses for expansion and to start-up businesses.	\$250,000 CDBG	25 jobs	\$0 CDBG	0 new jobs	\$0 CDBG	0 new jobs	
Category: Public Facilities Strategy							
Priority #1: Assist communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford necessary public facilities and facilities that benefit income eligible persons.	\$7.3 M CDBG	100,000 persons	\$660,099	23,554 beneficiaries	\$4,225,564 CDBG	115,432 beneficiaries	
Category: Public Services Strategy							
Priority #1: Assist low- and moderate-income persons that cannot afford necessary public services.	\$535,000 CDBG	10,000 Un* persons	\$27,276	264 persons	\$195,064	14,320 persons	

Table 1 – 2014 CAPER report

*Key: Business – Bus income – inc Unduplicated - Un

4. Summary of Community Participation Process and consultation process

Summary from community participation section of plan.

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 2016 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 where 57 persons responded. Participants were 58 percent private community members, 38 percent nonprofit organizations, two (2) percent for profit organizations, and two (2) percent units of local government. In addition to the online survey, the Needs Assessment survey was also distributed to local Advisory Councils, nonprofit organizations, and community advisory bodies. Survey participants included community housing development organizations, community services providers, County Commissions on Aging and Senior Citizens, Community Service Districts, and local Advisory Councils, among others. The survey included selecting needs priority levels for special needs populations, community facilities, infrastructure, special needs, community services, economic development, and neighborhood services.
- Hosted two public needs workshops in September 2015 where a total of 23 persons participated. The first workshop was held in the North County at the Atascadero Public Library on September 8, 2015, and the second workshop was held in the South County at the Nipomo Public Library on September 15, 2015.
- Held a public hearing on September 2, 2015, at the City of San Luis Obispo Humans Relations Commission to identify needs at the public hearing session.
- Held a public hearing on October 6, 2015, at the County of San Luis Obispo to receive public testimony on community needs at the public hearing session.
- Hosted two public needs workshops in February 2016 where a total of 16 persons participated. The first workshop was held in the South County at the Nipomo Public Library on February 10, 2016 and the second workshop was held in the North County at the Atascadero Public Library on February 17, 2016.
- Presented and sought input on the 2016 Action Plan and the draft funding recommendations from the Commission on Aging advisory body at its February 19, 2016 meeting.
- Held a public hearing on April 12, 2016, at the County of San Luis Obispo Board of Supervisor to receive public testimony and approval for the 2016 Action Plan.

5. Summary of public comments

The following is a summary of housing and community development needs as identified at the two September 2015 community workshops, the two public hearings, the Needs Assessment Survey, and two February 2016 community workshops during the 30-day review period:

Affordable Housing:

- The need for affordable rental housing units for extremely low and low income families as well as affordable housing for the senior population.
- Support for continued financial assistance to low income homeowners for the installation of sewer laterals in the unincorporated community of Los Osos. Continued support for the Tenant-Based Rental Assistance (TBRA) program

Homelessness Service:

- Support for continued financial assistance to homeless shelters and rapid re-housing programs.
- The need for case management services as a key component to reducing homelessness in the county.

Public Services:

- The need for funding mental health and homeless related services.
- Support for financial assistance to detox facilities and related services. Ongoing support for emergency and transitional shelter and housing, homelessness prevention and services
- The need for services for seniors and people with disabilities

Economic Development:

- The need for funding job training programs to help with creating and retaining jobs for low income individuals.
- The need to support economic development programs that will help promote job creation and retention.

Public Facilities:

- The need for street and sidewalk accessibility improvements.
- The need for health care facilities and child care centers.

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

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

7. Summary

The overall goal of the Urban County's community development programs is to develop viable communities by providing affordable housing, a suitable living environment, and expanded economic opportunities. The 2016 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 2016 Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name/Agency	Department
Lead Agency	San Luis Obispo County	Planning and Building Dept./Housing
CDBG, HOME, ESG Admin	San Luis Obispo County	Planning and Building Dept./Housing
CDBG Administration	City of San Luis Obispo	Housing Team
CDBG Administration	City of Paso Robles	Community Development Department
CDBG Administration	City of Atascadero	Public Works Department
CDBG Administration	City of Morro Bay	Public Works Department
CDBG Administration	City of Arroyo Grande	Community Development Department
CDBG Administration	City of Pismo Beach	Planning Department

Table 2 – Responsible Agencies

Narrative

The County of San Luis Obispo is the lead agency in administering CDBG, HOME, and ESG programs. The County and six participating cities of San Luis Obispo, Paso Robles, Atascadero, Morro Bay, Arroyo Grande, and Pismo Beach are designated as the “Urban County of San Luis Obispo” for the next two years. The administration of HOME and ESG programs is handled by the County of San Luis Obispo. Furthermore, the County of San Luis Obispo is responsible to prepare the annual Action Plans and the Consolidated Plan, conduct public participation process, and submit the required plans to the U.S. Department of Housing and Urban Development.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

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 Request For Proposal 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(l))

The County worked closely with the six participating cities to implement the community participation plan for the preparation of the 2016 Action Plan. This included holding public workshops and publishing the “Needs Assessment” survey on the County’s web site. This outreach led to identifying community needs and affordable housing related issues.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The County staff regularly attends meetings of the full Homeless Services Oversight Council (HSOC) as well as the HSOC’s Housing Committee to discuss ongoing housing issues and needs of homeless persons in the community. The HSOC serves as the governing body for the Continuum of Care (CoC) program. In addition to regularly keeping abreast of current homeless housing needs, County staff presented and sought input on the draft 2016 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 SSVF program started last year and 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 Housing First Program, called 50Now, that is funded by the County of San Luis Obispo and the Housing Authority of San Luis Obispo (HASLO) to quickly house and provide intensive supportive services to 50 of the most vulnerable, chronically homeless individuals countywide

- Tenant Based Rental Assistance for families and individuals funded by the HOME grant and Rapid Rehousing assistance funded by the Emergency Solutions Grant and HOME
- Permanent supportive housing, transitional housing, and supportive services to homeless individuals and families funded by the CoC program
- Case management and emergency shelter provided by Emergency Solutions Grant funding. These services are available to single adults, families, and unaccompanied Transitional Aged Youth (aged 18-24)

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

County staff works with the CoC governing body, the HSOC, to determine how to allocate ESG funds annually. The HSOC makes funding recommendations on projects under the ESG program to the County Board of Supervisors. Performance standards for the ESG program are considered annually during the Action Plan process when HSOC CoC and nonprofits have the opportunity to suggest revisions to the existing standards. Additionally, the HSOC considers program outcomes from the previous year when considering programs for funding recommendations.

County staff also attends HSOC subcommittee meetings throughout the year to participate and lead ongoing discussions related to funding, program policies, and procedures for the administration of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

The County of San Luis Obispo as a lead agency consulted with the advisory groups including the Homeless Services Oversight Council (HSOC), Commission on Aging, and the Supportive Housing Consortium. These advisory groups provided information on community needs and affordable housing needs and completed the "Needs Assessment" survey.

Table 3 – Agencies, groups, organizations who participated

Agency <i>Agency / Group / Organization</i>	Type <i>Agency / Group / Organization Type</i>	Section <i>What Section of the Plan was Addressed?</i>	Consultation <i>How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</i>
County of San Luis Obispo, Department of Social Services	Local Government	Homeless Strategy	<ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need.
Homeless Services Oversight Council	Advisory Body for Homelessness and homeless services	Homeless Strategy	<ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need. • Subcommittee meeting for draft funding recommendations. • Full HSOC recommendations.
Housing Trust Fund	A private nonprofit corporation for affordable housing	Affordable housing	<ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need.
Commission on Aging	Advisory Body for Elderly needs	Senior Advocacy	<ul style="list-style-type: none"> • Sent a link to the “Needs Survey” in order to identify areas of need. • Presented at regular scheduled meeting on the draft funding recommendations.

Identify any Agency Types not consulted and provide rationale for not consulting

The County of San Luis Obispo reached out and consulted with many different agencies, groups, and organizations that actively and continuously provide services in housing, homelessness, community development, and economic development to the vulnerable population of the County and the six participating cities. While not all groups responded to the invitation to participate, no groups were intentionally excluded from the consultation process.

Table 4 - Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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.
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 2016 Action Plan

The County of San Luis Obispo collaborated with the six participating cities (City of Arroyo Grande, City of Atascadero, City of Morro Bay, City of Paso Robles, City of Pismo Beach, and City of San Luis Obispo) to announce the public workshops on “Needs” and provided technical assistance to questions raised during the “Needs” public workshop.

AP-12 Participation – 91.105, 91.200(c)**1. Summary of community participation process/Efforts made to broaden community participation
Summarize community participation process and how it impacted goal-setting**

The County of San Luis Obispo led the efforts to reach out to the members of the public at large. In collaboration with the six participating Cities, the County held two public workshops and a hearing and gained public input as well as input from the various community-based nonprofits. Moreover, the County and the six Cities utilized web-based technology by publishing an online “Needs Assessment” survey and announcing the link survey via email to interested parties and other relevant web sites.

Table 5 - Community Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received		URL (If applicable)
Public Meetings	Non-targeted/ broad community. County wide	Between 40 to 55 people attended the four public workshops and a “Needs” hearing at the County of San Luis Obispo.	The public voiced their need for homeless shelter, homeless services, case management, affordable housing, and health services for senior and children.	accepted	http://www.slocounty.ca.gov/planning/Housing_and_Economic_Development/Urban_County_2016_Action_Plan.htm
Online Survey	Broad Community/ nonprofits/ Stakeholder groups/ email distribution	Received 57 completed online surveys.	The survey data shows need for homeless shelter, homeless services, affordable housing, street and lighting improvements, job creation, health services for seniors and children.	not accepted	https://www.surveymonkey.com/r/2016Action
Public Announcements	City Council meetings, Housing Consortium	All meetings had their regular attending members and those from the public in attendance. City Council meeting are broadcasted.	None	Summary of comments and reasons: None	http://www.slocounty.ca.gov/planning/Housing_and_Economic_Development/Urban_County_2016_Action_Plan.htm

Expected Resources

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

Introduction

The actual funding amounts for the 2016 program year are \$1,667,918 for the CDBG program, \$678,610 in HOME program and \$148,084 in ESG program.

Table 6 - Actual Resources

Program	Source	Uses of Funds	Amount Available Year 2				Expected amount available reminder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public-Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,667,918	\$0	\$1,645,012	\$3,312,930	\$4,957,942	The amount available for year 2 of the Con Plan includes the actual 2015 and 2016 CDBG funding amounts. Because HUD has not notified the Urban County of the final allocations under the CDBG program, the Urban County is assuming a flat funding level of \$1,645,012 for the remainder of Con Plan (2017, 2018, and 2019 program years).
HOME	Public -Federal	Homeowner Rehab, Multifamily rental new construction, Multifamily rental rehab, TBRA	\$678,610	\$0	\$637,847	\$1,316,457	\$1,890,520	The amount available for year 2 of the Con Plan includes the actual 2015 and 2016 HOME funds. For the estimated funding levels under the 2017, 2018, and 2019 program years, the Urban County will assume a flat funding level (\$678,610) based on the 2016 funding level as HUD has not released the actual funding levels for the remainder of Con Plan years (2017, 2018, and 2019 program years).
ESG	Public -Federal	Homeless prevention, Case management, Homeless Shelters	\$148,084	\$0	\$145,085	\$293,169	\$438,254	The amount available for year 2 of the Con Plan includes the actual 2015 and 2016 ESG funding amounts. Because HUD has not notified the Urban County of the final allocations under the ESG program, the Urban County is assuming a flat funding level of \$148,084 for the remainder of Con Plan (2017, 2018, and 2019 program years).

Attachment 2

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

The majority of projects funded with CDBG funds are leveraged with funds coming from private sources, in-kind contributions, state incentive programs, and private banks. A few projects are funded solely with CDBG money. The HOME program requires a 25% match. The match will be met through a variety of other funding sources including property tax exemption, affordable housing trust funds, low income housing tax credits, and the appraised land owned by the developer. The Emergency Solutions Grant requires a 100% match. Proposed cash match sources will come from local General Fund support, the local Community Based Organization grant, and the Community Foundation. The uses of these funds will be for operations and essential services.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable

Attachment 2

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Table 7 - Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create housing opportunities for residents	2016	2017	Affordable Housing, Public Housing, Non-Homeless Special Needs	Not Applicable	Provide affordable housing to very low and low income households	\$510,749 in HOME \$190,000 in CDBG	Benefit 75 very low and income households
2	Preserve and maintain existing affordable housing	2016	2017	Affordable Housing, Public Housing, Non-Homeless Special Needs	Not Applicable	Provide affordable housing to very low, low, and moderate income households	\$401,000 in CDBG \$100,000 in HOME	Benefit 99 very low and low income households
3	Reducing and ending homelessness	2016	2017	Homeless	Not Applicable	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless	\$214,890 in CDBG \$148,084 in ESG	Benefit 2,830 very low and low income persons and 28 very low and low income households
4	Create suitable living environment through public services	2016	2017	Homeless, Non-Homeless Special Needs	Not Applicable	Provide social services to homeless persons and low income families	\$37,022 in CDBG	Benefit 422 very low and low income households and 725 very low and low income persons
5	Stabilize and revitalize diverse neighborhoods	2016	2017	Affordable Transitional Housing, Non-Housing Community Development	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements	\$458,684 in CDBG	Benefit ADA Compliance
6	Administration and Planning	2016	2017	Administration	Not Applicable	Not Applicable	\$326,516 in CDBG \$67,861 in HOME \$11,106 in ESG	Not Applicable

Goal Descriptions

The goals included with this Action Plan were developed based on identifying needs during the public outreach process as well as needs that were identified during the preparation of the 2015-2019 Consolidated Plan. The goals are intended to address community and affordable housing needs. The top priority needs identified are affordable rental housing for various income levels and homeless services for the homeless populations. Other lower priority needs are health care services for frail elderly and persons with mental illness as well as public facility improvements and economic development. The goals above and the associated funding allocations will help the Urban County to invest future federal funds on projects that result in additional affordable rental housing, continued support of public services for homeless and elderly persons, and public facility improvements in low income neighborhoods.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide

Affordable housing as defined by HOME 91.215(b):

For the next year, the Urban County plans to use both CDBG and HOME funds to finance affordable housing projects that provide approximately a total of 75 new rental affordable housing units. The Urban County will continue funding the Tenant-Based Rental Assistance (TBRA) program using HOME administration funds. The TBRA program operated by the Housing Authority of the City of San Luis Obispo plans to house 25 families per year. In terms of preserving affordable housing, the Community Action Partnership of San Luis Obispo (CAPSLO) operates the minor home repair program to help low income homeowners rehabilitate their homes. The Los Robles Terrace rehabilitation project is a senior housing project by People's Self Help Housing Corp. It will be preserving 39 units for low-income seniors.

AP-35 Projects – 91.220(d)

Introduction

The Urban County will use its 2016 federal funds (CDBG, HOME, and ESG programs) for projects benefitting very low to low income families. Projects include construction of affordable rental housing units, rehabilitation of senior housing, various ADA compliance architectural barrier removal projects, minor home repair program, financial assistance to low income homeowner to install lateral sewer lines to the main wastewater system in Los Osos, and operation of homeless shelter programs. Refer to Table 8 for projects funded with CDBG, HOME, and ESG funds.

Table 8 - Projects

#	Housing	Source
H01	Rolling Hills Apartments Phase II – (PSHHC)	HOME
H02	Los Robles Terrace - (PSHHC)	HOME
H03	Minor Home Repair Program by (CAPSLO)	CBDG
H04	Disadvantaged persons Assistance Program for Los Osos Wastewater	CBDG
H05	Iron Works Apartments (HASLO)	CBDG/HOME
Public Services		
PS06	Maxine Lewis Memorial Shelter - (CAPSLO)	CBDG/ESG
PS07	Prado Day Center - (CAPSLO)	CBDG/ESG
PS08	Adult Day Center - (CAPSLO)	CBDG
PS09	Homeless Shelter - El Camino Homeless Organization (ECHO)	CBDG
PS10	Youth Activities Scholarship Fund - Atascadero Community Services Foundation	CBDG
PS11	Food Pantry – Atascadero Loaves and Fishes (ALF)	CBDG
PS12	Drug/alcohol abuse counseling and relapse prevention - Lifestyles Recovery Center, Inc.	CBDG
PS13	Homeless Prevention and Rapid Re-Housing Program - (LINK)	ESG
Public Facilities		
PF14	Women's Club Barrier Removal – City of Arroyo Grande	CBDG
PF15	Mall Sidewalk Infill and Crosswalk – City of Atascadero	CBDG
PF16	Pedestrian Accessibility Project – City of Morro Bay	CBDG
PF17	Handicap Ramp Improvements – City of Paso Robles	CBDG
PF18	Curb Ramps – City of San Luis Obispo	CBDG

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Urban County's rationale to allocate funding to the above projects is based on a number of observations and analysis. First and foremost, the projects are consistent with the 2015-2019 Consolidated Plan. The Urban County's Needs Assessment survey reaffirms that the number one community concern is affordable housing for low and moderate income families as stated in the Consolidated Plan. Besides affordable housing, survey statistics show any services and projects serving the homeless, elderly, and mentally ill persons as well as low income neighborhood as top priority

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needs. In addition to the Needs Assessment survey, the Urban County held public workshops in the North and South County and held two public hearings in San Luis Obispo 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 homeless people and low income families in addition to homeless prevention services and public facility projects in predominantly low-income neighborhoods. For the above mentioned reasons, the Urban County plans to invest federal funds in affordable housing projects that lead to preservation and development of affordable housing units for very low, low, and moderate income households. The Urban County will also consider community-based projects such as services aimed at preventing homelessness and public facilities projects benefitting low income neighborhoods.

Alternative back-up projects

The County of San Luis Obispo must comply with various program requirements imposed by federal regulation for the award and expenditure of federal funds through the CDBG and HOME programs. On occasion, the County experiences situations that require the reallocation of funds if funds remain in a balance or if projects are stagnant and cannot expend the awarded funds. The County could also receive program income in the form of repaid loans, which the County must award and used immediately to comply with federal program requirements.

To help comply with federal regulations and create a community benefit, the County is developing a proactive solution to quickly award reallocated funds from such projects via the identification of the following list of top alternative projects that consist of 2016 CDBG or HOME applications, for funding consideration. Identifying these alternative projects does not mean they will receive funding but that they are on a list of potential projects that could receive an award of funds should the funds become available and the projects identified in the Action Plan as approved by the Board of Supervisors. If funds do become available, the County will re-evaluate the project needs and the maximum benefit the project could produce.

Iron Works Apartments	– HOME/CDBG	Large amount requested
Los Robles Terrace	– HOME	Large amount requested
Tenant Based Rental Assistance	– HOME	Small amount requested
Drainage Improvement Project	– CDBG	Large amount requested
Minor Home Repair	– CDBG	Small amount requested

Projects

AP-38 Projects Summary

Table 9 - Project Summary Information

H01	Project Name	Rolling Hills Apartments Phase II by People's Self Help Housing Corporation
	Target Area	Templeton
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$200,000 from the County of San Luis Obispo
	Description	Funds will be used to build 29 affordable rental housing units
	Target Date	May 2018 full occupancy
	Estimate the # and defined beneficiary	29 households – 4 homeless individuals, 23 very low income families, and 6 low-income families.
	Location Description	999 Las Tablas Rd, Templeton, CA 93465
	Planned Activities	Project will provide affordable housing to very low or low income families
H02	Project Name	Los Robles Terrace
	Target Area	Paso Robles
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000 from the County of San Luis Obispo
	Description	Substantial rehabilitation of 39 units of Very Low-Income Senior rental units plus 1 manager's unit.
	Target Date	January 2018
	Estimate the # and defined beneficiary	39 Very Low-Income Senior rental units
	Location Description	City of Paso Robles
	Planned Activities	Project will provide affordable housing to very low or low income families
H03	Project Name	Minor Home Repair Program by CAPSLO for the City of Pismo Beach
	Target Area	City of Pismo Beach
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$30,020 from the City of Pismo Beach
	Description	Funds will be use to repair houses owned by very low and low income households
	Target Date	July 2017
	Estimate the # and defined beneficiary	4 households. This includes 2 very-low income households and 2 low-income households. <i>(prorated from application)</i>
	Location Description	City of Pismo Beach
	Planned Activities	Funds will be use to repair houses owned by very low and low income households

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H04	Project Name	Disadvantaged Persons Assistance Program for the Los Osos Wastewater Project by the County Department of Public Works
	Target Area	Unincorporated community of Los Osos
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$401,000 from the County of San Luis Obispo
	Description	Funds will be used to financially assist low income homeowners in Los Osos to connect to the wastewater system
	Target Date	July 2017
	Estimate the # and defined beneficiary	60 very low income/low income households
	Location Description	Unincorporated community of Los Osos
	Planned Activities	Funds will be used to financially assist low income homeowners in Los Osos to connect to the wastewater system
H05	Project Name	Iron Works Apartments (HASLO)
	Target Area	City of San Luis Obispo
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$190,000 from the City of San Luis Obispo. HOME: \$310,749 from County
	Description	Funds will be used to build 46 affordable rental housing units
	Target Date	June 2018 full occupancy
	Estimate the # and defined beneficiary	46 households – 37 very low income families, and 9 low-income families.
	Location Description	3680 Broad St. San Luis Obispo, CA 93401
	Planned Activities	Project will provide affordable housing to very low or low income families
PS06	Project Name	Maxine Lewis Memorial Shelter by CAPSLO
	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: \$69,188 from the City of San Luis Obispo and \$65,822 from the County of San Luis Obispo for a total of \$135,010 ESG: \$48,030 from the County of San Luis Obispo
	Description	Funds will be used to shelter homeless individuals
	Target Date	July 2017
	Estimate the # and defined beneficiary	850 homeless individuals. This includes 830 very-low income individuals, and 20 low-income individuals.
	Location Description	San Luis Obispo
	Planned Activities	Provide shelter for homeless individuals
PS07	Project Name	Prado Day Center by CAPSLO
	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: \$37,022 from the County of San Luis Obispo ESG: \$35,148 from the County of San Luis Obispo
	Description	Funds will be used to shelter homeless individuals
	Target Date	July 2017
	Estimate the # and defined beneficiary	1500 individuals. This includes 1425 very-low income individuals and 75 low income individuals.
	Location Description	San Luis Obispo
	Planned Activities	Provide shelter for homeless individuals

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PS08	Project Name	Adult Day Center by CAPSLO
	Target Area	Countywide - 25% are from Paso Robles
	Goals Supported	Create suitable living environment
	Needs Addressed	Create suitable living environment
	Funding	CDBG: \$9,580 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 2017
	Estimate the # and defined beneficiary	22 households. 10 Very low-income households and 12 low-income households
	Location Description	Paso Robles
	Planned Activities	Provide quality care to older adults
PS09	Project Name	Operation of the Homeless Shelter by El Camino Homeless Organization (ECHO)
	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: \$8,068 from the City of Atascadero, \$9,580 from the City of Paso Robles, and \$25,210 from the County for a total of \$42,858
	Description	Funds will be used to house homeless individuals
	Target Date	July 2017
	Estimate the # and defined beneficiary	480 persons. This includes 360 very-low income individuals and 120 low-income individuals.
	Location Description	6370 Atascadero Ave, Atascadero, CA 93422
	Planned Activities	Provide shelter for homeless individuals
PS10	Project Name	Youth Activities Scholarship Fund by Atascadero Community Services Foundation
	Target Area	Atascadero
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$8,068 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 2017
	Estimate the # and defined beneficiary	150-200 individual youth. This includes 70% very-low income youth and 30 low income youth.
	Location Description	City of Atascadero
	Planned Activities	The scholarship program provides recreational opportunities for low income
PS11	Project Name	Operation Food Pantry by Atascadero Loaves and Fishes
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$8,068 from the City of Atascadero
	Description	Funds will be used to provide groceries to very low to low income persons including homeless individuals
	Target Date	July 2017
	Estimate the # and defined beneficiary	400 Households. This includes 15% very-low income households and 85% low income households.
	Location Description	Countywide
	Planned Activities	Provide food and groceries to very low and low income persons including homeless persons

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PS12	Project Name	Drug/alcohol abuse counseling and relapse prevention (Lifestyles)
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$9,580 from the City of Paso Robles
	Description	Funds will address the needs of Lifestyles Recover Center's clients who are dealing with drug/alcohol problems and will provide tools to prevent relapse.
	Target Date	July 2017
	Estimate the # and defined beneficiary	5 very-low income persons and 25 low income persons.
	Location Description	Countywide
	Planned Activities	Relapse prevention is a new service for our present clients and for others in the area that are in danger of returning to the use of drugs and alcohol.
PS13	Project Name	Homeless Prevention and Rapid Re-Housing Program (LINK)
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	ESG: \$53,800 from the County of San Luis Obispo
	Description	Rapid re-housing activities will involve intensive case management.
	Target Date	July 2017
	Estimate the # and defined beneficiary	28 very-low income/low income households.
	Location Description	Countywide
	Planned Activities	Relapse prevention is a new service for our present clients and for others in the area that are in danger of returning to the use of drugs and alcohol.

PF14	Project Name	Women's Club Barrier Removal by the City of Arroyo Grande
	Target Area	City of Arroyo Grande
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$61,251 from the City of Arroyo Grande
	Description	Removal of architectural barriers and installation of ADA compliant facilities
	Target Date	June 2017
	Estimate the # and defined beneficiary	Compliance with ADA
	Location Description	City of Arroyo Grande
	Planned Activities	Installation of accessible curb ramps, walkways, exterior patio area, and parking in compliance with ADA
PF15	Project Name	Mall Sidewalk Infill and Crosswalk by City of Atascadero
	Target Area	City of Atascadero
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$104,883 from the City of Atascadero
	Description	Removal of architectural barriers to improve ADA accessibility
	Target Date	July 2017
	Estimate the # and defined beneficiary	Compliance with ADA
	Location Description	City of Atascadero
	Planned Activities	Installation of sidewalks, crosswalk and pedestrian ramps

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PF16	Project Name	Pedestrian Accessibility Project by the City of Morro Bay
	Target Area	City of Morro Bay
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$ 63,017 from the City of Morro Bay
	Description	Installation and repair of sidewalk and curb ramps throughout the City of Morro Bay
	Target Date	July 2017
	Estimate the # and defined beneficiary	Compliance with ADA
	Location Description	City of Morro Bay
	Planned Activities	Installation and repair of sidewalk and curb ramps throughout the City of Morro Bay
PF17	Project Name	Handicapped Ramps Improvements by the City of Paso Robles
	Target Area	City of Paso Robles
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$124,533 from the City of Paso Robles
	Description	Replace non-compliant ADA handicapped ramps including repairing adjacent
	Target Date	July 2017
	Estimate the # and defined beneficiary	Compliance with ADA
	Location Description	City of Paso Robles
	Planned Activities	Replace non-compliant ADA handicapped ramps
PF18	Project Name	Curb ramps by City of San Luis Obispo
	Target Area	City of San Luis Obispo
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$105,000 from the City of San Luis Obispo
	Description	Funds will be used for curb ramps to improve accessibility for disabled and elderly persons
	Target Date	July 2016
	Estimate the # and defined beneficiary	Compliance with ADA
	Location Description	City of San Luis Obispo
	Planned Activities	Funds will be used for curb ramps to improve accessibility for disabled and elderly persons

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PC19	Project Name	Capacity Tech assistance
	Target Area	City of Paso Robles
	Goals Supported	NA
	Needs Addressed	NA
	Funding	CDBG: \$6,705 from the City of Paso Robles
	Description	Planning and Capacity Building
	Target Date	July 2017
	Estimate the # and defined beneficiary	NA
	Location Description	City of Paso Robles
	Planned Activities	Planning and Capacity Building
PC20	Project Name	Homeless Management Information Systems (HMIS)
	Target Area	County of San Luis Obispo
	Goals Supported	NA
	Needs Addressed	NA
	Funding	CDBG Admin: \$15,290 from the County of San Luis Obispo
	Description	Homeless Management Information Systems (HMIS)
	Target Date	July 2017
	Estimate the # and defined beneficiary	NA
	Location Description	County of San Luis Obispo
	Planned Activities	Planning and Capacity Building

GA21, GA22 GA23	Project Name	CDBG, HOME, and ESG administration by the Urban County of San Luis Obispo
	Target Area	County of San Luis Obispo
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	GA20 - CDBG: \$5,359 Arroyo Grande, \$11,295 Atascadero, \$5,514 Morro Bay, \$13,411 Paso Robles, \$2,627 Pismo Beach, \$32,287 San Luis Obispo, and \$262,728 County of San Luis Obispo for a total of \$326,516 GA21 - HOME: \$64,861 County of San Luis Obispo and TBRA \$3,000 GA22 - ESG: \$11,106
	Description	CDBG, HOME, and ESG programs administration by the Urban County of San Luis Obispo
	Target Date	July 2017
	Estimate the # and defined beneficiary	N/A
	Location Description	County of San Luis Obispo
	Planned Activities	CDBG, HOME, and ESG programs Administration

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Not Applicable

Table 10 - Geographic Distribution

Target Area	Percentage of Funds
Not Applicable	Not Applicable

Rationale for the priorities for allocating investments geographically

The Urban County's strategy is not linked to a specific geographic location other than focusing federal funds to projects and programs that benefit low income neighborhoods. However, the Urban County consists of six participating cities and the County of San Luis Obispo. The CDBG funds are distributed among the cities and the County of San Luis Obispo based on the formula HUD uses for CDBG allocations among entitlement jurisdictions. The six participating cities include the City of Arroyo Grande, the City of Atascadero, the City of Pismo Beach, the City of Morro Bay, the City of Paso Robles, and the City of San Luis Obispo. Each City Council makes recommendations based on priority needs to fund eligible projects in their jurisdictions. That is the extent of geographically-based allocations of CDBG funds because the Urban County encompasses six participating cities and the County of San Luis Obispo.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The recommended affordable housing projects will benefit very low, low, and moderate income households. Generally, it takes three to four years for the developers of affordable housing projects to produce housing units ready for occupancy. The Urban County strategy is to provide gap financing for these multi-year projects as grant funds become available every year. The Rolling Hills Phase II project located in the unincorporated community of Templeton is recommended for 2016 HOME funds. The construction is anticipated to be completed by February of 2018 and to be occupied by May 2018. The City of San Luis Obispo and the County are recommending using the 2016 CDBG funds for Iron Works Apartments, a new mixed use project consisting of 46 apartments restricted to individuals earning between 30-60% Area Median Income. The project will be ready for occupancy by late 2017. The Urban County is also considering using the 2016 CDBG funds for a project that will provide financial assistance to low income homeowners to install lateral sewer lines that will connect to the new Los Osos wastewater system.

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	4
Non-Homeless	0
Special-Needs	0
Total	4

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	22
The Production of New Units	71
Rehab of Existing Units	103
Acquisition of Existing Units	0
Total	196

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of San Luis Obispo builds and maintains affordable housing for low income families including elderly people. The Section 8 program provides subsidized rent for over 2,000 household in San Luis Obispo County monthly. The Housing Authority also owns 168 apartments within the City of San Luis Obispo to house low income families. Finally, the Housing Authority uses the Veterans Affairs Supportive Housing Program to offer Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs.

Actions planned during the next year to address the needs to public housing

The Housing Authority of San Luis Obispo continues to explore options to bring more funding sources to the Public Housing properties for much needed modernization and upgrades.

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

The Housing Authority of San Luis Obispo has a very active Resident Advisory Board that assist the Housing Authority in meeting the needs of tenants.

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

Not applicable.

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 one-year goals and actions for reducing and ending homelessness including

The Urban County will continue spending CDBG funds for the operation costs of the three main homeless shelters (Prado Day Center, Maxine Lewis Memorial Shelter and ECHO Homeless Shelter) for the next year. The Urban County recommends allocating ESG funds for the operation costs of Prado Day Center and Maxine Lewis Memorial Shelter and for homeless prevention and rapid re-housing services by LINK, a nonprofit organization.

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 provide services and housing where possible. TMHA will also refer the most vulnerable chronically homeless individuals to agencies like the Department of Social Services and the Veteran's Administration. These agencies, in turn, connect the chronically homeless with mainstream benefits such as medical insurance through the Affordable Care Act. Community Action Partnership of San Luis Obispo will continue to provide information on mainstream services, case management, and housing (if available) to homeless persons that visit the Prado Day Center and the Maxine Lewis Memorial Shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless persons have a variety of needs in the County of San Luis Obispo. The primary need is more housing, specifically more affordable permanent housing and permanent supportive housing. The County of San Luis Obispo has one of the highest percentages of unsheltered homeless persons in the nation. Some homeless staying in emergency shelters and transitional housing also need assistance with transportation, drug and alcohol addiction, budgeting, finding employment, and/or obtaining mainstream benefits.

The Urban County and Continuum of Care governing body (HSOC) are working toward obtaining more permanent housing and permanent supportive housing for homeless persons living in emergency shelters, transitional housing, and on the streets. For example, the CoC governing body applied for seven additional permanent supportive housing units through the CoC program.

Additionally, the County continues to receive HUD-VASH vouchers to house homeless veterans, and received almost \$6 million over three years to house and case manage homeless veterans and their families. The County also recently funded the 50Now program, which is providing permanent supportive housing and intensive supportive services to the most vulnerable chronically homeless individuals countywide. The Department of Social Services is currently housing families that are on CalWorks to reduce family homelessness.

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

The CoC adopted HUD "Housing First" policy for CoC programs moving forward. The Housing First policy provides housing stability solutions first, and then supportive services and case management as needed. The impetus is to shorten the period of time that individuals and families experience homelessness. The

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County's SSVF program provides financial assistance services for permanent housing to veterans and their families. CalWorks, a state-funded welfare program, provides financial assistance and services for family homelessness prevention. Families with children can also receive TBRA assistance through the HOME and ESG programs in permanent housing, while also being case managed. Homeless individuals participating in Permanent Supportive Housing programs housing in the county receive case management and other supportive services for a period of time to assist with the transition into independent living.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Foster care social workers identify and establish permanent connections through adoption or guardianship for youth aging out. Typically, County Child Welfare Services leads the state with 50-80% of youth placed in out-of-home placement with relatives or non-related extended family members. Youth (16-19 years old) not placed with relatives are eligible to apply for voluntary transitional housing assistance to rent an apartment or room in a host family home. The youth are teamed with a resident advisor, social worker, and youth development specialist. Transitional housing assistance is also available for former foster youth up to 24 years old. Youth who age out of foster care without an adoption or family placement but want to attend higher education or trade school, can receive financial assistance to cover living expenses while the youth are attending their chosen school. Approximately 1/2 of the eligible youth are participating and the dropout rate is less than 15%.

There are no publicly funded hospitals in the CoC's geographic location, so the CoC's efforts have focused on building collaborative partnerships. Each hospital in the CoC has a social worker who interviews each homeless person admitted, assessing medical needs, community resources, financial/payer options, and anticipated levels of care upon discharge and works to connect the patient with available services. Hospital staff have given presentations about hospital discharge processes to the CoC's Supportive Services Committee. CoC staff and subcommittee members are also conducting trainings for hospital staff on helping clients to obtain SSI benefits and are working to increase coordination between hospitals and outside case managers who assist homeless persons with disabilities to obtain disability benefits. The CoC will continue to work this year to increase resources and connections, as homeless persons are still sometimes discharged back into homelessness.

Staff from the Psychiatric Health Facility (PHF) have made presentations to the CoC Supportive Services Committee regarding PHF discharge policies and procedures and efforts the PHF has made to discharge clients into housing when resources are available. Based on these presentations, the CoC is preparing recommendations to decrease the number of persons discharged from the PHF into homelessness. While the Department of Mental Health works to place clients into housing whenever possible, the lack

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of housing resources has meant that homeless persons are still sometimes discharged back to local shelters and the streets.

Corrections staff have been participating in the CoC's Supportive Services Committee meetings and have been providing feedback on recommendations. CoC staff have also been working with the local courts to establish a jail diversion program for homeless persons who are frequently arrested due to addiction-related offenses. This program will include housing and treatment options. The CoC has also recently increased the number of Sober Living beds available to clients coming out of jail. There are currently 153 Sober Living beds. Additionally, the CoC has created a Re-Entry team for persons with mental illness who are being discharged from jail to help connect them succeed at re-entry.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

San Luis Obispo County aims to protect its natural habitats, natural resources, and agricultural production areas. For this reason, most public members have a “slow growth” sentiment and are in favor of government policies and regulations preserving the natural and agricultural resources. Public policies affecting affordable housing development projects include land use category, development standards, parking and open space requirements. Most of the County is rural and zoned for low residential densities primarily to protect agricultural land and natural resources. Additionally, securing land use permits is uncertain due to the discretionary approval process of advisory bodies. Apart from the land use related factors, a shortage of water supply in several communities hinders the development of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

One main strategy that the Urban County continues to use for the removal of barriers to affordable housing is to rezone vacant or underutilized land to Residential Single Family and Residential Multi-Family land use categories through amending the Land Use and Circulation Elements. In addition to providing land for residential development, the County offers incentive programs including density bonus, exemptions from the Growth Management Ordinance, and expedited permit processing. The County's recent Housing Element includes a number of objectives and programs to facilitate the production and preservation of affordable housing units. The objectives are listed below.

- Facilitate development of 1,092 new housing units during the five-year time period beginning January 1, 2014, and implement the principles and policies of the Land Use Element (Framework for Planning) when planning and reviewing new development proposals to the maximum extent practicable.

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Facilitation of development includes incentives, reducing regulatory barriers, providing financial assistance for housing, rezoning land for housing, and revising ordinances. New development should be consistent with, and encourage the principles and policies of the Land Use Element (Framework for Planning).

- Facilitate the conservation, maintenance, and improvement of 2,621 existing units of affordable housing, including affordable senior housing to allow aging in place.

Conservation, maintenance, and improvement programs include protecting existing mobile homes and apartments, and maintaining existing affordable housing.

- Provide housing opportunities for 500 households over a five-year period to prevent and end homelessness for them through financial assistance and services.

Programs addressing opportunities for development and preservation of housing for homeless and disabled persons includes reducing regulatory barriers through ordinance amendments and foreclosure and/or eviction prevention.

AP-85 Other Actions – 91.220(k)

Introduction

The Urban County continues to invest federal funds for the 2016 program year in projects and programs meeting the priority needs of the community. The priority needs include the need for rental affordable housing, homeless shelters and services, and public facility improvements. Because the need for homeless shelters and services has been a longstanding need for this county, the County of San Luis Obispo has been earmarking \$180,000 annually in General Fund Support (GFS) for homeless shelters and services addressing homelessness and homeless prevention.

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.

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 \$180,000 in General Fund Support on an annual basis for homeless shelters and services.

Actions planned to develop institutional structure

The Urban County will continue collaborating with different County agencies and nonprofits to improve current institutional structure to deliver services and programs for homelessness and low income population.

Actions planned to enhance coordination between public and private housing and social service agencies

The Urban County will continue participating in special advisory groups among public agencies, private developers, and nonprofits to address any process related issues and improve coordination among different nonprofits and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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.

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
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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
Not Applicable
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
Not Applicable
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
Not Applicable
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
Not Applicable

Emergency Solutions Grant (ESG)
Reference 91.220(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.

ESG grantees will use a Self-Sufficiency Matrix developed for the San Luis Obispo County Continuum of Care to assess clients seeking permanent housing and give deference to the results when determining whether to assist the client with referrals to Rapid Rehousing, Permanent Supportive Housing, Transitional Housing, or less intensive programs or assistance designed to help the clients obtain housing. ESG grantees will enter the results of the assessment into the County’s Homeless Management Information System (HMIS). Assessment results should be entered into HMIS within 30 days of the client’s entry into the program, or the agreed upon period as designated by the County and the Homeless Services Oversight Council (HSOC), if the HSOC agrees to a different time period. In addition, ESG grantees will use the coordinated referral criteria developed for the Continuum of Care (CoC) when determining to which specific program within the appropriate intervention category a household should be referred.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County issues a Request for Proposals requesting that interested agencies apply for ESG eligible activities. After applications are received, an ad hoc grant review subcommittee of the Homeless Services Oversight Council (HSOC) reviews the applications and makes funding recommendations to the full HSOC. The full HSOC then makes final funding recommendations to the Board of Supervisors, and Planning staff takes the HSOC’s final funding recommendations to the Board of Supervisors for review and approval through a public hearing. A public hearing notice is also published in the Tribune. This process is consistent with the Urban County of San Luis Obispo’s Community Participation Plan.

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.

Attachment 2

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.

4. 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.