
2025 – 2029 Consolidated Plan and 2025 Action Plan

**Department of Social Services
Homeless Services Division
County of San Luis Obispo**

March 3, 2025

COUNTY OF SAN LUIS OBISPO

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Executive Summary

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

1. Introduction

The Consolidated Plan is a five-year strategic planning document for the Urban County of San Luis Obispo ("County") that establishes the goals for the County's community development and affordable housing activities. The U.S. Department of Housing and Urban Development (HUD) requires that San Luis Obispo County outline a vision for an effective and coordinated community development strategy. Eligible state and local governments receive annual block grants for affordable housing and community development from HUD. These grants include the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the HOME Investment Partnerships program (HOME). This Consolidated Plan covers the period of July 1, 2025, through June 30, 2030.

The Consolidated Plan serves the following purposes:

- A planning document for San Luis Obispo County's community development and affordable housing activities;
- A strategy for how the County's CDBG, HOME, and ESG funds will be invested in the community over the next five years;
- A management tool for assessing and tracking performance; and
- A submission for federal funds under the three HUD entitlement grant programs.

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

The San Luis Obispo Countywide Plan to Address Homelessness 2022 - 2027 solidifies the objectives into six Lines of Effort representing a series of related events, actions or projects that combine to achieve specific objectives linked to the strategic goal of reducing homelessness. This plan represents months of collaboration and input from those affected by homelessness in San Luis Obispo County, including the public, various agencies, non-profits, and other community stakeholders.

The Community Development Needs Assessment Report (Report) was developed between October 2024 and November 2024. The Report summarizes the findings through data collection, community input and strategic planning. This process ensures that federal resources are directed toward the most pressing issues and guides the allocation of funding for community development programs and projects.

The feedback collected from the Community Development Needs Assessment survey identified the three highest community needs as Housing Facilities, Public Services and Public Facilities.

On December 10, 2024, a public hearing was held before the County of San Luis Obispo Board of Supervisors (Board). On that date the Board approved the following priorities and associated funding to be in accordance with the Board's General Budget Priorities.

1. **Housing Facilities**, including *Affordable Rental Housing, Single Family Housing, and Senior Housing*
2. **Public Services**, including *Health Care Services, Mental Health Services, and Homeless Services*
3. **Public Facilities**, including *Health Care Facilities, Mental Health Facilities, and Childcare Centers*
4. **Housing Services**, including *Homelessness Prevention, Rental Assistance, and Emergency Shelters*
5. **Public Infrastructure**, including *High Speed Internet, Water/Sewer Improvements, and Sidewalk Improvements*

On February 4, 2025, the Board of Supervisors established the budget priorities for the 2025-2026 fiscal year. First tier priorities included the following:

1. Homelessness
2. Housing
3. Mental Health
4. Economic Development

3. Evaluation of past performance

The County of San Luis Obispo prepares the Consolidated Annual Performance Evaluation Report (CAPER) annually to assess the impacts of projects and programs in the Urban County. The CAPER provides specific accomplishments for the goals developed through the Consolidated Plan process.

4. Summary of citizen participation process and consultation process

The County conducted an extensive community outreach effort combining both in-person and virtual engagement opportunities. The process centered around a detailed survey and several community workshops to gather input and perspectives from community members living and working in San Luis Obispo County.

The survey was administered both online through Microsoft Forms and in paper format and available in English and Spanish. Open from September 3 to October 6, 2024, the survey collected data on demographics, housing status, and community needs across five categories: public services, housing facilities, housing services, public infrastructure, and public facilities.

To foster additional avenues for public input and conversation, six public workshops (five in-person and one virtual) were held across different locations in September and October 2024, including Morro Bay, Paso Robles, Atascadero, Arroyo Grande, and San Luis Obispo. These workshops provided information about the Consolidated Plan objectives and featured discussions about community needs.

The County implemented a comprehensive promotional strategy for both the survey and the workshops utilizing multiple channels to encourage wide community participation. The strategy included traditional media coverage resulting in seven news articles/segments and five interviews (two in Spanish), along with 46 social media posts across Facebook, Instagram, Nextdoor, and Reddit platforms. The social media campaign generated over 140,000 combined organic and paid impressions. Additional outreach methods included poster

boards at community events, flyers in libraries and County offices, and partnerships with local organizations for newsletter promotion.

The community response was significant, with the County's Community Development website receiving 2,164 visitors and a total of 918 responses collected during the community outreach period.

5. Summary of public comments

As part of the 2025 Community Development Needs Assessment, the County of San Luis Obispo received extensive public input on a wide range of community priorities. The comments highlighted significant needs across multiple sectors, with a particular focus on housing, health care, homelessness services, and public infrastructure.

The key areas of concern noted by submitted as public comments through the survey or shared during open workshops were the following:

- **Health Care & Mental Health Services** – Community members emphasized the need for expanded access to general health care, mental health services, and substance use disorder treatment. This includes additional mental health and sobering centers, treatment facilities, and specialized services for individuals struggling with addiction.
- **Housing** – Affordable housing remains a top concern, with a strong demand for deed-restricted housing, workforce housing, permanent supportive housing, and senior housing. Suggestions included increased landlord accountability, rental registries, minor home repair programs, and regulatory reforms such as zoning changes and vacation rental restrictions.
- **Homelessness Services** – Feedback underscored the need for emergency shelters, safe parking programs, transitional housing, and sustainable funding for existing homelessness services. Community members also supported expanded encampment resolution efforts and long-term prevention strategies.
- **Economic Development** – Many respondents stressed the importance of workforce development programs and the creation of well-paying jobs. It is important to note that many of the submitted public comments regarding

economic development directly tied back to housing availability and affordability.

- **Public Facilities & Infrastructure** – Residents highlighted the need for family-friendly public spaces, road improvements, and expanded public transportation.

Other community-identified priorities submitted as public comments included animal services, childcare, crime prevention, environmental protections, interpretation services, intimate partner violence services, senior services, youth programs, and improved coordination of social services.

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

The Urban County accepted all comments or views on community and affordable housing needs expressed through public workshops, public hearings, advisory and stakeholder meetings, and the Needs Assessment Survey. Public comments received through social media were not accepted. Respondents were encouraged to complete the survey and submit comments through that platform or to submit comments by email.

7. Summary

The Consolidated Plan is a five-year strategic planning document for the Urban County of San Luis Obispo (“County”) that establishes the goals for the County’s community development and affordable housing activities. The Community Development Needs Assessment provided clear priorities highlighting significant needs across multiple sectors, with a particular focus on housing, health care, homelessness services, and public infrastructure. The Board of Supervisors has established priorities for funding including housing and homelessness. The goals established within the Consolidated Plan reflect the priorities established by the Board of Supervisors and the significant needs provided by the community.

The County of San Luis Obispo agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s

payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

The County of San Luis Obispo will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

The County of San Luis Obispo shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The city will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the city must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

The County of San Luis Obispo shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	County of San Luis Obispo	Social Services/Homeless Services Division
HOME Administrator	County of San Luis Obispo	Social Services/Homeless Services Division
ESG Administrator	County of San Luis Obispo	Social Services/Homeless Services Division

Table 1 - Responsible Agencies

Narrative

The County of San Luis Obispo is the grantee and responsible entity for the CDBG, HOME, and ESG programs. The Urban County of San Luis Obispo is comprised of the County of San Luis Obispo and six participating cities: Arroyo Grande, Atascadero, Morro Bay, Paso Robles, Pismo Beach and San Luis Obispo. As such, the County of San Luis Obispo prepares the annual Action Plans, Consolidated Plan, CAPER, and conduct the public participation process.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

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 Continuum of Care (CoC) worked with the local Public Housing Authority (PHA), the Housing Authority of the City of San Luis Obispo (HASLO), to develop a limited, homeless admission preference for up to twelve (12) applicants (or 20% of the awarded mainstream vouchers) for nonelderly persons with disabilities who qualify for one of the following homeless settings:

- a. Transitioning out of institutional and other segregated settings or at serious risk of institutionalization;
- b. Currently experiencing homelessness, previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project; or
- c. At risk of experiencing homelessness.

The waiting list remains continuously open for referrals of eligible applicants for mainstream vouchers.

The Director of Housing Management and 504 Coordinator of the Housing Authority serves on the CoC Board and is a member of the CoC’s Executive Committee. The CoC has also worked with the Housing Authority (HASLO) to develop special needs preferences for vouchers serving persons experiencing homelessness and to partner with HASLO to apply for specialized vouchers such as Family Unification Program Vouchers and Emergency Housing Vouchers.

The CoC coordinated with the local PHA to jointly implement a competitive project serving families experiencing homelessness (Family Unification Program).

Affordable Housing Developers are represented on the CoC Board (HSOC). The Public Housing Authority has a seat reserved on the CoC Board and on its Executive Committee.

The CoC Board includes representatives from the County Behavioral Health Department, Transitions Mental Health Association (TMHA) mental health service agency (TMHA), and substance abuse advocates (805 Street Outreach).

To address housing navigation, the CoC has partnered with the local Medi-Cal Managed Care Agency to educate CoC agencies about Medicaid funded housing navigation services. The CoC also hired additional HMIS staff to do data analysis and ensure data quality. Additionally, the CoC's Services Coordinating Committee in August created the Access and Progress working group that will look at data and recommend additional steps to be taken, including education regarding services the CoC provides and how to make referrals.

San Luis Obispo County Behavioral Health has partnered with Transitions Mental Health Association to open the Health Bridge Housing Program. The program offers transitional housing and support to people experiencing homelessness who have serious behavioral health conditions. The program provides treatment of mental health and substance use disorders in supportive housing that transitions residents into permanent housing while reducing the chance of relapse into homelessness. The program provides 18 new supportive housing units. Eight units offer standard rental assistance agreements for up to 2 years while residents partake in treatment. The remaining ten units are used as short-term (typically 12 months) housing that offers more intensive care under licensed healthcare staff who remain directly on-site 24/7.

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 CoC disseminates information from the County Public Health (PH) Agency on infectious diseases that are known to infect people in congregate facilities/encampments or that might be prevalent in the state at the time. These materials include information about the signs and symptoms of these diseases and ask agencies to contact County PH if someone at a shelter is exhibiting possible signs of the disease. If the local PH agency becomes aware of an infectious disease outbreak, they work with the facility or encampment to conduct outreach, connect people with testing and treatment, and work with the CoC to implement steps to address the outbreak. If the PH agency determines there is a risk of spread beyond a facility or encampment, there is a staff liaison with the CoC who will disseminate Public Health materials and guidance to homeless services agencies' leadership. During COVID outbreaks at a local shelter, the local PH agency provided guidance to the shelter on isolation to prevent spread. The local PH agency also sent nursing staff out to an encampment where an infectious disease (not COVID) was spreading and provided treatment in the field.

Public Health (PH) and the CoC coordinate to try to prevent infectious disease outbreaks among people experiencing homelessness. For example, CoC staff received guidance materials from the CDC regarding preventing the spread of M-pox. CoC staff shared the guidance with the local PH agency and the PH agency added local information, then the CoC staff disseminated the information to local shelters. The local PH agency also advises shelters on protocols to prevent the spread of infectious diseases and has helped local shelters to obtain air filtration devices. The PH agency also recommended to the CoC that any new shelter units be non-congregate in order to prevent spread; a recommendation that the CoC has implemented. The CoC has also provided funding to congregate shelters for renovations to reduce potential for disease spread.

The CoC partners with the County Health Agency to disseminate information to homeless services agencies about how to protect the people they serve. For

example, in March 2024, the CoC received information from the Centers for Disease Control (CDC) regarding alternate approaches to isolation and quarantine in congregate facilities. The CoC received the CDC information from the U.S. Department of Housing and Urban Development (HUD). The CoC then worked with the County Public Health (PH) Agency to add more information to the guidance from the local PH Agency and the CoC then disseminated the material to homeless services agencies. The CoC also worked with the County PH Agency to educate homeless services agencies on the prevention of infectious, airborne diseases.

The CoC facilitates communication with the Public Health Agencies to ensure street outreach providers, and shelter and housing providers, are equipped to prevent or limit infectious disease outbreaks among program participants. For example, the CoC partnered in July 2024 with the California Department of Public Health on an opportunity from the state for congregate shelters to obtain portable air filtration units and replacement filters. The CoC reached out to local shelters about the opportunity and coordinated the response. The CoC has also acted as a liaison between the County Public Health Agency and congregate shelters to help shelters obtain COVID tests since the start of the pandemic. The CoC also coordinated with County PH and the County Emergency Operations Center at the start of the pandemic to help shelters obtain Personal Protective Equipment for staff, cleaning supplies for the shelter, and to help the shelters determine how to reconfigure sleeping accommodations to reduce the risk of spreading disease.

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

The CoC coordinates with the following for planning and operation of projects: funding collaboratives, Head Start program, housing and services programs (funded through local government, non-CoC Federal resources, private entities including Foundations, State Government, US Dept of Health and Human Services, US Department of Justice), organizations led by and serving persons with disabilities, private foundations, Public Housing Authorities, and Temporary Assistance for Needy Families (TANF).

The CoC consults with ESG program recipients in planning and allocating ESG program funds, and coordinates with ESG recipients in evaluating and reporting performance of ESG Program recipients and subrecipients.

The CoC Board, the Homeless Services Oversight Council (HSOC), reviews both Federal and State ESG applications and makes recommendations to the County Board of Supervisors.

The City of Grover Beach (only incorporated city that does not participate in the Urban County) participates in CoC Board meetings.

The CoC Administrative Entity, the Department of Social Services (DSS), evaluates, monitors and audits various homelessness programs including CoC, ESG, PLHA, CDBG, HOME, etc.

The CoC Administrative Entity (via Data Team) and CoC Board (via its Data & Performance Committee) review and update all Homeless Management Information System (HMIS)ed Policies & Procedures.

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

The CoC has upgraded its HMIS to a more advanced system, which allows more information sharing between programs, including document sharing, and reduces burden on clients. The system also provides improved data reporting, both for the CoC and for subrecipient agencies to be able to monitor their own performance. To address housing navigation, the CoC has partnered with the local Medi-Cal Managed Care Agency to educate CoC agencies about Medicaid funded housing navigation services. The CoC also hired additional HMIS staff to do data analysis and ensure data quality. Additionally, the CoC's Services Coordinating Committee in August created the Access and Progress working group that will look at data and recommend additional steps to be taken.

In addition to soliciting public comment at every CoC meeting, the CoC also uses public forums and online surveys to solicit input. For the most recent update of the CoC's Plan to Address Homelessness, it conducted an online, public survey and used the results to develop and implement recommendations. The public survey conducted in 2022 received 170 responses. Additionally, in the first two months of 2024, the CoC held three public forums and solicited input through an online survey to solicit input on grant priorities and needs. The forums were advertised on the CoC webpage and social media. The CoC also advertised the forums to coalitions working with issues intersecting with homelessness, including physical and behavioral health care, the criminal justice system, family services, senior services and others and asked them to partner with agencies. Input received was used to inform grant priorities for the Homeless Housing, Assistance and Prevention Round 3-4 grant. Information was provided orally and through slides at the forums. Information was provided online for the survey. At the public forums, data was presented as well as an overview of relevant processes. Members of the public could provide public comments and ask questions.

Feedback received during the update to the Plan to Address Homelessness indicated that more funding should be allocated to homelessness prevention. That was added to the Plan as a strategy and in 2023, The Homeless Services Oversight Council allocated \$492,313 in state funding for a countywide Homeless Prevention and Diversion program. This represented a 465% increase in funding allocated for Prevention and Diversion.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Homeless Services Oversight Council (HSOC)	Advisory	PR 10	HSOC is an advisory council to the Board of Supervisors providing recommendations related to homelessness.
Administration	County Department	MA-45	Provided economic forecast for the San Luis Obispo County.
Behavioral Health	County Department	PR 10	Provided information on supportive housing including the Bridge Housing Plan, street outreach, and behavioral health programs.
Public Health	County Department	SP-65, AP-85	Provided information regarding Lead-based paint hazards.
Planning & Building	County Department	NA-15, NA-20, NA-25, NA-30	Provided information and analysis on housing needs and cost burdens.
Housing Authority of the City of San Luis Obispo Inc.	Public Agency	NA-35, AP-60	Provided information on Public Housing, Affordable Housing, Tenant-based vouchers and Project based vouchers.
Paso Robles Housing Authority	Public Agency	NA-35, AP-60	Provided information on Public Housing, Affordable Housing, Tenant-based vouchers and Project based vouchers.
Career Services, Cal Poly University	State University	MA-45	Provided information regarding recent graduates that remain in the county.
Homeless Services Division	Division of County Department	NA-10 NA-40 MA-25 AP-65	Provided data from the HMIS system.
U.S. Census Bureau	Federal Department	MA-60, MA-65	Census Data
Medicaid	Federal Department	MA-20 SP-65 AP-85	Blood Lead Levels
Cal Coast News	Local newspaper	MA-65	Newspaper article was reviewed

Environmental Protection Agency Environmental Justice Screening and Mapping Tools	Federal Department	MA-65	Environmental Justice Screening and Mapping tools Socioeconomic Indicators for Low-Income Populations
5Cities Homeless Coalition	Non-profit agency	NA-10	Needs of low-income families with children and individuals currently housed but at risk of homelessness.

Table 2 – Agencies, groups, organizations who participated

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

Not applicable.

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?
The San Luis Obispo Countywide Plan to Address Homelessness 2022 – 2027	County of San Luis Obispo	Homelessness and housing continue to be top priorities of the County of San Luis Obispo. The goals of the 2025-2029 Consolidated Plan will work in tandem with achieving the goals of the Countywide Plan to Address Homelessness by sustaining existing investments in interim housing and prioritizing permanent housing solutions. The Plan also has a goal to use rapid-cycle implementation to increase non-congregate sheltering/interim housing capacity through projects such as pallet shelters, cabins, tiny homes, sober living homes, and room / board settings.
San Luis Obispo County Broadband Strategic Plan, October 2023	County of San Luis Obispo	Affordability of broadband services directly impacts low-income residents. The goal of the San Luis Obispo Broadband Strategic Plan is to formulate a comprehensive countywide broadband strategy to address the broadband connectivity needs of residents, businesses and anchor institutions while positioning local jurisdictions to pursue and attract broadband investments in the County. It overlaps the Strategic Plan due to the HUD requirement of the installation of broadband infrastructure for all HUD-assisted new construction housing,

County of San Luis Obispo Energy Wise Plan	County of San Luis Obispo	The County of San Luis Obispo Energy Wise Plan describes the impact of climate change on the community. This directly affects the Strategic Plan by identifying potential public health risks such as building in flood zones which must be mitigated if federal funds are used for a project.
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Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The CoC coordinates with funding collaboratives including the Head Start program, housing and services programs funded through local government, other (non-CoC) Federal resources, State government, US Dept of Health and Human Services, US Department of Justice, organizations led by and serving people with disabilities, private foundations, Public Housing Authorities, and Temporary Assistance for Needy Families (TANF).

The CoC has an MOU with the County Office of Education (COE), which is the Local Educational Agency, whereby COE agrees to provide written materials to the CoC about the rights of homeless children and youth and spells out the activities that the Homeless Education Coordinator can provide upon request to homeless families with school-aged children, including assistance with enrollment, transfer or tracking of school records, assistance with resolving disputes regarding school placement, identifying school resources, including transportation to and from school, providing Professional development trainings for subrecipients related to the education provisions of the McKinney-Vento Act and the educational services available to children identified as homeless under the U.S. Department of Education definition, and providing technical assistance. In addition, CoC has a seat on the CoC's Board reserved for a representative from local school districts or the County Office of Education. In the CoC's governance charter, it also requires

coordination with local McKinney-Vento homeless education coordinators and liaisons.

The CoC collaborates with the state domestic violence coalition, the state sexual assault coalition, and local domestic violence shelter services. There is a seat reserved on the CoC's Governing Board, for a representative of an agency that focuses on serving victims of domestic violence. Also, that organization, which is the sole DV provider in the CoC, is provided with a copy of the CoC policies and procedures and asked to provide feedback on an annual basis during the CoC's review of its policies and procedures.

The CoC actively coordinates with these public systems, to ensure people who have resided in them longer than 90 days are not discharged directly to the streets, emergency shelters, or other homeless assistance programs: prisons/jails, health care facilities, residential care facilities, foster care.

The CoC partners with the local Medicaid Managed Care Agency (MMCA) to assist program participants with receiving healthcare services. The MMCA provided funding to add functionality to the CoC's HMIS that will allow the MMCA and HMIS to cross match data and produce reports on usage of CoC programs by Medicaid participants and will also show the number of Medicaid participants in HMIS. The CoC also helped plan and sponsor two joint webinars in January 2024. The first webinar was for the MMCA and MMCA's Enhanced Care Management (ECM) contractors to learn about the CoC, including how to refer ECM clients to Coordinated Entry and how ECM providers can support CES. The second webinar was for CoC providers to learn about Medicaid and Medi-Cal and services the MMCA and its ECM program providers can offer, including free transport to medical appointments, as well as the new housing related Medi-Cal programs and how to make referrals to them. The Director of the County Behavioral Health Agency and a County Public Health Agency Division Manager also sit on the Board of the CoC. In addition to giving input and voting on CoC programs and policies, those representatives and other representatives from the County Health Agency make presentations to the CoC about Health Agency services, including new programs and programs in development. CoC staff also work closely with Health Agency staff.

The CoC disseminates information to CoC service providers about the SOAR (SSI/SSDI Outreach, Access, and Recovery) program, the SOAR website, and the training courses to certify program staff, including that Social Workers can receive Continuing Education Credits for the successful completion of the Adult and Children courses. The CoC also promotes the resources available from SOAR for special populations, such as persons being discharged from incarceration.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting.

The County of San Luis Obispo conducted an extensive community engagement process to inform the goals and priorities of the 2025-2029 Consolidated Plan. Through a combination of public workshops, surveys, and digital platform outreach efforts, the County gathered valuable input from community members to understand and assess local housing and development needs. The priorities and goals outlined in the 2025-2029 Consolidated Plan reflect both this community input and direction from the Board of Supervisors.

As a part of the engagement strategy, the County held a series of six workshops during fall 2024. Five in-person workshops were strategically held across different regions of the county to maximize accessibility, while a virtual workshop option ensured those unable to attend in person could still participate. Each workshop included presentations on the Consolidated Plan objectives, examples of previously funded projects, and opportunities for community discussion. The workshops were scheduled as follows:

- Morro Bay Community Center (September 17, 2024, 6-7 PM)
- Paso Robles City Council Chambers (September 18, 2024, 6-7 PM)
- Atascadero Library Community Room (September 23, 2024, 6-7 PM)
- South County Regional Center, Arroyo Grande (September 25, 2024, 6-7 PM)
- Department of Social Services, San Luis Obispo (September 30, 2024, 6-7 PM)
- Virtual Workshop via Zoom (October 2, 2024, 12-1 PM)

The County implemented a comprehensive media and outreach strategy that included:

Traditional Media Engagement

- Press release and public notice (September 3, 2024)

- Seven news articles/televised segments
- Five interviews, including two Spanish-language radio interviews

Social Media Campaign

- 46 total posts across four platforms (Facebook, Instagram, Nextdoor, and Reddit)
 - Including 11 paid promotional posts and 6 Spanish-language posts
- Generated 101,913 organic impressions and 38,776 paid impressions

Additional Outreach Methods

- Promotional displays and tables at community events
- Flyer distribution in local libraries
- Posted information in community-facing County offices
- Partnership with local organizations and advocacy groups for newsletter promotion

The Community Development Needs Assessment survey was available both online through Microsoft Forms and in paper format at the workshops. Between September 3 and October 6, 2024, the County's Community Development website received 2,164 visitors, with an impressive 42.4% conversion rate for survey completion. The survey collected comprehensive data about demographics, household income, housing status, and housing challenges, while also allowing respondents to rank the priority of various HUD-eligible activities across five categories: public services, housing facilities, housing services, public infrastructure, and public facilities.

This robust community engagement process ensured that the goals and priorities established in the 2025-2029 Consolidated Plan reflect genuine community needs and preferences, while aligning with the Board of Supervisors' strategic direction for the County.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Website	Share information on the Community Development Needs Assessment; Share ways to participate.	2,245 page views over 2.0k sessions	N/A	N/A	slocounty.gov/CommunityDevelopment
2	Survey	Collection of survey responses; Available in English and Spanish; Available online or paper based.	918 survey responses	Public comments focused on Health Care, Housing, Homelessness, Public Facilities, and Other Community Needs, including fewer programs, Animal Services, and Childcare.	All comments were accepted.	N/A
3	In-person Workshops	5 regional-focused opportunities for the County to share information, solicit community member participation, & identify priorities for the community.	39 attendees	Public comments focused on homelessness, emergency response needs, housing for ag workers, land conservation, and safety for those currently homeless.	All comments were accepted.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Virtual Workshop	A virtual workshop for the County to share information, solicit community member participation, & identify priorities for the community.	19 attendees	Public comments focused on how the County works with local NGOs and questions on how the money is distributed and utilized locally.	Public comments on how the Assessment was advertised. Not accepted because it is outside of scope.	N/A
5	Social Media: Nextdoor	Provided regional-targeted messaging on upcoming workshops and to encourage survey participation.	75,277 views	Focus on affordable housing.	Redirected commenters to complete the survey online.	nextdoor.com/agency-detail/ca/san-luis-obispo/county-of-san-luis-obispo
6	Social Media: Instagram & Facebook	Provided regional-targeted messaging on upcoming workshops and to encourage survey participation. Posts were in both English and Spanish.	45,107 users reached	N/A	Redirected commenters to complete the survey online.	instagram.com/slochohomeless/ ; facebook.com/slochohomeless

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Social Media: Reddit r/slo	An online forum format that allows community members to ask questions and share their thoughts on community priorities.	15.0 k views	Focus on housing and health care.	Redirected commenters to complete the survey online.	https://www.reddit.com/r/SLO/comments/1fu2kp2/got_opinions_on_what_slo_county_needs_we_want_to/
8	Tabling Events	Shared information on the Community Development Needs Assessment and directed people to complete the survey.	N/A	N/A	Directed people to complete the online survey.	N/A
9	Radio Interviews	Shared information on the Community Development Needs Assessment with the community on local radio shows; radio segments were in both English and Spanish.	N/A	N/A	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	TV News Interviews	Shared information on the Community Development Needs Assessment with the community on local radio shows; radio segments were in both English and Spanish.	N/A	N/A	N/A	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Community Development Needs Assessment collected responses from 918 participants, with 87% identifying as community members. The survey gathered input across all regions of the county, with the highest participation from Central County (37%), followed by North County (22%), North Coast (20%), and South County (18%).

Among survey respondents, 60% were homeowners and 26% were renters, with the remaining participants having various other living arrangements. Notably, 51% of respondents reported being cost-burdened, spending over 30% of their gross monthly income on housing costs. Among those who searched for housing since 2020, 77% reported difficulty securing housing, primarily due to affordability challenges and competition from other buyers/renters.

The assessment identified the following priority categories, ranked by level of need:

1. Housing Facilities (highest priority)
 - Affordable rental housing
 - Single family housing
 - Senior housing
2. Public Services
 - Health care services
 - Mental health services
 - Homeless services
3. Public Facilities
 - Health care facilities
 - Mental health facilities
 - Childcare centers
4. Housing Services
 - Homelessness prevention

- Rental assistance
- Emergency shelters

5. Public Infrastructure

- High-speed internet infrastructure
- Water/sewer improvements
- Sidewalk improvements

The survey results demonstrate an emphasis on housing affordability and accessibility, with affordable rental housing receiving the highest need rating across all categories. Healthcare and mental health services emerged as critical priorities in both services and facilities categories. The findings also highlight significant needs for services and facilities supporting vulnerable populations, including seniors, children, and individuals experiencing homelessness.

These findings will inform the development of the 2025-2029 Consolidated Plan goals and will be considered when evaluating projects for funding allocations.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Many San Luis Obispo County residents face significant challenges in finding, maintaining, and affording housing. Cost-burden is the most prevalent housing problem for households in the county. This is caused by declines in subsidies and stagnant income that have not kept pace with inflation and leads to households living with inadequate housing conditions. This is particularly the case for lowest-income households (those with incomes at or below 30% of HAMFI (Household Adjusted Median Family Income) and at or below 50% of HAMFI).

The data tables estimate that 7,582 renters and 6,387 owner-occupants have cost burdens greater than 30% of income and that 8,781 renters and 7,633 owner-occupants have cost burdens more than 50% of income. While the primary housing issue facing low and moderate-income residents is affordability, there are other housing problems including: lack of complete plumbing/kitchen facilities - estimated at 474 renters and 81 owner households; overcrowding estimated at 1,090 renter and 532 owner households; and severely overcrowding estimated at 497 renter and 239 owner households.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	263,095	269,010	2%
Households	98,120	100,985	3%
Median Income	\$60,691.00	\$77,948.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14,890	11,699	17,710	11,175	45,535
Small Family Households (2-4 persons none age 62 or older)	2,815	2,865	5,915	3,989	20,930
Large Family Households (5 or more persons)	435	755	1,159	984	2,920

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households contain at least one person 62-74 years of age	3,734	3,216	4,813	3,209	14,538
Household contains at least one person aged 75 or older	2,724	2,537	3,186	1,764	4,723
Households with one or more children 6 years old or younger	1,276	920	2,268	1,747	3,301

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS (Comprehensive Housing Affordability Strategy)

Housing Needs Summary Tables

Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	230	109	95	40	474	4	50	23	4	81
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	124	179	159	35	497	25	0	49	165	239
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	379	329	278	104	1,090	25	110	310	87	532
Housing cost burden greater than 50% of income (and none of the above problems)	5,890	2,254	522	115	8,781	3,135	1,925	1,989	584	7,633

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,153	2,070	3,370	989	7,582	694	1,214	2,479	2,000	6,387
Zero/negative Income (and none of the above problems)	605	0	0	0	605	553	0	0	0	553

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,620	2,885	1,054	294	10,853	3,195	2,085	2,359	847	8,486
Having none of four housing problems	2,707	2,865	6,815	3,590	15,977	2,373	3,884	7,489	6,475	20,221
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,650	1,559	1,492	4,701	709	774	1,376	2,859
Large Related	275	239	275	789	100	259	248	607
Elderly	1,760	1,153	551	3,464	2,418	1,908	2,411	6,737
Other	3,984	1,859	1,737	7,580	649	360	496	1,505
Total need by income	7,669	4,810	4,055	16,534	3,876	3,301	4,531	11,708

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	614	614	635	509	0	1,144
Large Related	0	0	0	0	100	234	90	424
Elderly	1,286	500	93	1,879	1,854	1,010	1,157	4,021
Other	0	3,735	1,234	4,969	590	0	0	590
Total need by income	1,286	4,235	1,941	7,462	3,179	1,753	1,247	6,179

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	318	398	217	79	1,012	50	80	205	157	492
Multiple, unrelated family households	15	10	90	60	175	0	30	148	95	273

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	165	125	129	0	419	0	0	0	0	0
Total need by income	498	533	436	139	1,606	50	110	353	252	765

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	970	905	1,585	3,460	335	300	660	1,295

Table 12 – Crowding Information – 2/2

Data Source: 2016-2020 CHAS, Table 13 – Tenure by Year Structure Build by Household Income by Presence of Children

Describe the number and type of single-person households in need of housing assistance.

Based on data from San Luis Obispo County Longitudinal Systems Analysis during the reporting period October 1, 2023, through September 30, 2024, there were 1,565 single adult-only households in need of housing assistance. Of the single person households seeking assistance, 24% identified as veterans and 75% of the single adults were non-veterans while the remaining individuals had an unknown status. 65% of the adult-only households were male and 34% were female. Of the 1,565 single adult-only households, 44% of people engaged in the homeless response system for the first time and were categorized as first-time homeless in HMIS and 40% of households were determined to be continuously homeless or already engaged or enrolled in the homeless response system. Less than 15% of people in single adult-only households were returning or re-engaging with the homeless system of response from temporary, permanent, or unknown destinations.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Based on data from San Luis Obispo County Longitudinal Systems Analysis during the reporting period October 1, 2023, through September 30, 2024, 95 adult head of households seeking housing services identified as a domestic violence survivor or was currently fleeing domestic violence at the time they sought housing assistance, comprising roughly 8% of total households seeking services during the reporting period. Furthermore, 206 adult head of households identified as a domestic violence survivor and but were not fleeing violence or their fleeing status was unknown at the time they sought services comprising 17% of the total adult head of households.

What are the most common housing problems?

A household is said to have a housing problem if they have any one or more of these four problems:

- Overcrowding – More than 1 person per room.
- Severe overcrowding – More than 1.5 persons per room.
- Cost burden – Monthly housing costs (including utilities) exceeding 30% of monthly income.
- Severe cost burden – Monthly housing costs (including utilities) exceeding 50% of monthly income.

Of the households in the Urban County, about 63% of the population are owners, and 37% are renters (2016-2020 Comprehensive Housing Affordability Strategy - CHAS). While renting households are more likely to have housing problems than owner households, the most prevalent problem for both groups is housing cost burden (spending more than 30% of income on housing costs). Cost burden can lead to other issues, including overcrowding, deferred maintenance of the unit (and thus leading to substandard housing), and inability to afford other essentials, such as healthcare and transportation. Of households with a single housing problem, the vast majority are cost-burdened: 30,040 lower-income households (under 80% of HAMFI) have a housing cost burden of 31% to 50% of their income (28% of

households), while an additional 17,410 lower income households have a cost burden above 50% of income (16% of households).

Data Sources: 2016-2020 CHAS, – Occupied Housing Units and 2016-2020 ACS County of San Luis Obispo data

Are any populations/household types more affected than others by these problems?

HUD has determined subpopulations in need of concerted and specialized services and programs such as survivors of domestic violence, youth, unaccompanied minors, veterans, and disability status. These subpopulations often have additional performance metrics for funding opportunities to ensure program efficiency and supportive services. Populations with a history of marginalization such as minors, survivors or the disabled community, face increased challenges within any community's homeless system of response.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the 2016-2020 CHAS data there were 4,755 lower-income households containing at least one child aged six years old and younger. According to the 2024 Point In Time (PIT) count, there were 800 unsheltered people living in the county. This figure accounts for 68% of the total population experiencing homelessness on a single night.

Low-income individuals and families with children are at risk of homelessness and/or shelter instability due to characteristics such as low wages, fixed income, high housing costs, unstable employment, limited educational opportunities with a higher percentage of individuals with only a high school diploma, and limited access to affordable housing. They often face challenges such as job loss, eviction, and health issues, leading to housing instability and financial strain. Low-income

families have a higher percentage of single parent households with children reliant upon one income.

Their primary needs include immediate housing assistance (rental assistance), financial literacy and support (utility assistance, vehicle repair), low-income resources and community resources (i.e. LIHEAP, CalFresh, Medi-Cal, food pantries, etc.), access to basic necessities, mental health services, and childcare assistance. To support this population, key interventions include emergency housing assistance, rental assistance, case management, financial literacy training, employment support including education and job training, childcare assistance, parent/community education and support, food security programs, mental health services, healthcare access and landlord mediation. Early intervention, community collaboration, and addressing systemic issues are also important considerations in helping prevent homelessness among low-income families with children.

Many families with children and individuals experiencing homelessness that have been identified in the community as at risk of homelessness are those in doubled up living situations, large families, and those living in extreme poverty. These families and individuals have moved one or more times in the last 60 days, lack rental history and/or have a history of eviction. Many in extreme poverty struggle with paying utility bills, rent, and other housing costs which can lead to eviction and further challenges finding housing, often ending in episodes of homelessness. Other factors include lack of savings or depleted savings, typically poor credit, debt, or unable to overcome a one-time financial burden (i.e. car repair, medical bill), criminal history, disability or poor health, unreliable transportation, or lack of a support network.

As individuals and families near the end of rapid re-housing assistance, they need to have received support in developing stable income sources, managing budgets, addressing underlying issues like mental health or substance abuse, and accessing support services for housing challenges. Key needs include employment support, housing stability skills development, addressing barriers, case management and advocacy, and community integration and support. Supporting these families at this transitional timeframe is to provide an individualized approach, collaborate with other agencies, to intervene early, and focus on sustainability to help these

individuals successfully maintain stable housing and achieve long-term self-sufficiency.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The County uses the definition of “at risk of homelessness” defined in the HESG Program. In general, individuals and families are considered at-risk of homelessness if the following applies for the individual or household:

1. Has an annual income below 30 percent of the median family income for the area as determined by HUD.
2. Does not have sufficient resources or support networks to prevent them from moving into an emergency shelter.
3. Meets one of the following conditions:
 - a. Has moved due to economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance.
 - b. Is living in the home of another because of economic hardship.
 - c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance.
 - d. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals.
 - e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau.

f. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution).

g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Factors linked to housing instability and a higher risk of homelessness include high rent-to-income ratio, overcrowding, eviction notices, substandard housing quality, living in temporary housing, short-term leases, lack of security deposits, and residing in neighborhoods with high crime rates or rural areas. These issues can result in financial strain and difficulty in maintaining stable housing. Key considerations include the cost burden of housing, the type of housing (such as single-room occupancy units), housing quality issues, neighborhood factors (like crime rates and access to public transportation), and legal factors (such as eviction notices and tenant protections).

The National Low-Income Housing Coalition maintains a country-wide map of the hourly wage needed to afford a two (2) bedroom apartment by local zip codes within the Metropolitan Statistical Areas (MSA) from the U.S. Census Bureau. According to this data, as derived by the County, the median household hourly wage to afford a two-bedroom apartment ranges between \$44.04 to \$44.42, respectively for the unincorporated communities of Creston and Santa Margarita. San Simeon has the lowest hourly wage at \$35.58 and Pismo Beach the highest at \$52.31.

Vulnerable households are severely cost burdened paying more than 50% of income on rent resulting in difficulty maintaining housing stability or in housing without significant problems due to high housing costs, low vacancy, and low wages. Other factors include a lack of low-income and affordable housing, severe over-occupied or doubling up i.e. 8 people in a 2 bedroom, poorly maintained housing quality (broken appliances, leaks, pest infestations, lack of weatherization, et.), or rural location with limited access to basic resources (i.e. schools, medical

treatment, etc.) which leads to social isolation. To address these housing concerns, localities should focus on increasing access to affordable units to lower-income households and increasing the general housing stock to accommodate future growth and housing needs for households of all income levels.

Other housing characteristics linked to instability and increased risk of homelessness include being underemployed or unemployed, experiencing mental health issues including trauma and depression, being a victim of domestic violence, moving multiple times in the previous 12 months, and having a criminal history that limits housing choice.

Discussion

The County of San Luis Obispo is focused on a systematic approach to homeless housing interventions. Based on the effectiveness of intervention types, and identified needs of the community, it is important to link causality to continued investments. The outcomes from system investments from this Consolidated Plan's Program Years 2025 through 2029 will be used to determine the appropriate amounts of continued funding per intervention type. There has also been renewed focus of data accuracy pertaining to the Homeless Management Information System; Longitudinal analysis of the services provided at a system-level will be a key factor in the County's efforts to reduce homelessness during the Consolidated Plan period.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

N/A. This section is no longer required under the New Interim Rule: Affirmatively Furthering Fair Housing Revisions (effective April 2, 2025).

Discussion

N/A. This section is no longer required under the New Interim Rule: Affirmatively Furthering Fair Housing Revisions (effective April 2, 2025).

NA-20 Disproportionately Greater Need: Severe Housing Problems

– 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

N/A. This section no longer required under the New Interim Rule: Affirmatively furthering Fair Housing Revisions (effective April 2, 2025).

Discussion

N/A. This section is no longer required under the New Interim Rule: Affirmatively Furthering Fair Housing Revisions (effective April 2, 2025).

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

N/A. This section is no longer required under the New Interim Rule: Affirmatively Furthering Fair Housing Revisions (effective April 2, 2025).

Discussion:

N/A. This section is no longer required under the New Interim Rule: Affirmatively Furthering Fair Housing Revisions (effective April 2, 2025).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

N/A. This section is no longer required under the New Interim Rule: Affirmatively Furthering Fair Housing Revisions (effective April 2, 2025).

If they have needs not identified above, what are those needs?

N/A. This section is no longer required under the New Interim Rule: Affirmatively Furthering Fair Housing Revisions (effective April 2, 2025). **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

N/A. This section is no longer required under the New Interim Rule: Affirmatively Furthering Fair Housing Revisions (effective April 2, 2025).

NA-35 Public Housing – 91.205(b)

Introduction

Public Housing units were converted to tax credit units or Project Based Voucher units under the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program several years ago by the Housing Authority of the City of San Luis Obispo (HASLO) and the Paso Robles Housing Authority (PRHA).

Project-based and tenant-based vouchers are administered by HASLO. The vouchers are allocated by HASLO to individuals who qualify for tenant-based vouchers and awarded to affordable housing projects within the County of San Luis Obispo for use with income qualified tenants. HASLO develops and maintains affordable housing developments countywide. PRHA develops and maintains affordable housing projects in the City of Paso Robles. There are no public housing units in San Luis Obispo County.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit vouchers in use	0	0	0	2890	554	1934	179	38	185

Table 13 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: Housing Authority of the City of San Luis Obispo

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0		24,903	21,399	13,290	30,655
Average length of stay	0	0	0		4	6	4	3
Average Household size	0	0	0		2	1	1	3
# Homeless at admission	0	0	0	940	204	571	140	25
# of Elderly Program Participants (>62)	0	0	0	1,170	188	879	103	0
# of Disabled Families	0	0	0	1,311	210	1,018	78	5
# of Families requesting accessibility features	0	0	0	unknown	Unknown	Unknown	Unknown	Unknown
# of HIV/AIDS program participants	0	0	0	Unknown	Unknown	Unknown	Unknown	Unknown
# of DV victims	0	0	0	unknown	Unknown	Unknown	Unknown	unknown

Table 14 – Characteristics of Public Housing Residents by Program Type

Data Source: Housing Authority of the City of San Luis Obispo

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2,672	505	1,793	167	36	171
Black/African American	0	0	0	99	22	58	11	1	7
Asian	0	0	0	39	9	29	0	0	1
American Indian/Alaska Native	0	0	0	66	16	43	1	0	6
Pacific Islander	0	0	0	14	2	11	0	1	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 15 – Race of Public Housing Residents by Program Type

Data Source: Housing Authority of the City of San Luis Obispo

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	776	210	479	30	10	47
Not Hispanic	0	0	0	2,114	344	1,455	149	28	138
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 16 – Ethnicity of Public Housing Residents by Program Type

Data Source: Housing Authority of the City of San Luis Obispo

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are no public housing units in San Luis Obispo County. 31% of applicants who apply for the waitlist for affordable housing units are disabled. Of the 166 people on the affordable housing waitlist, 1 client requested a hearing accessible unit, 15 clients requested a mobility accessible unit, and 4 clients requested a visual accessible unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are no public housing units in San Luis Obispo County. The most immediate needs of residents with Housing Choice vouchers are more available affordable housing units throughout the county including units with accessibility features. Deposit assistance and a dependable income source such as disability income or employee, are immediate needs. Other immediate needs include:

- Food
- Furniture
- Utility Assistance
- Internet
- Childcare
- Assistance transitioning to a higher level of care including assisted living waiver for board & care; transition to nursing home
- Translation services
- Assistance applying for resources such as SSI/SSDI
- Medi-Cal assistance meeting the working requirement to maintain Medi-Cal benefits
- Connection to resources such as behavioral health services, drug & alcohol services, veteran's services, employment, etc.
- Life skills such as budgeting and socialization
- Assistance and training to overcome tenant/landlord barriers
- Continued advocacy

How do these needs compare to the housing needs of the population at large

Residents in an affordable housing unit have more immediate needs than the population at large. These residents are extremely low, very low- and low-income residents without many of the resources available to the population at large. The residents, in addition to the needs mentioned above, have immediate needs including food, furniture, utility assistance, internet, childcare and connection to resources (behavioral health, drug and alcohol, veteran services, employment, etc.). Life skills such as budgeting and socialization are also important. These residents experience a lack of resources in greater numbers than the population at large.

Discussion

Public Housing units were converted to tax credit units under the RAD program several years ago by the Housing Authority of the City of San Luis Obispo (HASLO) and the Paso Robles Housing Authority. There are no public housing units in San Luis Obispo County. HASLO develops and maintains affordable housing units countywide. HASLO offers both Housing Choice Vouchers and Project-based vouchers. HASLO is responsible for coordinating the use of vouchers in the various affordable housing projects built by other affordable housing developers such as People's Self-Help Housing countywide. Developing affordable housing projects is a top goal for the Urban County of San Luis Obispo.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The **Stella Performance (Stella P) tool** is a data-driven resource designed to help communities assess and address homelessness. By analyzing key metrics—such as household demographics, successful exits to housing, and returns to homelessness, Stella P provides a clear picture of local needs. This data informs a **Homeless Needs Assessment** by identifying trends, evaluating system performance, and highlighting service gaps. Communities can use this information to allocate resources strategically and equitably as well as improve program effectiveness and develop targeted interventions.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

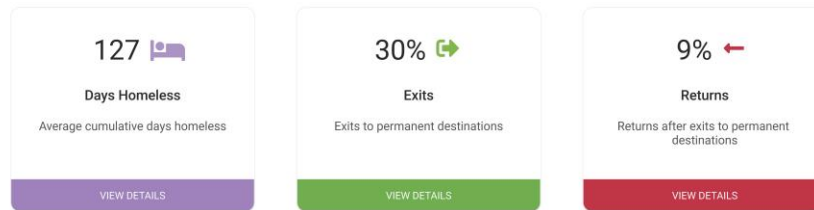
Between 10/01/2023 – 09/30/2024, 2,166 households (3,192 people) were served in the homeless system. 30% of households served exited to permanent destinations within 90 days. 9% of those households that exited returned to homelessness. The following data is displayed using the Stella P tool and is shared to encourage policymakers and service providers to make informed decisions to enhance housing stability and reduce homelessness.

System Performance Overview

Total number of households and people served in the homeless system and performance overview for 10/01/2023 - 09/30/2024 for SLO County COC LSA FY24

 **2,166**
HOUSEHOLDS

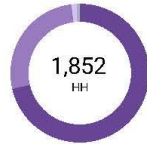
 **3,192**
PEOPLE



System Performance by Household Type

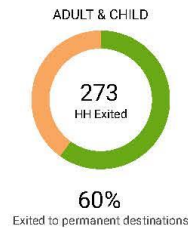
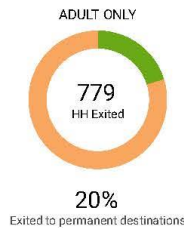
Households with Days Homeless and Days Homeless by Household Type

Households that had at least one day in ES, SH, TH, or Rapid Re-Housing: Housing with or without services (RRHH); or at least one day in PSH prior to move-in and the average cumulative, unduplicated number of days that households were served in ES, SH, or TH projects; and days in RRHH or PSH prior to move-in.



Exits by Household Type

Percent of households that exited to permanent destinations.



■ Permanent Destinations ■ Temporary + Unknown Destinations

Returns by Household Type

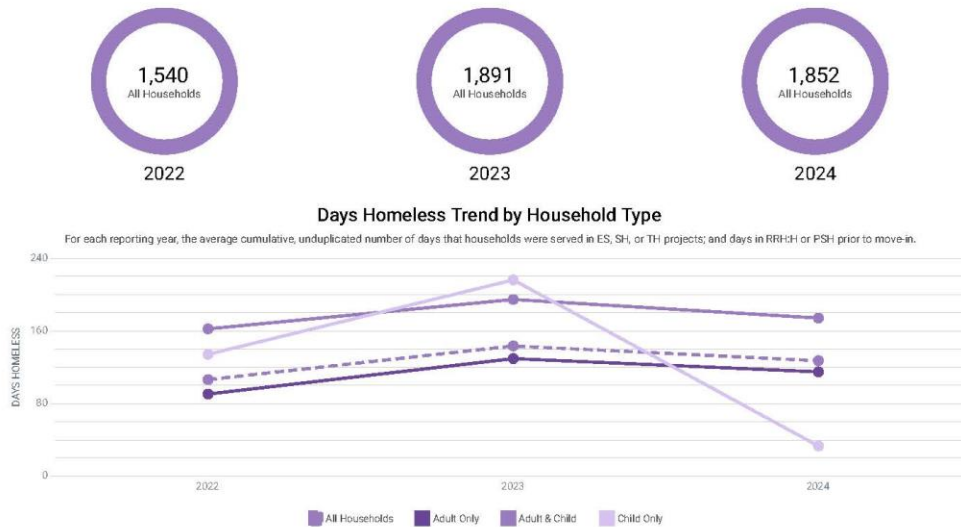
Percent of households that returned to the homeless system within six months of exiting to permanent destinations. The universe for the chart is households that exited within the first six months of the report period.



■ Permanent Destinations ■ Returns

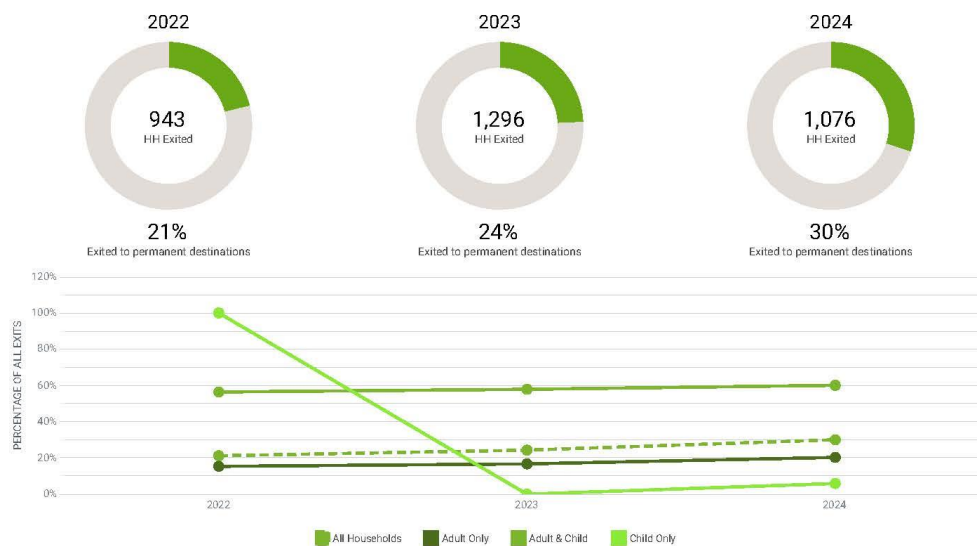
Households with Days Homeless Trend

For each reporting year, households that had at least one day in ES, SH, TH, or RRH:H; or at least one day in PSH prior to move-in.



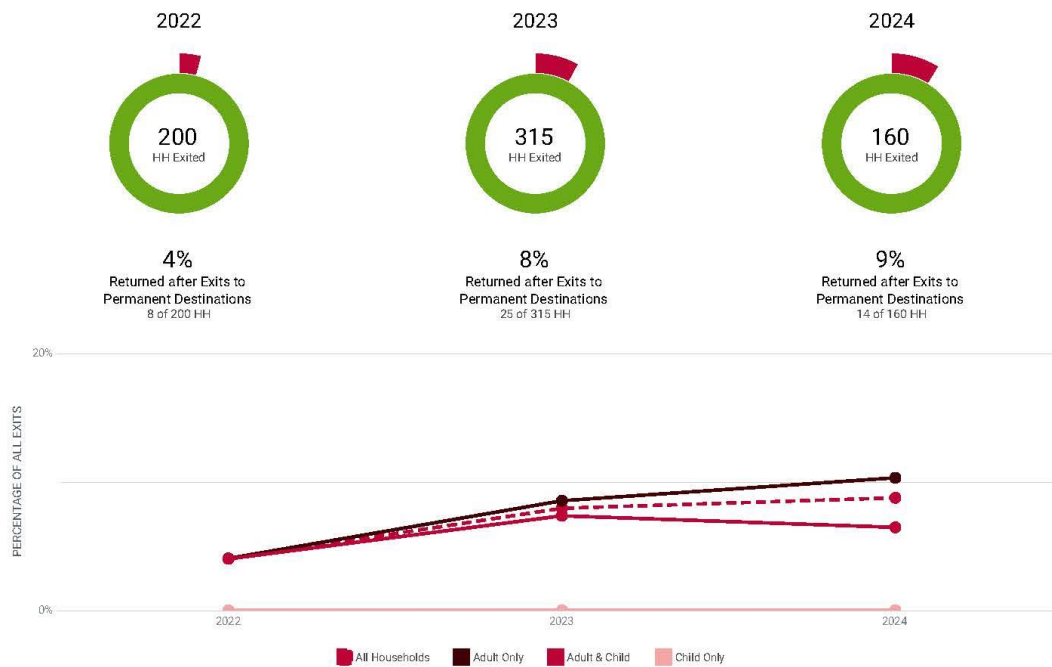
Exits to Permanent Destinations Trend

Number of households that exited from the homeless system and percent that exited to permanent destinations within each of the past three years.



Returns to the Homeless System Trend

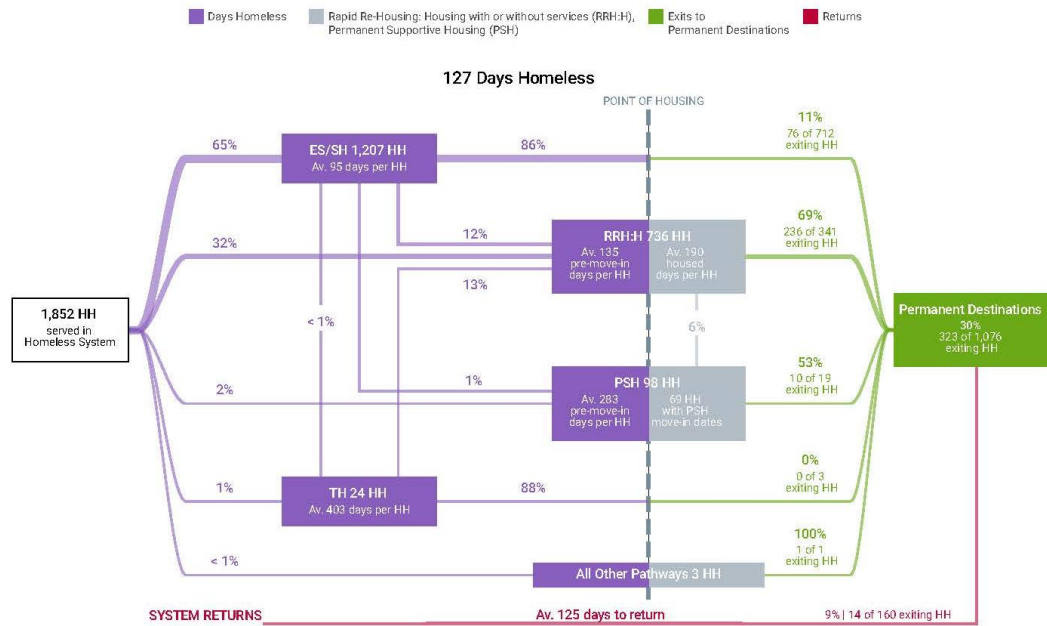
Percent of households that returned to the homeless system within six months of exiting to a permanent destination within each of the past three years. For the current report period, the universe for the chart is households that exited within the first six months of the report period.



System Performance Map

All Households

Households use different combinations of project types during the time they are served in the homeless system. These project type combinations are referred to as pathways. Each pathway has different average cumulative days homeless, exits to permanent housing and returns to the homeless system. The system map shows performance for the main project types in the homeless system and can be filtered to show performance for the main pathways.



Homeless Needs Assessment						
Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	22	121	495	491	273	174
Persons in Household with Only Children	0	0	22	22	17	33
Persons in Household with Only Adults	731	248	1323	1313	779	115
Chronically Homeless Individuals	281	74	417	367	136	140
Chronically Homeless Families	5	3	16	14	164	178
Veterans	45	3	47	44	42	172
Unaccompanied Youth	9	19	22	0	17	33
Persons with HIV	7	3	10			
	Displayed	Used in Report				
	Data Source:	Default Data	○			
		Alternate Data	○	Notes: <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Data Retrieved from HMIS System and Point in Time Count. </div>		

Table 17 – Nature and Extent of Homelessness by Program

Data Source: HMIS

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In FY 2024 there were 495 Adult/Child households served in Emergency Shelter (ES), Transitional Housing (TH), Rapid Re-Housing (RRH), or Permanent Supportive Housing (PSH) projects in HMIS. There were 400 Veteran households served in the same year. (FY 24 LSA)

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Population groups are identified in the San Luis Obispo Homeless Management Information System (HMIS). Within HMIS persons enrolled in Emergency Shelter, Safe Haven, Transitional Housing or Street Outreach programs meet HUD's definition of homeless. In FY 2024 of the individuals enrolled in ES, SH, or TH projects 76% were White, 1 % were Native Hawaiian/Pacific Islander, 7% identified as Multiple Races, 10% were Hispanic/Latina/e/o alone, 7% were Black, African American or African, 1% were Asian or Asian American, and 3% were Native American/Alaska Native/Indigenous.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The San Luis Obispo County Continuum of Care conducted its most recent Unsheltered Point in Time (PIT) Count on January 22, 2024. At that time 800 individuals were found to be experiencing unsheltered homelessness while 375 experienced sheltered homelessness on the same night. Of those experiencing unsheltered homelessness, 281 individuals met HUD's definition of chronically homelessness. 175 unsheltered individuals have experienced homelessness for more than 5 years. Majority of unsheltered persons reported sleeping in vehicles, with vehicular homelessness affected 140 unsheltered persons, compared to 120 individuals sleeping in outdoor encampments and 118 individuals sleeping on sidewalks or streets.

Discussion:

The 2024 Point in Time Count indicated a 19% reduction in the total number of persons experiencing homelessness compared to the 2022 Point in Time Count.

800 persons experiencing homelessness were unsheltered, 375 persons experiencing homelessness were sheltered for a total number of 1,175 persons. 513 unsheltered individuals were interviewed.

Of the 513 interviewed:

- 80% have lived in San Luis Obispo County for at least 1 year or longer
- 34% have been experiencing unsheltered homelessness for 5 years or longer
- 97% of the unsheltered population is an “adult only” household
- 52% of unsheltered people reported feeling discriminated against while seeking services
- 46% of unsheltered persons reported having a Serious Mental Illness (SMI)

Overwhelmingly, people experiencing unsheltered homelessness shared that affordable housing was the main barrier to stable housing with 456 out of 513 people agreeing. Unsheltered persons also shared such barriers to housing as loss of employment, psychiatric disabilities, physical disabilities, substance use and medical issues. Several individuals who were surveyed shared that experiencing or threat of domestic violence hinders housing as well. Some men shared that a lack of resources and housing opportunities for California registered sex offenders or other criminal records were barriers to stability. The population experiencing unsheltered homelessness displayed a higher likelihood to identify with a serious mental illness (SMI) compared to those residing in shelters or transitional housing.

While the 2024 Point in Time Count numbers are encouraging, there is still significant progress to be achieved in service provision, care coordination, resource allocation and housing opportunities.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs populations in SLO County include DV survivors. DV survivors are assisted by the CoC's DV services provider, Lumina Alliance, who served 203 people fleeing violence in 2023.

Describe the characteristics of special needs populations in your community:

San Luis Obispo County has several special needs populations within the county including a higher percentage of individuals aged 65 and older; a large percentage of people living in poverty or considered low-moderate income households; veterans, domestic violence survivors, and individuals living with HIV/AIDS. Within San Luis Obispo County, these are some of the special needs population:

-
- Adults aged 65 or older are a higher percentage (22.0%) of the total population compared to the State of California (15.8%).
- 12.8% live in poverty.
- 43.57% are considered low-moderate income.
- 24% of working households travel 30 minutes or more to commute to work.
- Veterans, on average, earn \$58,168 while an individual earning \$71,350 is considered a low-income household.

What are the housing and supportive service needs of these populations and how are these needs determined?

Domestic Violence (DV) Survivors:

In FY23, the CoC's DV Services Provider (Lumina) served a total of 203 people fleeing violence in their three emergency shelters and ten transitional housing units. A total of 107 clients received financial assistance through their Housing First Program, 57 of whom were community clients who did not stay at one of their housing facilities this past year (these numbers include clients who were either homeless or at-risk of becoming homeless at the time of assistance; these numbers also include survivors of sexual assault). Financial assistance was provided to support clients' ability to pay rent or deposit expenses to move into or retain safe,

permanent housing. 286 unmet requests for shelter and related services were received last year from 161 clients.

Lumina is the only sexual assault (SA) and intimate partner violence (IPV) victim service provider in San Luis Obispo County. SLO County's high cost of living and lack of sufficient affordable housing present exceptional barriers to meeting the needs of all survivors. SLO County is the second least affordable small metro area in the country. SLO County's cost of living is 9.4% above the national average, and the cost of housing is 51.7% higher than the national average. Survivors have a difficult time fleeing violence and often risk losing access to housing and financial stability, a risk that is compounded by SLO County's untenable housing market.

Lumina uses Apricot, an HMIS-comparable database specially designed for victim service providers ensuring that all client data is secure and remains confidential. Apricot is used to track client demographics and calculate rates like survivor needs for housing and services and unmet requests for assistance. The database captures all required data and allows the agency to work with HUD and local homeless service providers without sharing identifying client data or compromising confidentiality. Staff and volunteers providing direct services can access Apricot from any location to update client data immediately to ensure all services provided are captured, smoothly coordinated, and not duplicated. All Apricot users are provided with thorough training on how to appropriately use the database to protect client confidentiality and to guarantee that data is secure and accurately recorded.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2022 California HIV Surveillance Report there were 12 new HIV cases in San Luis Obispo in 2022. 407 individuals within the county are living with diagnosed HIV infection. Between 2018 and 2022, 26 individuals with diagnosed HIV infection passed away. Statewide demographic data is available. However, the data is not provided on a per county basis.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic

mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not Applicable.

Discussion:

In recent years, the CoC has also increased coordination between mainstream services, as well as moving from a closed HMIS to an open HMIS and upgrading the HMIS system to add functionality allowing street outreach workers to enter and access information from the field, speeding up and enhancing referral and coordination efforts. The CoC also has partnered with the local Medi-Cal Managed Care agency to share data and to make referrals between systems. The CoC also uses multi-disciplinary teams to help assist people who are least likely to request help on their own. These teams are particularly helpful for people with complex needs and can identify placements more quickly. The CoC has also established a staff position at the lead Coordinated Entry agency to help facilitate referrals to permanent supportive housing. These changes have resulted in increases in the number of persons engaged and successfully placed into shelter or housing.

The CoC provides annual training on Food Stamps, TANF (Temporary Assistance for Needy Families), Substance Use Disorder programs, and Employment Assistance programs.

The CoC partners with the local Medicaid Managed Care Agency (MMCA) to assist program participants with receiving healthcare services. The MMCA provided funding to add functionality to the CoC's HMIS that will allow the MMCA and HMIS to cross match data and produce reports on usage of CoC programs by Medicaid participants and will also show the number of Medicaid participants in HMIS. The CoC also helped plan and sponsor two joint webinars in January 2024. The first webinar was for the MMCA and MMCA's Enhanced Care Management (ECM) contractors to learn about the CoC, including how to refer ECM clients to Coordinated Entry and how ECM providers can support CES. The second webinar was for CoC providers to learn about Medicaid and Medi-Cal and services the MMCA and its ECM program providers can offer, including free transport to medical

appointment, as well as the new housing related Medi-Cal programs and how to make referrals to them.

The Director of the County Behavioral Health Agency and a County Public Health Agency Division Manager sit on the Board of the CoC. In addition to providing input and voting on CoC programs and policies, those representatives and other representatives from the County Health Agency make presentations to the CoC about Health Agency services, including new programs and programs in development. CoC staff also work closely with Health Agency staff.

The CoC disseminates information to CoC service providers about the SOAR program, the SOAR website, and the training courses to certify program staff, including that Social Workers can receive Continuing Education Credits for the successful completion of the Adult and Children courses. The CoC also promotes the resources available from SOAR for special populations, such as persons being discharged from incarceration.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The 2025 Community Development Needs Assessment (CDNA) Report prioritized public facilities in the following manner:

Public facility priorities listed under the Housing section included emergency homeless shelters and transitional housing. Housing facilities have the highest weighted average; thus, it is considered the highest need among all categories.

Public facility priorities listed under the Public Facility section included health care facilities, mental health facilities, childcare centers and facilities for older adults with cognitive impairments. Public facilities have the third highest weighted average; thus, it is considered the third highest need among all categories.

How were these needs determined?

The 2025 Community Development Needs Assessment (CDNA) was conducted in September 2024. The Community Development Needs Assessment Report was posted for a 30-day public comment period and presented to the Board of Supervisors on December 10, 2024.

The Homeless Services Division released an online Community Development Needs Assessment survey utilizing Microsoft Forms on September 3, 2024. This cross-sectional survey was directed towards interested community members who were encouraged to complete the survey and/or attend one of the workshops held at various locations within the County. Five in-person workshops, one in each of the five supervisor districts, and one virtual workshop were offered to the public. This provided the opportunity for in-person feedback and the option to complete a paper survey. The deadline to complete and submit the survey (both paper and electronic) was October 6, 2024.

While the survey was prioritized for community member input, those responding in an organizational capacity were able to identify themselves. The survey contained a variety of questions including demographics, household income, housing status, housing challenges, and ranking questions for prioritization.

Only activities that are eligible within the HUD Consolidated grants were listed for ranking within five different, overarching categories: public services, housing facilities, housing services, public infrastructure, and public facilities. For each activity within each category, respondents were able to respond with their perceived community need. Each ranking question had the option of high need, moderate need, low need, no need, and no opinion. The last question on the survey was open for free response to allow community members to convey additional needs and priorities they might have felt were not covered in the survey. Free response answers were coded based on the content of each comment. If there was more than one theme in a single comment, that comment was coded for multiple themes on the content of their response.

Data Analysis

To determine the level of need for each category and for each activity, a weighted average method was used. This includes coding a value to each response to determine the level of need, relative to the average of other categories. Responses were coded using a value between one and four, with one being no need and four being high need. The response “No Opinion” was removed before data analysis. After coding each response to their respective values, the average was measured for each activity in a category. Once the average was known for each activity within the category, an average was calculated for the entire category to determine the weighted average. This weighted average allows comparison of the level of need for each activity, relative to the average of the entire category. For example, the weighted average for public services was 3.149 and the average response for youth services was 3.213. Since the average for youth services is higher than the weighted average, youth services can be considered a higher need than activities that fall below the weighted average.

This method also allowed for the comparison of the level of need for each category, relative to the other categories. The averages calculated for each category were compiled and an average calculated of all averages to create a weighted average. The average of each category can be compared to the weighted average to determine the level of need. For example, the weighted average for all five overarching categories was 3.070 and the average for public facilities was 3.131.

Since the average for public facilities was more than the weighted average, it can be considered a higher need.

Describe the jurisdiction's need for Public Improvements:

Public facility priorities listed under the infrastructure improvement section of the CDNA included high speed internet infrastructure, water/sewer improvements, sidewalk and accessibility improvements. Public Infrastructure has the fifth highest weighted average; thus, it is considered a low need among all categories.

How were these needs determined?

Needs were determined by conducting the Community Development Needs Assessment (CDNA) which included an online survey, five in-person workshops, one online workshop, a 30-day public notice and comment period and a Board of Supervisor meeting on December 10, 2024.

Describe the jurisdiction's need for Public Services:

Public services have the second highest weighted average; thus, it is considered the second highest need among all categories. Within public services, the three activities with the highest need are health care services, mental health services, and homeless services.

How were these needs determined?

Needs were determined by conducting the Community Development Needs Assessment (CDNA) which included an online survey, five in-person workshops, one online workshop, a 30-day public notice and comment period and a Board of Supervisor meeting on December 10, 2024.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Like many communities on the coast of California, the housing market in the county is characterized by higher property values which exceed the state average by more than \$100,000 ([Zillow](#), 2025) and a higher vacancy rate of 13.1% compared to the state average at 7.8% (US Census, CP04).

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

San Luis Obispo County faces a significant need for additional housing units to accommodate its growing population, workforce, and vulnerable communities. The high cost of housing, limited availability of affordable units, and increasing demand for diverse housing options have created challenges for low- and moderate-income households, seniors, individuals with disabilities, and those experiencing homelessness.

While progress is being made to achieve the Regional Housing Needs Assessment (RHNA) goals for the 2020-2028 Housing Element cycle, the region has only achieved 10% of the goal for very low-income households and 43% for low-income households, a deficit of 3,343 units for low and very-low-income households.

According to a 2024 Affordable Housing Needs Report by California Housing Partnership (CHPC), this shortage has led to 83% of extremely low-income households spending more than half their income on housing costs, compared to just 5% of moderate-income households. The high cost of living exacerbates this issue. Renters need to earn \$39.77 per hour, 2.5 times the state minimum wage, to afford the average monthly rent of \$2,068 in the county per the CHPC report.

Community feedback underscores the urgency of addressing these housing challenges. In the 2025 Community Development Needs Assessment, over 78% of respondents identified affordable rental housing as a high-priority need in San Luis Obispo County.

Homelessness remains a pressing concern in the County. According to HMIS inventory data, there were only 470 interim and 471 permanent supportive housing beds available for individuals experiencing homelessness on any given night, insufficient to meet the demand as the 2024 Point in Time Count identified 1,175 persons experiencing homelessness on a night in January 2024.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	80,280	69%
1-unit, attached structure	6,000	5%
2-4 units	9,739	8%
5-19 units	7,490	6%
20 or more units	3,779	3%
Mobile Home, boat, RV, van, etc.	9,120	8%
Total	116,408	100%

Table 18 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	349	1%	2,409	7%
1 bedroom	1,510	2%	7,420	20%
2 bedrooms	13,549	21%	15,114	41%
3 or more bedrooms	48,555	76%	12,075	33%
Total	63,963	100%	37,018	101%

Table 19– Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

320 affordable housing units supported by federal, state and local funds were completed between 2020-2024, the period of the prior Consolidated Plan. The units are located throughout the County. The groups served by these affordable housing units include seniors, families, persons experiencing homelessness, veterans, and adults with disabilities. All of the households and individuals served are low, very low or extremely low income (80% to 0% of Area Median Income). Currently, there are 945 affordable housing units under development in San Luis Obispo County with anticipated completion dates over the next three years. An additional 450 affordable housing units are in pre-development.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no anticipated units expected to be lost.

Does the availability of housing units meet the needs of the population?

The 2025 Community Development Needs Assessment report identifies housing as the highest need among all categories. The Board of Supervisors in establishing the funding priorities for the 2025-2026 identified housing and homelessness as tier one priorities. The need for rental housing for extremely low income, very low income, and low-income persons is critical. In addition, transitional housing and permanent supportive housing are also needed.

Describe the need for specific types of housing:

According to San Luis Obispo Council of Governments (SLOCOG), as of December 2023 the county as a region has completed 52% the Regional Housing Needs Allocations (RHNA) for the 2020-2028 Housing Element cycle. The region has made the least progress on very low-income units at 10% of goal. 43% of the low-income unit goal, 41% of the moderate-income unit goal and 85% of the above moderate income unit goal have been completed. The construction of very low income and low-income affordable rental housing remains a top priority.

Discussion

Homelessness and housing continue to be top priorities of the County of San Luis Obispo. In 2022, the County of San Luis Obispo Board of Supervisors approved the San Luis Obispo Countywide Plan to Address Homelessness (2022-2027) which has a goal to accelerate completion of affordable housing projects, including traditional housing and small accessory dwelling units or permanent tiny homes, to meet RHNA targets in all jurisdictions (one-half of 6th cycle RHNA targets for low-income and very low-income units within 5 years), to achieve 1,667 units of low/very low-income housing (which includes 500 additional Permanent Supportive Housing beds).

The San Luis Obispo Countywide Plan to Address Homelessness also has a goal to use rapid-cycle implementation to increase non-congregate sheltering/interim housing capacity through projects such as pallet shelters, cabins, tiny homes, sober living homes, room and board settings for a total of 300 new units countywide within 3 years.

The goals of the 2025-2029 Consolidated Plan will work in tandem with achieving the goals of the Countywide Plan to Address Homelessness by sustaining existing investments in interim housing and prioritizing permanent housing solutions.

Addressing the housing shortage in San Luis Obispo County is crucial for enhancing the quality of life for all residents and ensuring a more equitable and sustainable future.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Median home values and monthly rent both rose significantly from 2015 through 2020, rising 36% and 23% respectively. This increase in property value and monthly rent will likely coincide with a decrease in affordable housing. The HOME rent and Fair Market Rent (FMR) values are provided by the U.S. Department of Housing and Urban Development (HUD). The HOME rent value sets rent prices commensurate with the area's AMI and assumes that 30% of income should be spent on housing. The FMR is based on the market value for rental properties in the area.

In San Luis Obispo County, Fair Market Rent values are up to 140% more expensive than low HOME rent values (4-bedroom units), indicating that the market rate for rental units is not affordable to the average resident, based on AMI.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	445,700	605,200	36%
Median Contract Rent	1,137	1,397	23%

Table 20 - Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,194	8.6%
\$500-999	5,928	16.0%
\$1,000-1,499	12,594	34.0%
\$1,500-1,999	8,865	23.9%
\$2,000 or more	6,338	17.1%
Total	36,919	99.7%

Table 21 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,058	No Data
50% HAMFI	6,101	1,744
80% HAMFI	19,917	3,995

Number of Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	7,882
Total	28,076	13,621

Table 22 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,394	1,561	2,055	2,834	3,155
High HOME Rent	1,004	1,077	1,294	1,486	1,639
Low HOME Rent	787	843	1,012	1,168	1,303

Table 23 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to San Luis Obispo Council of Governments (SLOCOG), as of December 2023 the county as a region has completed 52% the Regional Housing Needs Allocations (RHNA) for the 2020-2028 Housing Element cycle and is on pace to provide sufficient housing for all income levels in the county.

RHNA identifies four income categories: (1) very low, (2) low, (3) moderate, and (4) above moderate-income levels, and requires jurisdictions to work toward meeting RHNA unit goals of each category.

The county has made the following progress in each income category:

- 1) Very low income: 298 out of 2,690 units built (10%)
- 2) Low income: 724 out of 1,675 units built (43%)
- 3) Moderate income: 798 out of 1,142 units built (41%)
- 4) Above moderate income: 3,852 out of 4,535 (85%)

The region has made the least progress with very low-income units at 10%. Units contributing to this income category are typically deed restricted to very low-income households because market rate housing units are not affordable to households in the very low-income range.

The region has made the most progress in the above-moderate income category, having permitted 85% of the allocated units. Units contributing to above-moderate

income are typically market rate and comprise most residential development in the region.

How is affordability of housing likely to change considering changes to home values and/or rents?

Median home values and monthly rent both rose significantly from 2015 through 2020, rising 36% and 23% respectively. This increase in property value and monthly rent will likely coincide with a decrease in affordable housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME rent and Fair Market Rent (FMR) values are provided by the U.S. Department of Housing and Urban Development (HUD). The HOME rent value sets rent prices commensurate with the area's AMI and assumes that 30% of income should be spent on housing. The FMR is based on the market value for rental properties in the area.

In the county, FMR values are up to 140% more expensive than low HOME rent values (4-bedroom units), indicating that the market rate for rental units is not affordable to the average resident, based on AMI.

Discussion

Because the price of market rate housing in the county differs so greatly from the ideal affordable rent prices provided by HUD, and considering the region's RHNA progress, policies incentivizing the development of affordable housing units restricted to specific income groups, may be a more effective strategy at addressing home and rent affordability than the incentivization of market rate housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section examines the condition of housing, age of housing stock, vacancy rate and the risk of lead paint hazard in the Urban County of San Luis Obispo. According to 2016-2020 CHAS data below, 55% of owner-occupied homes and 40% of renter-occupied homes were built before 1980. Homes built before 1980 are more likely to have lead paint hazards present, which is especially dangerous for children under age 6. An estimated 19% of homes built before 1980 have children present. In addition, older homes often require more home repair for households to maintain quality living conditions.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition: A dwelling unit that meets all applicable building codes and is in good repair, without any significant defects or hazards that would compromise the health and safety of its occupants.

Substandard Condition but Suitable for Rehabilitation: A dwelling unit that does not meet all applicable building codes and has significant defects or hazards, however, the necessary repairs can be made to bring it up to standard condition without requiring more than 75% of the dwelling's replacement cost.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,170	30%	18,120	49%
With two selected Conditions	468	1%	1,415	4%
With three selected Conditions	0	0%	25	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	44,320	69%	17,475	47%
Total	63,958	100%	37,035	100%

Table 24 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,272	24%	5,743	16%
1980-1999	23,035	36%	10,949	30%
1950-1979	21,460	34%	16,208	44%
Before 1950	4,179	7%	4,166	11%
Total	63,946	101%	37,066	101%

Table 25 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	25,639	40%	20,374	55%
Housing Units build before 1980 with children present	6,331	10%	3,433	9%

Table 26 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

ACS 1-year data for 2021, 2022, and 2023 indicate that 15,918 units are vacant. Of those, 860 units are for sale, 2,041 units are available for rent and 13,017 are vacant for other reasons.

CHAS data unavailable.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	
Abandoned Vacant Units	N/A	N/A	
REO Properties	N/A	N/A	
Abandoned REO Properties	N/A	N/A	

Table 27 - Vacant Units

Need for Owner and Rental Rehabilitation

There is a substantial need to rehabilitate affordable housing units to maintain the existing supply for current and future residents in the region.

According to the 2021, 2022 and 2023 ACS 1-year estimates, there are a total of 15,918 vacant housing units countywide. Of these vacant units, 82% are vacant due

to seasonal, recreational and occasional use. There is limited information to determine if repairs are needed and if so, the extent of repairs that may be required.

The 2020 – 2028 Housing Element of the County of San Luis Obispo General Plan (Housing Element) contains survey data on vacant units. Surveys for 5 unincorporated areas with the largest number of deteriorated and dilapidated housing units were completed in December 2022, December 2008 and January/February 2014. The number of deteriorated units declined from 363 to 139. The number of dilapidated units declined from 44 to 28.

The 2020 - 2028 Housing Element further states that a majority of the housing stock in the urban communities of the unincorporated county was built from 1980 to 2000, consisting of 39% of the housing units. Only 21% of the housing units were constructed in 1969 or earlier. This supports the findings in the housing condition survey in 2002 that 98% of the units in communities are in sound condition, since newer homes usually have fewer problems.

While the majority of housing units do not require rehabilitation, there is a continuing need for homeowner repairs for low- and moderate-income homeowners. In the past, the Urban County funded a Minor Home Repair program that provides owner occupied home repair (houses and mobile homes), and weatherization services to low- and moderate-income homeowners.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

According to the Census data, there are approximately 46,013 homes built prior to 1980 in San Luis Obispo County. Homes built prior to 1980 are more likely to contain lead-based paint hazards. According to Census data approximately 53% of households residing in San Luis Obispo County are low to moderate income. While it can be inferred that approximately 24,387 homes may have or had lead-based paint hazards, no data for mitigation efforts can be located. Therefore, the number of existing households with lead-based paint hazards cannot be determined. It is estimated that 9,764 households containing children live in a home built prior to

1980. There are currently 53 monitored cases of elevated blood lead levels in children in San Luis Obispo County.

Discussion

Rehabilitation and remediation of asbestos and lead-based paint efforts are necessary to help ensure that all county residents, regardless of income, have access to safe and decent housing. Continued efforts in the Minor Home Repair Program and rehabilitation of affordable housing merit consideration to avoid deferred rehabilitation and remediation. Also, because mobile homes are often considered an affordable option, maintaining this housing stock for eligible income homeowners is possible.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Project-based and Tenant-based housing vouchers are administered by the Housing Authority of the City of San Luis Obispo (HASLO). The vouchers are allocated by HASLO to individuals who qualify for tenant-based vouchers and awarded to affordable housing projects within the County of San Luis Obispo for use with income qualified tenants.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			0	2890	554	1,934	179	38	185
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 28 – Total Number of Units by Program Type

Data Source: Housing Authority of the City of San Luis Obispo

Describe the supply of public housing developments:

Public Housing units were converted to tax credit units or Project Based Voucher units under the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program several years ago by the Housing Authority of the City of San Luis Obispo (HASLO) and the Paso Robles Housing Authority (PRHA). There are

no public housing units in San Luis Obispo County.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not Applicable.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 29 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not Applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not Applicable.

Discussion:

Public Housing units were converted to tax credit units under the RAD program a few years ago.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Shelter and interim housing play a key role in reducing homelessness in San Luis Obispo County. Expanding shelter options increases the ways people experiencing homelessness can access services. By offering a range of shelters, facilities can better address the varied needs of individuals and families. For example, emergency shelters typically provide basic necessities like food, water, clothing, hygiene products, and a safe place to stay, as well as health care for physical, mental, or substance abuse issues. They also offer social and emotional support, such as counseling, peer support, and case management for housing, financial, or employment assistance. People in transitional housing have similar needs to those in emergency shelters but also face challenges related to moving from homelessness to stable, independent living. Permanent supportive housing, on the other hand, is for individuals who have experienced long-term homelessness or have complex health and social challenges. It provides stable housing along with supportive services, focusing on helping individuals maintain their housing and overall well-being.

The table below shows facilities and housing targeted to address the needs of San Luis Obispo County individuals and families experiencing homelessness.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	139	23	32	22	
Households with Only Adults	277	42	22	449	124
Chronically Homeless Households	0	0	0	205	
Veterans	0	0	0	226	
Unaccompanied Youth	0	3	7	0	

Table 30 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Homeless service providers and shelter operators in San Luis Obispo County provide mental health and employment services as part of their case management in many of the programs for residents and in some cases the clients who are in services-only projects. For clients enrolled in a Permanent Supportive Housing project those services are required. The service providers where these services can be found are in Paso Robles, Atascadero, San Luis Obispo, and Grover Beach. For additional mental health services, clients are referred to the County Behavioral Health department that operates clinics throughout the County. In particular, Transitions Mental Health Agency (TMHA) offers many behavioral health and recovery services to homeless individuals and the community at large.

Primary healthcare services, including medication management, have been increasingly included as part of onsite services and part of street medicine programs for clients who remain unsheltered. The largest shelter location in the City of San Luis Obispo operates a clinic at their facility with medical staff onsite. Dignity Health, which operates two hospitals and multiple clinics throughout the County, runs a street medicine program that does outreach to encampments and offers housing and case management services to some clients who are identified as high utilizers of the emergency room. The Public Health department also operates street medicine outreach programs.

Mainstream services available to all members of the public can be accessed through County-run programs as well as local non-profit organizations. The Department of Social Services provides services such as Medicare and SNAP enrollment, health services through Adult Protective Services and In-Home Supportive Services, and referrals to other County agencies.

CoC trains program staff annually on the following mainstream benefits: Food Stamps, TANF (Temporary Assistance for Needy Families), Substance Use Disorder Programs, Employment Assistance Programs.

The CoC partners with the local Medicaid Managed Care Agency (MMCA) to assist program participants with receiving healthcare services. The MMCA provided funding to add functionality to the CoC's HMIS that will allow the MMCA and HMIS to cross match data and produce reports on usage of CoC programs by Medicaid participants and will also show the number of Medicaid participants in HMIS. The CoC also helped plan and sponsor two joint webinars in January 2024. The first webinar was for the MMCA and MMCA's Enhanced Care Management (ECM) contractors to learn about the CoC, including how to refer ECM clients to Coordinated Entry and how ECM providers can support CES. The second webinar was for CoC providers to learn about Medicaid and Medi-Cal and services the MMCA and its ECM program providers can offer, including free transport to medical appointments, as well as the new housing related Medi-Cal programs and how to make referrals to them.

The CoC disseminates information to CoC service providers about the SOAR program, the SOAR website, and the training courses to certify program staff, including that Social Workers can receive Continuing Education Credits for the successful completion of the Adult and Children courses. The CoC also promotes the resources available from SOAR for special populations, such as persons being discharged from incarceration.

The CoC disseminates information from the County Public Health (PH) Agency on infectious diseases that are known to infect people in congregate facilities/encampments or that might be prevalent in the state at the time. These materials include information about the signs and symptoms of these diseases and asking agencies to contact County PH if someone at a shelter is exhibiting possible signs of the disease. If the local PH agency becomes aware of an infectious disease outbreak, they work with the facility or encampment to conduct outreach, connect people with testing and treatment, and work with the CoC to implement steps to address the outbreak. If the PH agency determines there is a risk of spread beyond a facility or encampment, there is a staff liaison with the CoC who will disseminate Public Health materials and guidance to homeless services agencies' leadership. During COVID outbreaks at a local shelter, the local PH agency has provided guidance to the shelter on isolation to prevent spread. The local PH agency also

sent nursing staff out to an encampment where an infectious disease (not COVID) was spreading and provided treatment in the field.

Public Health (PH) and the CoC coordinate to try to prevent infectious disease outbreaks among people experiencing homelessness. For example, CoC staff received guidance materials from the CDC regarding preventing the spread of M-pox. CoC staff shared the guidance with the local PH agency and the PH agency added local information, then the CoC staff disseminated the information to local shelters. The local PH agency also advises shelters on protocols to prevent the spread of infectious diseases and has helped local shelters to obtain air filtration devices. The PH agency also recommended to the CoC that any new shelter units be non-congregate in order to prevent spread; a recommendation that the CoC has implemented. The CoC has also provided funding to congregate shelters for renovations to reduce potential for disease spread.

The CoC partners with the County Health Agency to disseminate information to homeless services agencies about how to protect the people they serve. For example, in March 2024, the CoC received information from the Centers for Disease Control (CDC) regarding alternate approaches to isolation and quarantine in congregate facilities. The CoC received the CDC information from the U.S. Department of Housing and Urban Development (HUD). The CoC then worked with the County Public Health (PH) Agency to add more information to the guidance from the local PH Agency and the CoC then disseminated the material to homeless services agencies. The CoC also worked with the County PH Agency to educate homeless services agencies on the prevention of infectious, airborne diseases.

The CoC facilitates communication with the Public Health Agencies to ensure street outreach providers, shelter and housing providers are equipped to prevent or limit infectious disease outbreaks among program participants. For example, the CoC partnered in July 2024 with the California Department of Public Health on an opportunity from the state for congregate shelters to obtain portable air filtration units and replacement filters. The CoC reached out to local shelters about the opportunity and coordinated the response. The CoC has also acted as a liaison between the County Public Health Agency and congregate shelters to help shelters obtain COVID tests since the start of the pandemic. The CoC also coordinated with County PH and the County Emergency Operations Center at the start of the

pandemic to help shelters obtain Personal Protective Equipment for staff, cleaning supplies for the shelter, and to help the shelters determine how to reconfigure sleeping accommodations to reduce the risk of spread of disease.

One of the shelters offers a culinary job training program and works to place participants in jobs after finishing the program. The shelter also provides interview skills training and offers mock interviews for participants. The CoC's permanent supportive housing subrecipient agency, Transitions Mental Health Association (TMHA), works closely with the Department of Rehabilitation, which supports persons with disabilities to find and sustain employment. TMHA also offers work experience programs for clients, which can help clients gain experience and confidence.

The local Workforce Development Board (WDB), which has an MOU with the CoC, offers pre-employment classes to help prepare people for employment as well as youth services including job readiness classes, internships and subsidized employment. The Department of Social Services (DSS), which is the CoC Collaborative Applicant, offers funding to help former foster youth up to the age of 25 to attend college, university, or professional certification programs. Homeless families in DSS's Welfare-to-Work program can get financial help with educational expenses and are also eligible for subsidized employment opportunities. Under the MOU, the WDB offers a priority of services to homeless persons. Additionally, WDB staff will provide training to CoC, Coordinated Entry, & ESG-funded program staff regarding how to use CalJOBS California's online resource to help job seekers & employers navigate the state's workforce services. By registering in CalJOBS, clients access employment tools and services such as support with creating & uploading resumes, search employer job postings, access local and statewide employment and training resources and benefit from the automated job search functions of the system from homeless services sites with computer and internet access. The WDB offers construction trade apprenticeships and the CoC markets this to CoC and ESG subrecipients.

The CoC works to promote earned income through a variety of strategies, including providing job training opportunities, connecting people to preemployment training and supports, work experience programs and subsidized employment opportunities. The CoC's PSH provider offers work experience programs for people

with mental illness. The CoC has provided funding to a local shelter to start a pilot, job training program.

The CoC's strategy to increase access to non-employment cash sources includes educating CoC and ESG service providers on updates to benefits programs administered by the Department of Social Services (DSS), including CalWORKS (which includes Temporary Assistance to Needy Families benefits), CalFresh (i.e. Supplemental Nutrition Assistance Program), and General Assistance. Coordinated Entry, CoC and ESG staff are trained on how to make referrals to DSS for public benefit programs. Case managers can also help participants apply online for CalFresh benefits. The CoC created the Benefits ARCH program to help persons with disabilities on General Assistance-Disability to apply for and obtain Supplemental Security Income (SSI) or Social Security Disability Income (SSDI) benefits. Additionally, the Housing and Disability Advocacy Program, which is accessed through the CoC's Coordinated Entry Housing Prioritization list, helps homeless persons with disabilities to apply for SSI or SSDI and provides bridge housing until they receive those benefits. The CoC also educates about the benefits of SOAR training and provides CoC and ESG subrecipients with information about the online SOAR training website, training opportunities, and related materials to help clients apply for SSI and SSDI benefits. The CoC's practices have become effective at helping people experiencing homelessness to obtain benefits even before enrollment in a PSH program, resulting in a majority of participants entering PSH with non-earned income.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services specifically for chronically homeless individuals can be accessed through Permanent Supportive Housing programs throughout the county. There are currently four projects including HUD VASH which is a voucher-based program. Services for homeless families with children include housing through Family Care

Network (FCN). Programs include Transitional Housing facilities, rapid rehousing through the Bringing Families Home program or rapid rehousing through the Housing Support Program. Shelters in San Luis Obispo, Atascadero, and Paso Robles offer emergency shelter areas specific to families with children. Veterans have rapid rehousing available through both CAPSLO and Good Samaritan as well as the VASH program run through the Housing Authority of San Luis Obispo. Unaccompanied youth have services available through the 5 Cities Homeless Coalition including homeless prevention, rapid rehousing and transitional housing.

The 2024 HDX Competition Report shows the following:

Project Type	Adjusted Total Year-Round, Current Non-VSP Beds [Column K of HDX Report]	Adjusted Total Year-Round, Current VSP Beds [Column K of HDX Report]	Total Year-Round, Current, HMIS Beds and VSP Beds in an HMIS Comparable Database [Column M of HDX Report]	HMIS and Comparable Database Coverage Rate [Column O of HDX Report]
1. Emergency Shelter (ES) beds	290	27	294	92.74%
2. Safe Haven (SH) beds	0	0	0	0.00%
3. Transitional Housing (TH) beds	16	30	46	100.0%
4. Rapid Re-Housing (RRH) beds	346	0	346	100.0%
5. Permanent Supportive Housing (PSH) beds	363	0	363	100.0%
6. Other Permanent Housing (OPH) beds	313	0	313	100.0%

Table 31 – HDX Competition Report

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The County of San Luis Obispo's Departments of Social Services, Public Health, and Mental Health partner with nonprofit organizations to provide housing and supportive services for individuals with special needs. Key partners include Transitional Food and Shelter, the Housing Authority of the City of San Luis Obispo (HASLO), People's Self-Help Housing (PSHH), and Transitions Mental Health Association (TMHA). TMHA supports low-income individuals with mental illness by offering housing, employment opportunities, case management, and life-skills training, helping 310 individuals secure housing last year. Transitional Food and Shelter primarily assists very low-income, homeless individuals with mental illness, while HASLO provides housing for low-income individuals with special needs. People's Self-Help Housing provides supportive services for residents in their housing projects. Together, the County and its nonprofit partners remain committed to addressing housing and service needs for vulnerable, low-income residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Needs of people in PSHH's new CoC-funded PSH program

The clients served by this program face multiple challenges as they transition out of homelessness. Many have experienced extended periods of housing instability. This prolonged disconnection from stable housing has led to a range of related issues. Clients typically have limited or no income, poor credit history, and lack basic financial management skills. Their financial situation is often linked to barriers to employment or a lack of job skills necessary for stable work. The transition to housing involves navigating complex systems. Clients often encounter difficulties with the logistics of securing and maintaining housing, including managing paperwork, understanding lease terms, and setting up basic utilities. This extends to other areas of their lives, particularly healthcare. A portion of clients have unmet health needs, including physical conditions, mental health issues, and substance

use disorders. Gaps in life skills and support networks are also common. Clients may lack the knowledge needed for long-term housing stability, such as budgeting, understanding tenant rights, managing day-to-day household responsibilities, and securing and retaining personal governmental documentation. They may also be disconnected from social service providers and unaware of available resources. For the estimated 5% of participants with a history of victimization or abuse, there are additional considerations for support.

Needs of people in CAPSLO's CoC-funded Coordinated Entry program

Housing is the primary need of the CES clients in SLO County. 100% of individuals who are accessing CES are either at risk of or currently experiencing homelessness, with 17% experiencing chronic homelessness. The needs of this population are diverse, with many households experiencing homelessness struggling with substance use disorders, mental health disorders, and chronic health conditions. However, these conditions are often difficult or near impossible to address while experiencing unsheltered homelessness. Most households accessing CES are households without children (66%) and households with children (27%). Additionally, 40% of the households were over age 45 when assessed, and 51% identified as White.

Elderly & Frail Elderly

This population may need health and personal care services to help with dressing, bathing, grooming, and eating; help keeping track of medications; or skilled nursing care for those who need extra medical attention. To make spaces more accessible, wheelchair ramps, wide doorways, and grab bars in bathrooms to accommodate mobility challenges. Provide opportunities for socializing for people who might feel isolated. Access to mental health support or counseling can help with emotional well-being. Individuals who no longer drive need transportation to get to medical appointments, stores, or social activities.

Persons with Mental, Physical, and/or Other Developmental Disabilities

People with mental, physical, or developmental disabilities need housing that is safely accessible, affordable, and integrated into their developmental needs. Accessible housing must comply with the Americans with Disabilities Act (ADA) and accommodate mobility impairments, sensory sensitivities, and the need for supportive services. People in this population may rely on fixed or limited incomes, making affordability a key factor. Federal programs, such as Section 811 Supportive Housing for Persons with Disabilities, provide rental assistance to address these financial challenges. Additionally, individuals with mental health conditions benefit from integrated housing models that offer case management and crisis intervention. Permanent Supportive Housing (PSH) programs effectively combine affordable housing with essential services to promote long-term stability and independent living.

Persons with Alcohol or other Drug Addictions

Access to medically supervised detox is needed to help manage withdrawal safely, as well as outpatient or residential treatment to support recovery, deal with triggers, and build coping skills. Personalized case management can help with medical care, legal issues, finances, and housing. Life skills training like budgeting, cooking, and personal hygiene or job support, including training and resume building to help find work. On site staff can offer emotional support or crisis help and access to education and strategies to prevent relapses.

Persons with HIV/AIDS (and their families)

Environmentally safe, affordable, and supportive housing are essential housing needs for people living with HIV/AIDS and their families. Safe and sanitary housing is essential to reducing health risks, improving medical adherence, and preventing homelessness. Many individuals in this population face financial challenges due to limited income, employment barriers, or high medical expenses, making affordability a key concern. The Housing Opportunities for Persons With AIDS (HOPWA) program, administered by the U.S. Department of Housing and Urban Development (HUD), provides rental assistance and supportive services to ensure housing stability and access to healthcare. Proximity to medical care, case

management, and mental health services is critical, particularly for individuals experiencing homelessness or housing instability. Additionally, enforcement of the Fair Housing Act and education on housing rights are necessary to prevent discrimination against individuals with HIV/AIDS. Permanent supportive housing models that integrate affordable housing with healthcare and social services have proven effective in reducing hospitalization rates and improving long-term stability.

Affordable Housing Residents

Case management to help with jobs, benefits, and personal or family needs to help with housing stability. Referrals to other services to help residents' specific needs, along with access to healthcare and mental health support. Crisis assistance and services to prevent escalation which could potentially lead to homelessness. Help with transportation or access to public transit for those without a car. Safe living spaces to create a safe and supportive community.

Veterans

Stable, affordable housing is crucial for Veterans, especially those facing disabilities, financial hardship, or homelessness. Many Veterans struggle with mental health challenges and employment barriers, making housing assistance essential. Federal programs like HUD-VASH provide rental aid, case management, and clinical services, while VA grants such as SAH and SHA help fund home modifications for disabled Veterans. Transitional housing programs, like the VA's Grant and Per Diem (GPD) program, offer temporary housing, job training, and counseling. Ensuring permanent housing for low-income and at-risk Veterans requires coordination across federal, state, and local agencies, along with strong enforcement of housing protections. By expanding targeted housing assistance and supportive services, these efforts promote stability, health, and long-term self-sufficiency for Veterans.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Safe, confidential living environment free from the threat of the perpetrator's presence or proximity. Trauma informed services for residents to help victims feel safe, heard, and respected. Access to counseling and therapy to process the trauma of violence. Crisis interventions to provide support during moments of distress. Legal support and advocacy for assistance navigating the legal system, such as

obtaining restraining orders, custody agreements, and divorce or separation proceedings. Access to financial resources, employment services, and financial literacy for economic empowerment. Childcare and family support to help victims find work or educational opportunities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

HASLO provides a preference for up to twelve (12) applicants (or 20% of the awarded mainstream vouchers) for non-elderly persons with disabilities who qualify for one of the following homeless settings: transitioning out of institutional and other segregated settings or at serious risk of institutionalization; currently experiencing homelessness, previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project; or at risk of experiencing homelessness.

The CoC employs specific prioritization processes for targeted populations, including veterans, families with children, youth, and individuals with severe mental illness or substance use disorders.

The Coordinated Entry System (CES) uses regional CE sites to create access points to cover 100% of the CoC's geographic area. The CES also uses regular and specialized outreach and engagement teams to reach unsheltered people. These teams include a veteran's team, a youth team, a mental health team, and a street medicine team. Staff at DSS, County Behavioral Health, and County Drug & Alcohol have been trained to conduct assessments using the CoC's standardized assessment tool and can make referrals to the CoC's CES Housing Prioritization list.

The Transitions-Mental Health Association (TMHA) Homeless Outreach Full-Service Partnership (FSP) Housing Program provides stable, supportive housing dedicated to homeless individuals participating in the FSP program. By providing more permanent supportive housing for this population of clients, it will be possible to assist clients in utilizing community behavioral health support systems which are often not accessed by those community members unhoused, or in other difficult environments.

The Assisted Outpatient Treatment FSP Housing Program was started in FY 2016-17. It provides supported housing with intensive residential case management services for adults with mental illness meeting the criteria for Assisted Outpatient Treatment. If no viable AOT client is referred, within 15 days from the time a bed is designated, “opening”, TMHA moves to the FSP waitlist for placement. The program has five beds available in Atascadero city, and the housing has no maximum length of stay.

The Bishop Street Project, developed by TMHA included CSS one-time funding and CalHFA funding, consists of 33 studios and one-bedroom units. TMHA renovated the abandoned Sunny Acres building above Johnson Avenue in San Luis Obispo and built three new buildings to create supportive housing for adults with mental illness, plus an apartment for a Resident Manager. The project includes a community room for support groups and wellness workshops, and an office for meetings with case managers and employment staff. This housing is in an extremely convenient location for clients, within easy walking distance of Behavioral Health facilities, grocery, and drug stores, as well as public transportation on Johnson Avenue. The Bishop Street Studios project opened on October 1, 2019, and through a staggered move-in system, full occupancy was reached in November 2019.

The Full-Service Partnership (FSP) Intensive Residential Program provides intensive community-based wrap around services to help people in recovery live independently in community housing and apartment rentals throughout San Luis Obispo and Atascadero. The program focuses on encouraging each consumer’s recovery and pursuit of a full, productive life by working with the whole person rather than focusing exclusively on alleviating symptoms. Services and staff teams are fully integrated to give each member a range of choices, empowering the consumer as the main decision-maker in their own recovery process.

The Nelson Street Project was given one-time General System Development funding to develop a five-unit studio apartment building. It has the primary purpose to serve the South County public by providing necessary housing to MHSA-eligible clients and includes access to a Wellness Center.

The County and TMHA jointly accessed MHSAs Housing Funds through the California Housing Finance Authority (CalHFA) to build an eight-unit studio apartment building for MHSAs and MHSAs-eligible clients. The Nipomo Street Project, in the City of San Luis Obispo includes a Wellness Center for the residents and community to utilize. The Behavioral Health Department has priority for all eight units at this site for its clients. Support services, shopping, bus lines, restaurants, and employment opportunities are all within walking distance. All units are fully furnished and complete with houseware and linens. Residential case management support is provided to the residents as well.

TMHA CPH+BE Supportive Housing: The Project shall consist of providing 38 permanent housing beds and supportive services to disabled, chronically homeless individuals within San Luis Obispo County, as described in the Project Application to HUD and Part 578- Continuum of Care Program Interim Final Rule published on July 31, 2012. During the term of this Agreement, the funds shall be used to house and provide services to at least 47 persons. Support services will include referrals to medical providers, substance abuse programs, mental health services, educational/vocational programs, rental/security deposit assistance, credit repair, independent living skills, and general housing stabilization.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

CAPSLO, Minor Home Repair:

The Minor Home Repair Program provides home repair services for low and very-low-income households residing in single family homes, mobile home, and multi-family units in the City of Pismo Beach and the County of San Luis Obispo (incorporated cities and unincorporated areas).

The Minor Home Repair Project will serve at a minimum 7 very low-, low- or moderate-income households in the City of Pismo Beach and 15 very low-, low-, or moderate-income households in the County of San Luis Obispo (incorporated and/or unincorporated) areas shall be used in any area within the County of San

Luis Obispo (incorporated and/or unincorporated areas) except for the benefit of residents within the City of Grover Beach.

CAPSLO, Adult Day Center:

This project will provide funding to support the foundational operational costs of the Adult Day Center, ensuring adequate staffing to serve older adults in the early stages of Alzheimer’s disease, dementia, and other cognitive impairments. The center offers nutritious meals, mentally stimulating activities designed to enhance participants' abilities and living skills, social engagement opportunities, and supervised care five days per week. These services enable family caregivers to continue working or receive respite while allowing clients to remain safely in their homes.

The program’s goal is to provide public service benefits for individuals outside of low/moderate-income housing programs. The center will serve a minimum of 15 unduplicated clients, including five low-income individuals (earning between 51%–80% of the San Luis Obispo County median income) and ten very low-income individuals (earning 50% or less of the county median income). These services will be delivered through a combination of funding sources to ensure continued support for vulnerable older adults in the community. In 2024, the Adult Day Center served 45 participants and 41 caregivers.

City of Atascadero, Viejo Camino, Curb & Ramp Sidewalk Improvement:

This project will enhance pedestrian accessibility along Viejo Camino between El Camino Real and Halcon Road by installing or replacing curb ramps to meet current ADA standards. Improvements will include the installation of new ADA-compliant curb returns at key intersections, infill of sidewalk to connect the existing sidewalk with the parking lot and walkway around Paloma Park. The walkway would be at grade. Improvements would include a bus pullout, bench and cover.

These upgrades will improve mobility and safety for pedestrians, particularly individuals with disabilities, ensuring compliance with accessibility standards and promoting equitable access to public infrastructure and transportation.

City of Paso Robles, Riverside Avenue Curb Ramp Project:

The primary purpose of the curb ramp, infill sidewalk and driveway approach upgrades are to ensure these public improvements comply with the required ADA standards.

The project consists of providing up to 8 new curb ramps, replacing either non-compliant or non-existent curb ramps. The project consists of approximately 300-linear feet of infill sidewalk, and various curb ramps.

Upgrade the accessible path along the west side of Riverside Avenue from 18th Street to 21st Street by infilling locations that are currently dirt or gravel with ADA compliant concrete facilities. This project would install eight missing curb ramps, four hundred and fifty linear feet of missing sidewalk, and four ADA-compliant driveway approaches where no driveway approaches are currently installed. All work will be done within the existing Riverside Ave. street right of way as one project phase.

City of Morro Bay, Quintana Rd. ADA Improvement:

This project aims to enhance pedestrian accessibility and safety at the only signalized intersection in Morro Bay, a high-traffic area critical for low- and very low-income residents, including individuals with disabilities. The proposed improvements will upgrade public infrastructure to ensure a safer and more accessible path of travel while incorporating multimodal enhancements.

Key improvements include upgrading curb ramps and sidewalks to meet current ADA standards, installing updated audible push buttons and pedestrian signal heads compliant with ADA, Caltrans, and city standards, and exploring signal modifications to improve bicycle detection and crossings. Additional upgrades will include traffic signal software, timers, and safety equipment, such as Opticon sensors or cameras, in place of loop detectors.

The project will also implement crosswalk and bicycle lane striping improvements, buffer zones, and delineators to enhance bicycle safety while restoring pavement at the intersection to accommodate the new ADA-compliant infrastructure. These

upgrades will improve pedestrian and cyclist safety, ensuring a more inclusive and accessible transportation network for the Morro Bay community.

HASLO, Monterey Crossing Senior Apartments:

The Monterey Crossing Senior Apartments project consists of 56 affordable senior residential units, including one manager's unit. The 56 dwelling units are proposed in one five-story elevator served building. The project will feature an onsite community room, parking and secure bicycle storage. The project will benefit from shared amenities from the adjacent 50-unit family affordable project and retail space. The Senior affordable project will feature 30 studios and 26 one-bedroom units including an on-site manager unit. The project site is accessible from Monterey St. Residents will have access to transit options right along Monterey St. and the site is within walking distance of numerous amenities including Grocery, Pharmacy, Parks, Library, Medical and Senior Services. The site slopes uphill from Monterey St. with approximately 11' of elevation difference.

Lumina Alliance, Rapid Re-Housing for DV Survivors & Emergency shelter and Supportive Services for SA and IPV Survivors:

Lumina Alliance will operate three 24-hour emergency shelters, providing safe housing and comprehensive wraparound services for survivors of sexual assault and intimate partner violence in San Luis Obispo County. These shelters will offer a secure living environment and access to critical resources, including the Lumina Alliance 24-hour Crisis and Information Line, individual and group therapy, legal referrals, case management, skills training, and financial assistance. These services will help survivors recover from trauma and plan for long-term stability.

As part of this initiative, Lumina Alliance will provide the County of San Luis Obispo with specific services – supporting 90 individuals in families with children and 228 persons at-risk of homelessness.

TMHA, Bridge Housing:

TMHA has developed and operated residential, vocational, and day rehabilitation programs in San Luis Obispo and Northern Santa Barbara Counties for psychiatrically disabled adults, homeless disabled adults, and at-risk youth. The

purpose of this program is to add another 10 beds of transitional housing for the community, plus 8 beds of rental assistance with a housing navigation component. This will be for clients coming out of the Care Court program. We anticipate all of these individuals will be at-risk of homelessness and will ultimately require assistance in procuring permanent housing. While Bridge Housing is designed to be temporary, we are seeking to expand the role of the Case Manager who will provide navigation efforts to connect our clients with permanent housing. The program also includes extensive supportive services to assist each resident in resolving some of the issues that led to homelessness.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

People's Self-Help Housing, Rolling Hills III:

The Rolling Hills III project will expand affordable housing options for low-income individuals and families while addressing homelessness in Templeton, California. This new 28-unit development will allocate seven units to individuals at risk of or experiencing homelessness with incomes at or below 30 percent of the Area Median Income (AMI), while the remaining units will serve families with incomes at 30, 45, 50, and 55 percent AMI.

The development will include on-site amenities such as a learning and resource center, basketball court, tot lot, community garden, barbecue and picnic areas, bike parking, and a pedestrian path providing direct access to a nearby park-and-ride station. Residents will also have access to on-site supportive services following a Housing First approach to promote housing stability and self-sufficiency.

Rolling Hills III is strategically located near essential services and amenities, including public transportation (0.1 miles from Templeton Park and Ride bus stop), recreational spaces (0.75 miles from Tom Jermin, Sr. Park), education facilities (1.3 miles from Templeton High School), healthcare services (0.6 miles from Twin Cities Hospital), and pharmacies (0.7 miles from CHC Templeton Pharmacy).

This project will enhance housing accessibility and provide critical support services to improve long-term stability for low-income and at-risk residents in the community.

People's Self-Help Housing (PSHH), Supportive Housing Program

PSHH will provide clinical social services and case management of the Supportive Housing Program (SHP) to residents of PSHH's 29 affordable rental properties in San Luis Obispo County. The vast majority of households are classified as very low income, earning 50% or less AMI. Services are being held virtually and onsite at the properties where residents live, on weekdays between 9 am and 6 pm. Services are free, confidential, and always optional, and are provided by licensed and associate clinical social workers (LCSWs and ACSWs) with a master's degree in counseling or social services. Services prevent homelessness among some of the region's most vulnerable residents while enhancing housing stability and resiliency.

SLONP, Monterey Family Apartments:

The Monterey Family Apartments project will expand affordable housing options for low-income families in San Luis Obispo, California. Monterey Family Apartments will offer studios, one bedroom, two-bedroom and three-bedroom units. This new 51-unit development will allocate eighteen units to families with incomes at or below 30% of the Area Median Income (AMI), eighteen units to families earning between 30% and 50% of the AMI, fourteen units for families earning between 50% and 80% of the AMI and one manager's unit.

The project site is located in the northern portion of the City within a mixed-use neighborhood comprised of single-family homes and commercial properties. The project site is accessible from Monterey St. The Monterey Family Apartments will be built next to the Balay Ko on Monterey, a 55-unit affordable housing project for seniors. A parking garage will serve both apartment projects.

Residents will have access to transit options right along Monterey St. and the site is within walking distance of numerous amenities including Grocery, Pharmacy, Parks, Library, Medical and Senior Services. The project consists of one 5 story building, 2 duplexes, and 3 triplexes. Amenities include a courtyard with a climbing structure and a ping pong table, a community room, kitchen, other residential support space,

secure bicycle storage and a multi-level parking garage. The project is mixed use with commercial and retail spaces on the property.

Avila Ranch LP, Sendero Apartments:

The project will provide 59 units of affordable housing for individuals and families earning 30-70% of the area median income plus one manager's unit. The unit mix consists of 18 one-bedroom units, 21 two-bedroom units and 21 three-bedroom units.

The property is part of the Avila Ranch master planned community which consists of over 700 new homes surrounded by paseo walkways and a number of community parks.

The three-story building will feature a contemporary architecture style, and the elevations will complement the surrounding area. The project will serve the target population through units and amenities designed for large family populations. Community Space includes a community room, a laundry room and passive seating areas throughout the property. Active outdoor amenities will include a tot lot, chess tables, ping pong tables, and bag toss. The project will provide a safe and secure environment for families that will offer them life skills and open space. On-site social services including adult education and health and wellness will be available.

Countywide Tenant Based Rental Assistance:

Countywide Tenant Based Rental Assistance (TBRA) provides targeted assistance to individuals and families needing immediate assistance to remain housed. 5 Cities Homeless Coalition (5CHC) administers this program throughout San Luis Obispo County. In fiscal year 2023-24, 5CHC utilized funding from TBRA and other sources to provide direct financial assistance, plus case management services, to help 479 residents (206 households) throughout San Luis Obispo County to keep their home and not fall into homelessness. The average investment per household is less than \$2,800. In tracking the outcomes of this program, less than 2% of those served in the last 24 months have fallen into homelessness.

California Rural Legal Assistance, Legal Services for SLO County Residents:

California Rural Legal Assistance (CRLA) provides civil legal services to San Luis Obispo County residents who are experiencing or at risk of homelessness. These services focus on preventing housing loss, facilitating structured relocations, enforcing housing rights, and assisting clients in securing financial stability through public benefits and wage recovery.

CRLA serves individuals at risk of homelessness as defined in 24 CFR 91.5, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking as defined in 24 CFR 5.2003, and other populations qualifying under HUD Notice CPD-21-10.

Eligible legal services include assistance with housing-related legal matters, such as landlord-tenant disputes and eviction prevention, as well as family law cases involving child support, guardianship, paternity, emancipation, legal separation, and protective orders for survivors of violence. Additionally, CRLA assists with appeals for public benefits and veterans' claims and the resolution of outstanding criminal warrants that impact housing stability.

Certain services, such as legal assistance for immigration, citizenship, mortgages, and homeownership, are ineligible. Retainer and contingency fee arrangements are also prohibited.

Service delivery includes client intake, case preparation, legal representation, and counseling. Fees must be based on actual services performed, and necessary legal costs, including court filing fees, are eligible for coverage. If CRLA provides services directly, eligible costs encompass staff salaries and operational expenses.

Through these services, CRLA will support at least 40 unduplicated households that meet the program's eligibility criteria, contributing to housing stability and self-sufficiency for vulnerable residents in San Luis Obispo County.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The development of affordable housing is dependent on local and regional nonprofits and the state tax credits they receive as a result of local funding. Public policies that reduce the amount of funds provided by local governments (e.g. cities and the County) directly reduce the state tax credits a project can receive, significantly impacting the number of units that can be financed in the region.

Directing local funds to initiatives other than affordable housing that do not have the state tax credit system of funding, are not as impactful as using the funds for affordable housing, which can leverage local funding to receive funds several times larger than the local funds provided.

These local funding sources include a range of financial assistance models including but not limited to fee deferral, SLO County HOME grant funds, Community Development Block Grant (CDBG) funds, and Senate Bill 1090 (SB 1090).

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

San Luis Obispo County's economy is driven by a diverse range of employment sectors, with key industries including finance, utilities, government, and education. These sectors not only contribute significantly to the local economy but also shape the workforce dynamics and infrastructure needs of the region. The business community faces challenges related to the high cost of living, particularly in housing, which impacts both recruitment and retention of workers. As the region continues to grow, it is essential to understand the infrastructure and workforce needs of these sectors, as well as the economic development initiatives that aim to address these issues. This section explores the major employment sectors within the jurisdiction, the workforce and infrastructure needs of the business community, and the economic development initiatives that are underway to support job and business growth.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,465	4,778	6	6	-1
Arts, Entertainment, Accommodations	15,081	17,019	17	20	3
Construction	6,545	7,227	7	8	1
Education and Health Care Services	15,303	16,507	17	19	2
Finance, Insurance, and Real Estate	3,791	3,222	4	4	-1
Information	1,680	1,023	2	1	-1
Manufacturing	7,371	7,475	8	9	0
Other Services	3,487	3,940	4	5	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	7,307	6,307	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	11,279	10,517	13	12	-1
Transportation and Warehousing	2,193	1,498	2	2	-1
Wholesale Trade	3,210	2,483	4	3	-1
Total	82,712	81,996	--	--	--

Table 32 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	130,164
Civilian Employed Population 16 years and over	124,230
Unemployment Rate	4.50
Unemployment Rate for Ages 16-24	11.02
Unemployment Rate for Ages 25-65	2.77

Table 33 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	34,549
Farming, fisheries and forestry occupations	3,528
Service	13,875
Sales and office	26,463
Construction, extraction, maintenance and repair	11,786
Production, transportation and material moving	5,783

Table 34 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	87,258	76%
30-59 Minutes	22,808	20%
60 or More Minutes	4,749	4%
Total	114,815	100%

Table 35 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,994	294	4,140

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	17,510	643	7,483
Some college or Associate's degree	33,285	1,420	10,463
Bachelor's degree or higher	34,120	1,138	7,874

Table 36 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	389	934	1,190	2,576	1,533
9th to 12th grade, no diploma	1,111	1,368	1,949	3,417	1,613
High school graduate, GED, or alternative	9,308	6,660	5,544	13,712	10,008
Some college, no degree	24,889	8,987	6,383	16,685	13,733
Associate's degree	1,754	2,978	3,231	7,099	5,812
Bachelor's degree	3,909	7,390	6,808	14,143	11,858
Graduate or professional degree	269	2,572	3,632	8,693	10,097

Table 37 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	393,273
High school graduate (includes equivalency)	883,722
Some college or Associate's degree	1,167,478
Bachelor's degree	1,395,637
Graduate or professional degree	1,500,835

Table 38 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

San Luis Obispo County's top employment sectors are Finance, including insurance, real estate and rentals; Utilities (Diablo Canyon Nuclear Power Plant, Pacific Gas & Electric, Topaz Solar Farm, California Valley Solar Ranch); Government including

State employers (California Polytechnic University, Cuesta College, Atascadero State Hospital, California Men's Colony, California National Guard and California State Parks), and local jurisdictions (County, City and other smaller jurisdictions).

Describe the workforce and infrastructure needs of the business community:

The lack of affordable housing impacts recruiting and retaining both service workers and professionals. San Luis Obispo County is a desirable place to live and as such, attracts older residents from other areas of California who want to retire in the county for the scenic beauty and quality of life. Residents aged 65 and older are the fastest growing segment in the county (*2024 Outlook for Economic Development in Central Coast*, Dr Hamed Ghoddusi, Cal Poly, November 2024). According to the *SLO State of Workforce Report (2023)*, "San Luis Obispo County has a higher share of low-wage jobs, lower average earnings, and higher housing costs than the statewide average". These impacts inhibit the ability to attract industries to the area. Workers seek affordable housing solutions in areas that are further away from their employment, forcing long commutes. According to Realtor.com, the average listed home price in San Luis Obispo County in December 2024 was \$1.1 million.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The County continues to focus on affordable housing projects. Housing for those experiencing homelessness or at risk of homelessness, low-income households, and affordable workforce housing are priorities. The lack of available funding constrains the amount of housing that can be built. The lack of workforce housing impacts the ability to attract industries to the local economy.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the U.S. Census Quick Facts for San Luis Obispo County, 91.8% of adults aged 25 or older are high school graduates and 39.2% have a bachelor's

degree or higher. San Luis Obispo County is home to California Polytechnic University (Cal Poly) and Cuesta College. According to Cal Poly, in 2023, 22% of Cal Poly graduates remained in San Luis Obispo County. Retaining qualified college graduates, and attracting other qualified professionals including health care workers, remains a priority. The Community Development Needs Assessment (CDNA) identified the following services and facilities as a high need: Health Care Services and Facilities, Mental Health Services and Facilities and Homeless Services. The number one priority need identified in the CDNA was Affordable Housing including Affordable Rental Housing, Single Family Housing and Senior Housing.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The local Workforce Development Board (WDB), which has a Memorandum of Understanding (MOU) with the CoC, offers pre-employment classes to help prepare people for employment as well as youth services including job readiness classes, internships and subsidized employment. The Department of Social Services (DSS), which is the CoC Collaborative Applicant, offers funding to help former foster youth up to the age of 25 to attend college, university, or professional certification programs. Homeless families in DSS's Welfare-to-Work program can get financial help with educational expenses and are also eligible for subsidized employment opportunities. Under the MOU, the WDB offers a priority of services to homeless persons. Additionally, WDB staff will provide training to CoC, Coordinated Entry, & ESG-funded program staff regarding how to use CalJOBS California's online resources to help job seekers & employers navigate the state's workforce services. By registering in CalJOBS, clients access employment tools and services such as support with creating & uploading resumes, search employer job postings, access local and statewide employment and training resources and benefit from the automated job search functions of the system from homeless services sites with computer and internet access. The WDB offers construction trade apprenticeships and the CoC markets this to CoC and ESG subrecipients.

The CoC works to promote earned income through a variety of strategies, including providing job training opportunities, connecting people to preemployment training

and supports, work experience programs and subsidized employment opportunities. The CoC's PSH provider offers work experience programs for people with mental illness. The CoC has provided funding to a local shelter to start a pilot, job training program.

The CoC's strategy to increase access to non-employment cash sources includes educating CoC and ESG service providers on updates to benefits programs administered by the Department of Social Services (DSS), including CalWORKS (which includes Temporary Assistance to Needy Families benefits), CalFresh (i.e. Supplemental Nutrition Assistance Program), and General Assistance. Coordinated Entry, CoC and ESG staff are trained on how to make referrals to DSS for public benefit programs. Case managers can also help participants apply online for CalFresh benefits. The CoC created the Benefits ARCH program to help persons with disabilities on General Assistance-Disability to apply for and obtain Supplemental Security Income (SSI) or Social Security Disability Income (SSDI) benefits. Additionally, the Housing and Disability Advocacy Program, which is accessed through the CoC's Coordinated Entry Housing Prioritization list, helps homeless persons with disabilities to apply for SSI or SSDI and provides bridge housing until they receive those benefits. The CoC also educates about the benefits of SOAR training and provides CoC and ESG subrecipients with information about the online SOAR training website, training opportunities, and related materials to help clients apply for SSI and SSDI benefits. The CoC's practices have become effective at helping people experiencing homelessness to obtain benefits even before enrollment in a PSH program, resulting in a majority of participants entering PSH with non-earned income.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The County is actively involved in economic development initiatives that align well with the goals of the Consolidated Plan. One significant initiative is the Regional Economic Action Coalition (REACH), a coalition focused on attracting investment and expanding opportunities for residents that expands across both San Luis Obispo and Santa Barbara Counties. This coalition works to support projects in

workforce development, aerospace, education, job training, child care, community development, climate resilience, and sustainable agriculture. Additionally, efforts to accelerate job growth in target industries such as agri-tech, clean-tech, renewable energy, aerospace, defense, precision manufacturing, and technology are underway. By fostering the startup, attraction, and expansion of high-wage industries, the region aims to create more good-paying jobs.

Another key strategy within the REACH plan is the creation of world-class innovation hubs by optimizing Diablo Canyon and Vandenberg Air Force Base as economic engines. This includes developing a spaceport master plan for Vandenberg and advocating for the safe decommissioning and future use of Diablo Canyon. Also, the plan outlines how to break down barriers to job creation, housing, transportation, water, and related challenges through innovative financing tools and public-private partnerships. Furthermore, there is a strong focus on preparing community members for new, high-paying jobs by aligning educational and workforce opportunities. This involves expanding four-year degree options, supporting vocational training, and ensuring educational programming meets industry demands.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

These initiatives can be coordinated with the Consolidated Plan by focusing on housing and infrastructure improvements, enhancing job training and educational programs, and leveraging federal and state funding to support regional projects. By aligning these efforts, the County aims to create a more resilient, inclusive, and prosperous economy for all community members.

Discussion

San Luis Obispo County's economy is shaped by key sectors including finance, utilities, and government, with major employers like Cal Poly, Cuesta College, and Diablo Canyon Nuclear Power Plant. While these sectors provide stable employment, the County faces significant challenges, particularly the lack of affordable housing. High housing costs, with the average home price exceeding

\$1.1 million, force many workers to live farther from their jobs, resulting in long commutes and increased costs. This housing crisis also hinders the county's ability to attract new industries, particularly those requiring skilled labor.

The workforce in the county is well-educated, with a large percentage of adults holding high school diplomas and college degrees. However, retaining these graduates remains a challenge, with only 22% of Cal Poly graduates staying in the county. The lack of affordable housing and low wage levels make it difficult to keep skilled professionals, especially in high-demand fields like healthcare and mental health services.

To address these issues, the County is prioritizing affordable housing projects and workforce development initiatives. Programs such as job training, pre-employment classes, and subsidized employment opportunities help prepare individuals for the workforce, especially marginalized groups. The Regional Economic Action Coalition (REACH) also focuses on attracting investment in high-growth sectors like clean-tech and aerospace. These efforts, along with improved infrastructure and housing development, are crucial for fostering economic growth and ensuring a skilled workforce for the future.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of “concentration”)

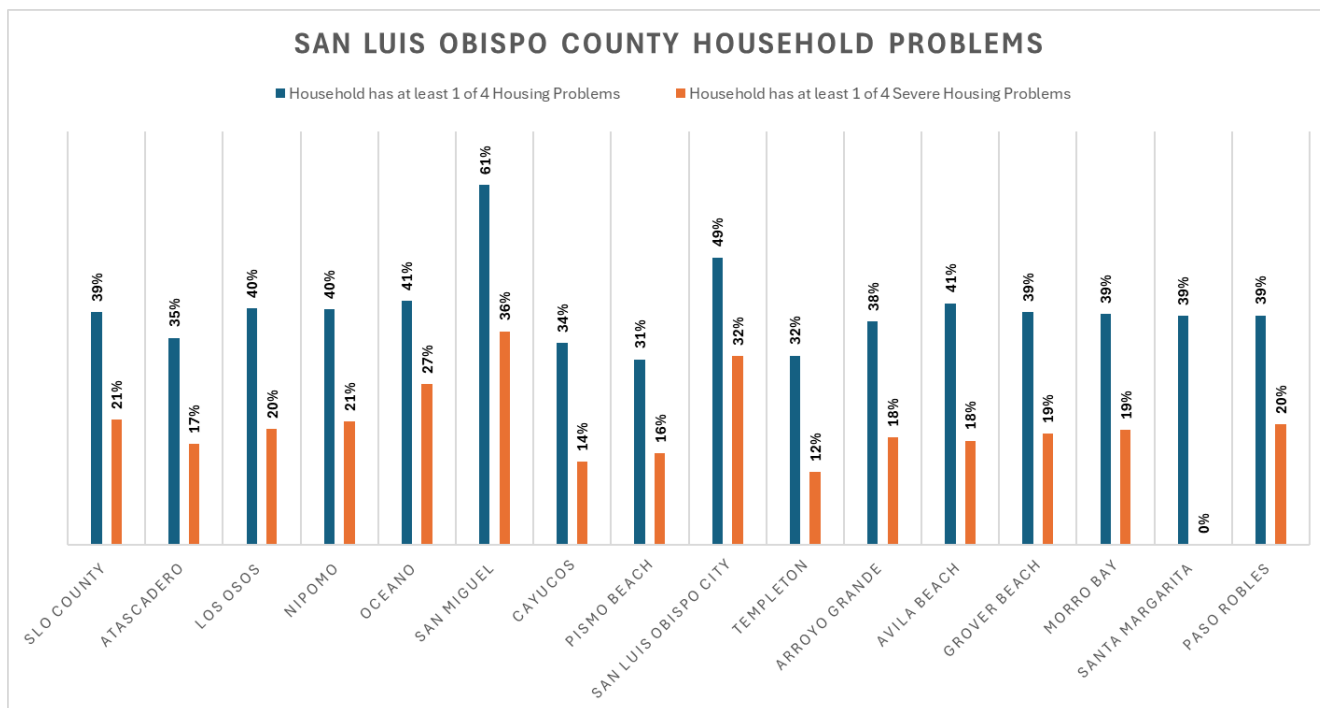


Table 39 – San Luis Obispo County Household Problems

The chart above shows household problems for cities and communities in the county with the overall averages for the county being 39% having one household problem and 21% having one severe household problem. Communities exceeding these values by 10% or more are considered to have concentrated household problems.

Residents experiencing at least one household issue are concentrated in the City of San Luis Obispo (SLO) at 49% and the unincorporated community San Miguel at 61%.

Residents experiencing at least one of the severe household issues are also concentrated in the SLO (32%) and the unincorporated community San Miguel (36%).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

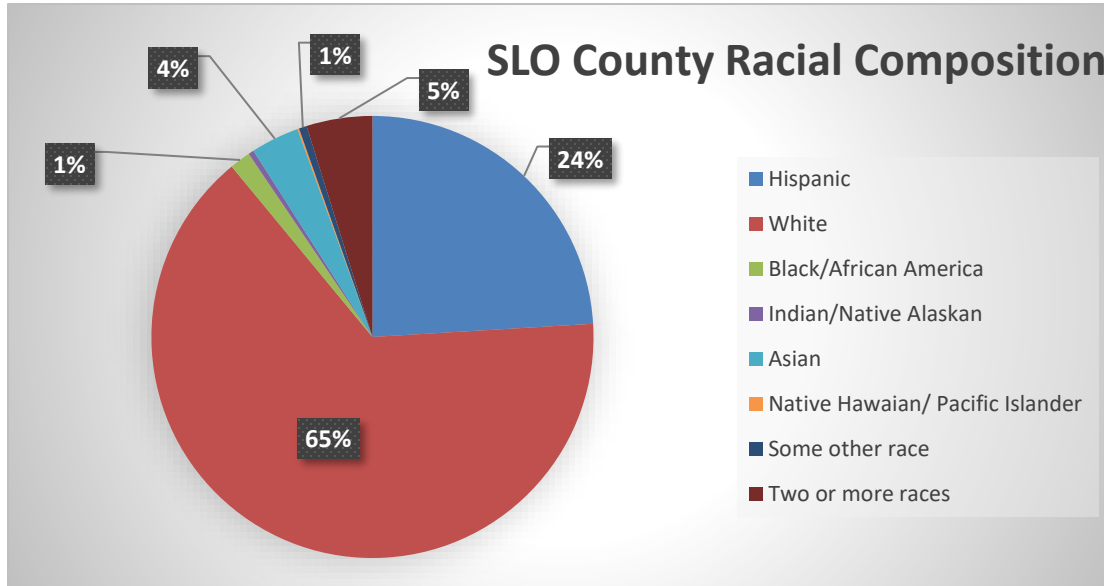


Table 40 - San Luis Obispo County Racial Composition

The racial and ethnic composition of the county is provided in the chart above. White residents make up most of the county at 65%, with the next largest ethnic group being Hispanic at 24% of the county. The remaining racial and ethnic groups make up a range from 0.1% for Native Hawaiian and Pacific Islanders to 5% for Two or more races.

For the purposes of this section concentration shall mean the two communities with the highest prevalence of that ethnic minority. For example, Paso Robles and San Luis Obispo have the highest percentages of the Hispanic population at 13% and 18% respectively, and it can be said Hispanic residents are concentrated in these two communities.

The Cities of Atascadero and San Luis Obispo have the highest percentages of the Black/African American population at 10% and 11% respectively, and it can be said Black/African American residents are concentrated in these two communities.

Indian and Native Alaskan residents make up 0.4% of the overall county population and are most concentrated in Atascadero with 14% of the overall population. The

community with the second largest population of Indian and Native Alaskan residents is Paso Robles at 9%.

Asian residents are primarily concentrated in San Luis Obispo with 28% of the county's Asian population residing here. The community with the second highest concentration is Atascadero at only 9%.

Native Hawaiians and Pacific Islanders make up the smallest portion of the county's population at 0.1%, however, the population is largely concentrated in Paso Robles and San Luis Obispo at 22% and 16% respectively.

What are the characteristics of the market in these areas/neighborhoods?

The community that sees the most overlap between racial and ethnic minority and housing problem concentrations is San Luis Obispo. San Luis Obispo has Hispanic, Black/African American, Asian, and Native Hawaiian and Pacific Islanders all being concentrated here and residents experiencing one of the four normal and severe housing issues 49% and 32% of the time respectively, higher than the overall county at 39% and 21%.

San Luis Obispo is a majority renter market (59%) with 70% of renters paying between \$1,000 and \$2,500. Compared to the region as a whole, San Luis Obispo has a higher cost of living for renters with 64% of renters in San Luis Obispo paying 30% or more of their monthly income, compared to 54% for the overall county.

Are there any community assets in these areas/neighborhoods?

San Luis Obispo boasts several community assets that enhance the quality of life for its community members. The city offers a variety of affordable housing programs, including low-income rental opportunities and workforce income homeownership programs. Additionally, ongoing community development initiatives address housing and public service needs, such as affordable rental housing, healthcare services, mental health services, and homeless prevention. Nonprofit organizations provide valuable training, technical and financial assistance, and advocacy for rural communities.

Paso Robles, famous for its wine-growing region, offers several active adult communities, such as Traditions at River Oaks and Quail Run, which provide

amenities like pools, tennis courts, and community activities. The numerous wineries and vineyards in the area also contribute to the local economy and community life.

Atascadero has a dedicated Community Development Department that promotes development consistent with the goals and policies adopted in the General Plan. The city offers a range of recreational activities, including parks, trails, and community events that foster a sense of unity and enjoyment. These assets collectively support the diverse needs of residents in these areas, contributing to their overall well-being and quality of life.

Are there other strategic opportunities in any of these areas?

San Luis Obispo presents several strategic opportunities, including a robust economic development strategy focused on job creation, infrastructure development, and public-private partnerships. The city's Economic Development Strategic Plan aims to maintain competitiveness and relevance in a rapidly changing environment by supporting local businesses, promoting sustainable eco-tourism, and enhancing broadband connectivity. Additionally, the impending closure of the Diablo Canyon Power Plant offers a unique opportunity to transform the site into a hub for renewable energy, water resilience, and cutting-edge research.

Paso Robles offers strategic advantages for business expansion and relocation, including competitive incentives, abundant available land, and a talented workforce from nearby Cal Poly and Cuesta College. The city's prime location on the Central Coast provides quick access to major cities like Los Angeles and San Francisco. Additionally, the Paso Robles Opportunity Zone encompasses the entire downtown area and surrounding neighborhoods, offering investment opportunities in vacant parcels, multifamily residential properties, and commercial buildings.

Atascadero is undergoing significant downtown revitalization with an \$11 million main street beautification project. The city promotes economic and community vibrancy through initiatives like the Downtown Infrastructure Enhancement Project, which aims to improve safety, walkability, and business support. Atascadero also offers multiple co-working spaces and new mixed-use projects, making it an attractive location for businesses and entrepreneurs.

These strategic opportunities highlight the potential for growth and development in each of these areas, contributing to their economic vitality and community well-being.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the American Community Survey (ACS), countywide, 97.9% of households have a desktop or laptop computer and 93.2% have a smartphone. Just 2.1% of county residents do not have a computer. According to the California Public Utilities Commission (CPUC), there are 4.3% of unserved locations countywide. Similarly, FCC reports 5.5% unserved and underserved locations across the County. This represents between 4,500 and 6,000 overall serviceable locations that do not have access to broadband. The vast majority of county residents (95%) have access to some type of broadband service, while 5% of residents do not have an internet subscription.

However, ACS data indicates that access to broadband is much lower for low- and moderate-income households. In the county, just 2% of households earning \$75,000 or more per year are without any internet subscription compared to 9.7% of households making less than \$20,000 and 9% of households earning between \$20,000 and \$75,000 per year. Additionally, 90.3% of households making less than \$20,000 have a broadband internet subscription compared to 90.9% of those making \$20,000 to \$74,999 and 97.8% of those making \$75,000 or more.

The San Luis Obispo County Broadband Strategic Plan ("Broadband Plan"), commissioned by Golden State Finance Authority (GSFA) and funded through a US Department of Commerce, Economic Development Administration (EDA) grant awarded in August 2022 to GSFA. The main goal of this project is to formulate a comprehensive countywide broadband strategy to address the broadband connectivity needs of residents, businesses and anchor institutions while positioning local jurisdictions to pursue and attract broadband investments in the County. The Broadband Plan digital inclusion includes coalition building amongst various stakeholder groups.

Participating agencies within the County government that have received state funding from the California Department of Aging for digital connectivity programs for elderly and disabled residents are underway and include digital navigation training and device give away via County staff and community partners.

As set forth in the U.S. Department of Housing and Urban Development's (HUD) HOME Program per 24 CFR § 92.205(a)(1), activities and costs are eligible for HOME funding only if the housing meets the property standards in § 92.251 upon project completion. Project developers must agree to comply with all applicable existing and future property standard requirements as determined by HUD. At a minimum, new affordable housing is subject to the HOME regulations.

Compliance with the 2017 HUD Final Rule Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing requires the installation of broadband infrastructure for all HUD-assisted new construction housing. Per 83 FRN 40314, any substantial rehabilitation or new construction of a building with more than four rental units must include installation of broadband infrastructure, except where the Owner documents, and County approves, that: 1) the location of the new construction or Substantial Rehabilitation makes installation of broadband infrastructure infeasible; 2) the cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden; or 3) the structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In March 2024, the FCC changes its definition of "broadband" to mean download speeds of 100 megabits per second and upload speeds of 20 megabits per second, or 100/20 Mbps. Since 2015, the FCC's broadband standard was set at 25 Mbps/3Mbps.

With respect with broadband services in the county, the San Luis Obispo County Broadband Strategic Plan (2023) identified the 25/3 Mbps speed services. Per the Broadband Strategic Plan, the county is served by at least eight (8) broadband

providers. For coverage at 25/3 Mbps or greater speed, Astound, AT&T, Charter Communication (Spectrum), Outback Internet, Peak WiFi, Ranch WiFi, Surfnet Communications, and T-Mobile, which provide broadband services at various levels

However, broadband affordability is an issue at the local level. According to the Broadband Strategic Plan,

“...79% of the residential respondents consider that their internet services are expensive or too expensive. Of those, 24% are older than 55 years and 32% are older than 65. Regarding connectivity at home, the survey revealed that only 3.6% do not have internet at home. 51% of them claim a lack of providers in their neighborhoods and 46% consider the service too expensive.”

Prior to June 1, 2024, the FCC’s Affordable Connectivity Program (ACP) assisted households with subsidies to access broadband services. However, due to a lack of funding by Congress, the FCC discontinued the ACP.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The County of San Luis Obispo Office of Emergency Services recently conducted an online community survey and workshops to obtain public input for the County's Multi-Jurisdictional Hazard Mitigation Plan that covers all jurisdictions within San Luis Obispo County. The goal of the updated plan is to mitigate or reduce hazards before they occur. The current plan was created in 2019. Since that plan was created, the County has experienced significant damage from the December 2022 / January 2023 storms including road damage and/ or road collapse, levee breeches, flooding in multiple jurisdictions causing damage to homes and property, and damage to public facilities including public buildings and piers.

The county is vulnerable to several natural hazards associated with climate change including sea level rise, 100-year floodplain/floods, and extreme heat. The San Luis Obispo County Multi-Jurisdictional Hazard Mitigation Plan (HMP), dated October 2019, is the County's all-hazards plan to arrive at practical, meaningful, attainable and cost-effective mitigation solutions to reduce vulnerability to the identified hazards and ultimately reduce both human and financial losses from hazard events.

Along with the HMP, the County adoption of the Energy Wise Plan, Designing Energy and Climate Solutions for the Future, recognizes that global climate change will have significant impacts locally and throughout California unless significant steps are taken to reduce greenhouse gas (GHG) emissions.

Per the Energy Wise Plan, "Public health in San Luis Obispo County may be substantially impacted by a variety of environmental conditions due to climate change. For example, changes in temperature and rainfall will decrease water supplies and increase the risk of wildfires, which have a detrimental effect on local air quality. Increased average temperatures combined with unpredictable weather occurrences can result in more extreme heat and cooling events, and unless

actions are taken to protect the county's populations, increase in mortality, and asthma-related admissions to local hospitals may occur."

Per the Energy Wise Plan, there are three primary segments of vulnerable populations of those at risk to adverse climate change impacts due to exposure, sensitivity, or adaptive capacity.

- **Exposure:** Physical conditions may put particular populations at risk to the impacts of climate change. For instance, populations living in low-lying or coastal areas may be more exposed to flooding events and sea level rise, while those who work outside may suffer from health-related issues due to increased temperatures and decreased air quality.
- **Sensitivity:** Certain populations, including young children and those over the age of 65, are physiologically more sensitive to extreme temperatures and increased instances of air pollution.
- **Adaptive Capacity:** The adaptive capacity of lower-income and institutionalized populations can be limited due to lower access to the resources necessary to prepare for or react to the long-term impacts of climate change and the increased frequency of disasters.

Sea Level Rise

Like many coastal counties in California, San Luis Obispo is threatened by climate change, including sea-level rise in the long-term and intensified storms that cause inland flooding in the short-term. Sea level rise is attributed to the increase of ocean temperatures and the resulting thermal expansion and melting of ice sheets, which contribute to the volume of water held in the oceans.

According to the *Developing Adaption Strategies for San Luis Obispo County* study (July 2012), "sea level could rise 12 to 16 inches by 2050 above current levels. This is double the amount of increase California's coastline has experienced over the entire past century. By the end of the century, these studies project a total average sea-level rise of 3.3 – 4.6 feet (23 to 55 inches) above the current levels." Coastal

erosion and flooding are the main concerns over sea level rise. The county will also be increasingly susceptible to wildfires, draughts, flooding, and extreme heat. The impacts of these natural hazard risks are likely to intensify with climate change.

100-Year Floodplain/Floods

Increased precipitation occurred during the last two winters in January - March 2023, and the storms in January - February 2024, record-breaking, constant and torrential rain caused flooding in some of the lowest income communities in the county, including the unincorporated community of Oceano and along the Salinas River. One person was killed because of the storms, and an estimated 328 mobile homes in or near the coastal designated areas were damaged or destroyed countywide. County of San Luis Obispo officials estimates that it suffered over \$100 million in infrastructure damage during the storm. In April 2024, the Biden administration declared a state of emergency following the winter storms which released federal funds to the community via the Federal Emergency Management Agency (FEMA).

Whether these extreme storm events will continue is unknown, there is always flood potential in the communities as determined by the Federal Emergency Management Agency (FEMA) and outlines in local planning documents. Sea level rise along with storms and storm surges will impact coastal communities and their low-lying areas, impacting Cambria, Cayucos, Los Osos, Avila Beach, Oceano and the cities of Morro Bay, Pismo Beach and Grover Beach.

All these communities have vulnerable households near and along coastal waterways which could be subjected to sea level rise and flooding, including low-income households. Of particular interest are the mobile home parks in the cities of Morro Bay, Pismo Beach, Grover Beach and the unincorporated communities of Los Osos and Oceano, which house low-income households throughout the county.

Extreme Heat

Extreme heat events can have severe impacts on human health and mortality, natural ecosystems, the agriculture sector and other economic sectors. According to information provided by FEMA, extreme heat is defined as temperatures that

hover 10 degrees or more above the average high temperature for the region and last for several weeks.

Per the HMP, the North County inland area has the potential for the highest extreme heat days. The communities of Paso Robles, San Miguel, and Shandon have the highest social vulnerability due to their location in the northern and eastern most reaches of the county where summer temperatures are routinely above 80 to over 100 degrees.

The Environmental Protection Agency's (EPA) Environmental Justice Screening and Mapping Tool's Socioeconomic Indicators for Low Income populations, identifies low-income percentile Census tracts in the county. Several Census tracts in the City of Paso Robles, notably the northern area east of Spring Street but west of the Salina River are 98% low-income households. Also, the southern portions of the city, south of 17th Street and west of the Salinas River, have 50% to 95% low-income households. The community of San Miguel also shares a low-income percentile of 83%.

With a few exceptions, most of the City of San Luis Obispo's Census tracts are above 50% with several tracts in and near the Cal Poly University campus as 90 to 100% low-income. However, due to its proximity to the ocean and cooling effect of coastal winds and fog, extreme heat in this city is not common during the summer months.

While the County of San Luis Obispo and neighboring cities in the county implement state required documents to address climate change, unless the respective communities and elected officials at all levels of government accept and implement climate saving and land uses policies, all income households in all regions will be impacted by predisposed climatic events.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to FEMA data from the December 2022 / January 2023 storms, 328 mobile homes were damaged or destroyed in San Luis Obispo County. Mobile homes tend to be occupied by low-and moderate-income individuals and families.

The flooding impacted multiple communities within the county with the communities of Morro Bay, San Luis Obispo, and Paso Robles sustaining the largest number of units damaged or destroyed.

The entire coastal area of the county is susceptible to sea level rise. However, low-income coastal populations are predominately found in the western half of the City of Grover Beach and the unincorporated coastal community of Oceano. Both communities are adjacent to each other and share the beachfront. These communities are particularly vulnerable to sea level rise and flooding due to their proximity to the Pacific Ocean and low elevation, making both communities vulnerable to the estimated sea level rise mentioned in the previous section.

According to HUD Census data, both communities are predominately low-income, exceeding 51% of low-income households. In addition, sea level rise along the coast of San Luis Obispo could lead to the following impacts:

- Increased erosion of already retreating coastal bluffs and beaches, increasing the risk of cliff failures,
- Coastal flooding with higher storm surges and flood elevations during coastal storms, potentially inundating valuable transportation, commercial, energy, wastewater, and residential infrastructure in low-lying areas,
- Permanent inundation of coastal wetlands in the county
- Salt water intrusion into coastal freshwater wells that serve agriculture and local residents.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The 2025-2029 Consolidated Plan for the Urban County of San Luis Obispo establishes a comprehensive strategy to address the county's housing and homelessness crisis. This plan prioritizes expanding affordable housing, preventing and reducing homelessness, and improving supportive services for vulnerable populations. With an estimated \$15 million in federal funding from the U.S. Department of Housing and Urban Development (HUD) over five years (2025-2029), the county will allocate resources to create sustainable solutions that enhance housing stability and community well-being.

On December 10, 2024, the County of San Luis Obispo Board of Supervisors approved the following priorities for the 2025-2029 Consolidated Plan identified from stakeholder feedback during the 2025 Community Development Needs Assessment and associated funding to be in accordance with the Board's General Budget Priorities.

1. **Housing Facilities**, including Affordable Rental Housing, Single Family Housing, and Senior Housing
2. **Public Services**, including Health Care Services, Mental Health Services, and Homeless Services
3. **Public Facilities**, including Health Care Facilities, Mental Health Facilities, and Childcare Centers
4. **Housing Services**, including Homelessness Prevention, Rental Assistance, and Emergency Shelters
5. **Public Infrastructure**, including High Speed Internet, Water/Sewer Improvements, and Sidewalk Improvements

On February 4, 2025, the Board of Supervisors established the budget priorities for the 2025-2026 fiscal year. First tier priorities included the following:

1. Homelessness
2. Housing
3. Mental Health
4. Economic Development

The county will implement this plan through partnerships with local governments, nonprofit organizations, private developers, and community stakeholders. Regular performance assessments and community feedback will guide adjustments to ensure the most effective use of funds.

The 2025-2029 Consolidated Plan serves as a strategic framework for addressing these housing and homelessness challenges by identifying priorities, allocating resources, and guiding local efforts to increase housing stability and affordability. This plan is essential for securing federal funding to support the development of affordable housing, prevent and reduce homelessness, and improve the overall quality of life for residents in San Luis Obispo County.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Area Name	Area Type
Countywide	Other

Table 41 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

A Notice of Funding Availability is released in the fall to solicit project applications from eligible subrecipients. All applications are reviewed and ranked from nonconflicted grant review committees.

CDBG grant funding is determined by the members of the Urban County of San Luis Obispo (Arroyo Grande, Atascadero, Morro Bay, Pismo Beach, Paso Robles, City of San Luis Obispo and the County of San Luis Obispo) using the HUD allocation method (USC 5306 (b)(2)(A): $\{(\text{Jurisdiction Population} / \text{Total Population}) + [(\text{Poverty Persons} * 2) / \text{Total Poverty Persons}] + (\text{Overcrowded Housing} / \text{Total Overcrowded Housing})\} / 4 * \text{CDBG allocations}$). Each member of the Urban County recommends CDBG funding allocations based on the applications received. Each jurisdiction holds properly noticed public hearings prior to making draft or final funding recommendations. Involvement from all the jurisdictions encourages maximum public participation for funding allocation of activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

HOME and ESG grant funding are allocated throughout the County of San Luis Obispo based on applications received and grant review committee recommendations.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Affordable Housing	High	All ages	Countywide	Affordable Housing Construction or Acquisition	Construction of affordable rental housing, owner-occupied affordable housing, and / or permanent supportive housing units; acquisition of property for affordable housing units and / or supportive housing units for low-and moderate-income households.	Increasing the supply of affordable housing including rental housing, owner-occupied housing, and supportive housing units is a top priority for the County of San Luis Obispo.

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Owner Housing Rehabilitation / Minor Home Repair	High	All ages	Countywide	Minor Home Repair	Minor rehabilitation of owner-occupied housing including mobile homes, single-family homes and multi-family units for vulnerable populations including low and moderate income senior and disabled households.	Minor rehabilitation or repairs of owner-occupied dwellings for vulnerable populations including low-moderate-income households, seniors and individuals with disabilities. Rehabilitation includes health and safety repairs, adaptive needs such as wheelchair ramps, grab bars, and walk-in showers so homeowners can remain in their homes.
Emergency Shelter Operations / Navigation Shelters / Warming Centers / Cooling Centers	High	All ages	Countywide	Emergency Shelter Operations / Navigation Shelters / Warming Centers / Cooling Centers	Operations of emergency shelters, navigation centers, warming and cooling centers for persons experiencing homelessness.	Provide safe shelter and services to individuals and families experiencing homelessness or at risk of homelessness.

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Homeless Prevention / Tenant Based Rental Assistance (TBRA) / Rapid Rehousing / Subsistence Payments	High	All ages	Countywide	Homeless Prevention / Tenant Based Rental Assistance (TBRA) / Rapid Rehousing / Subsistence Payments	Funds for rental assistance and security deposit costs to connect families and individual experiencing homelessness to permanent housing through a tailored package of time limited financial assistance and targeted support services. Rapid Re-housing services are provided to those at imminent risk of homelessness.	Stable housing, health and self-sufficiency are key to addressing the challenges of homelessness. The housing market in San Luis Obispo County is expensive with rents far exceeding the national average. Keeping individuals and families housed is less expensive than providing homeless services.
Supportive Services	High	All ages	Countywide	Supportive Services	Provide supportive services to vulnerable populations who are at risk of homelessness and housing instability.	Providing supportive services enhances the ability of vulnerable populations to remain stably housed.

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Transitional Housing Facility / Non-congregate Interim Housing Facility / Recuperative Care Facility	High	All ages	Countywide	Interim Care Facility / Recuperative Care Facility	Acquisition of property or construction of transitional housing facilities / shelter, interim care facilities, or recuperative care facilities for low- and moderate-income households	Provide transitional housing facilities and / or non-congregate interim housing for persons experiencing homelessness; or recuperative care facilities for medically fragile persons experiencing homelessness
Removal of architectural barriers to accessibility	Low	All ages	Countywide	ADA Improvement Projects and Barrier Removal	Remove architectural barriers in the public right-of-way or in public facilities to improve ADA accessibility.	Assists with compliance of the American with Disabilities Act by providing funding for jurisdictions to remove architectural barriers.

Table 42 – Priority Needs Summary

Narrative (Optional)

The top priority needs for the County of San Luis Obispo continues to be affordable housing, homeowner housing rehabilitation, emergency shelter operations which include shelters as well as services such as warming, cooling and navigation centers, and homelessness prevention services. These needs of focus coincide with the priorities from the 2025 Community Development Needs Assessment approved by the County of San Luis Obispo Board of Supervisors on December 10, 2024. These needs are not targeted at a specific geographical area or population as assistance is needed countywide and affects all age groups. The goals established

within the Consolidated Plan reflect the priorities established by the Board of Supervisors and the significant needs provided by the community.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As shown in the Needs Assessment and Market Assessment, there is need for rental housing assistance throughout the county. The housing market does not provide enough affordable housing to meet the needs of all the households that require it. Because of cost burden, many low-income renters in the county need rental assistance to cover gaps between the rent and what they can afford. Faced with increasing housing cost burdens affect their overall economic stability.
TBRA for Non-Homeless Special Needs	Many of the same market constraints, including low rental vacancy rates and increased competition for rental units, that impact TBRA assistance programs also impact rental assistance for special needs populations including seniors, victims of domestic violence, and people with disabilities. For TBRA assistance, high housing costs may require deeper subsidy levels in order to serve vulnerable populations.
New Unit Production	There is a significant deficit in the total number of affordable units compared to the number of households that need housing. As indicated in Section MA-15, as of December 2023, the county as a region has completed 52% of the Regional Housing Needs Allocations for 2020-2028 Housing Element cycle but the region has made the least progress on very low-income units (298 out of 2,690 units (10%), and on low-income units (724 out of 1,675 units (43%) built. To help achieve the construction of very low- and low-income units, larger subsidies are required to construct these units.
Rehabilitation	Owner-occupied rehabilitation assistance is an effective method to preserve the housing stock at the county regional level. Particularly if the market value of the home is such that the cost and extent of rehabilitation does not exceed the value that can be achieved. With 45% of the housing stock constructed prior to 1980, rehabilitation efforts should include the ability to make upgrades to the home to allow for aging in place as well as provide for accessibility improvements and radon/lead/asbestos abatement.
Acquisition, including preservation	The Central Coast of California, which includes the county of San Luis Obispo, has a high cost of housing and land. This contributes to insufficient funding to provide enough deed-restricted affordable housing. Local non-profit affordable housing builders, look to purchase small- to medium-sized properties close to services to compete for HUD funds and to build affordable housing and to purchase existing rental housing to convert to affordable housing. The County is committed to searching for alternative funding to acquire and build new affordable housing units in the county. Furthermore, the County takes into consideration housing developments in jeopardy to “timing out” from maturing affordable deed restrictions to preserve the existing affordable housing stock.

Table 43 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The 2025-2029 Consolidated Plan for the Urban County of San Luis Obispo establishes a comprehensive strategy to address the county's housing and homelessness crisis. This plan prioritizes expanding affordable housing, preventing and reducing homelessness, and improving supportive services for vulnerable populations. With an estimated \$15 million in federal funding from the U.S. Department of Housing and Urban Development (HUD) over five years (2025-2029), the county will allocate resources to create sustainable solutions that enhance housing stability and community well-being. The Urban County will invest federal, state and local public funds to achieve the community development goals stated in this plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition, Clearance, Public Services, Public Facilities, Infrastructure Improvements, Administration, Planning and Capacity Building, HMIS	\$1,668,952	\$15,000	\$0.00	\$1,683,952	\$5,882,023	All numbers are estimates of anticipated HUD allocations.
HOME	Federal	Affordable Housing Construction, Multifamily Rental Rehabilitation, Tenant Based Rental Assistance (TBRA)	\$855,310	\$0.00	\$0.00	\$855,310	\$3,014,439	All numbers are estimates of anticipated HUD allocations.
ESG	Federal	Homeless Prevention, Rapid Re-Housing, Emergency Shelter, Street Outreach	\$146,598	\$0.00	\$0.00	\$146,598	\$516,667	All numbers are estimates of anticipated HUD allocations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Homekey Program	State	Conversion of motel to Permanent Housing and Emergency Shelter; conversion of existing building to Transitional Housing; conversion of hotel to Permanent Housing	\$38,440,270	\$0.00	\$0.00	\$38,440,270	\$0.00	Three awards of one-time funding to convert 2 motels and an existing building. The Housing Authority of the City of San Luis Obispo, People's Self-Help Housing, the City of San Luis Obispo, Family Care Network and the County of San Luis Obispo are participants in this grant. Funds can be used from 1/10/2020 to 6/30/2026.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
No Place Like Home	State	Permanent supportive housing for persons in need of mental health services and are experiencing homelessness, chronic homelessness or at risk of homelessness.	\$29,034,423	\$0.00	\$0.00	\$29,034,423	\$0.00	Two Awards to build 24 No Place Like Home affordable housing units and provide supportive services. People's Self-Help Housing and the County of San Luis Obispo are participants in this grant.
Homeless Housing, Assistance and Prevention Program (Round 2)	State	Prevention and diversion, operating subsidies for emergency shelters and navigation centers, rapid rehousing assistance.	\$1,566,474	\$0.00	\$0.00	\$1,566,474	\$0.00	Funds can be used until 6/30/26.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Homeless Housing, Assistance and Prevention Program (Round 3)	State	Systems Support, operating subsidies for emergency shelters and navigation centers, rapid rehousing assistance.	\$4,291,214	\$0.00	\$0.00	\$4,291,214	\$0.00	Funds can be used until 6/30/26.
Homeless Housing, Assistance and Prevention Program (Round 4)	State	Operating subsidies for emergency shelters and navigation centers, rapid rehousing assistance, services coordination.	\$3,730,682	\$0.00	\$0.00	\$3,730,682	\$0.00	Funds can be used until 6/30/27.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Homeless Housing, Assistance and Prevention Program (Round 5)	State	Delivery of Permanent Housing and Innovative Housing Solutions, operating subsidies for emergency shelters, navigation centers, and permanent housing, rapid rehousing assistance.	\$4,316,585	\$0.00	\$0.00	\$4,316,585	\$0.00	Funds can be used until 6/30/28.
California Emergency Solutions Grant	State	Provide emergency shelter and rapid rehousing.	\$589,923	\$0.00	\$0.00	\$219,108	\$0.00	Provide emergency shelter and rapid rehousing. Funds can be used from 7/1/2025 – 6/30/2028.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Permanent Local Housing Allocation	State	Construction and preservations of ownership housing for persons at or below 60 percent of AMI, matching funds for the Local Housing Trust Fund Program, Operating and Capital Costs for Navigation Centers.	\$747,989	\$0.00	\$0.00	\$747,989	\$0.00	Expected Amount Available 07/01/2025 – 06/30/2029 is \$1,321,297.
Encampment Resolution Fund	State	Development of non-congregate housing	\$13,361,999	\$0.00	\$0.00	\$13,361,999	\$0.00	Development of a non-congregate housing facility with on-site wraparound services including 14 interim and 40 permanent supportive housing units.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
SLO City PSH (TMHA)	HUD	<p>Permanent Supportive Housing</p> <p>This program was created through a consolidation of a 20 bed SLO City Permanent Supportive Housing program for 20 disabled chronically homeless single adults. and a 38 bed CCPH+BE PSH program.</p>	\$875,990	\$80,655	\$832,620	N/A	N/A	<p>Participants are referred through a CoC coordinated entry process under the direction of the HSOC. Prioritization will be given to chronically homeless persons experiencing a severity of service needs.</p> <p>Collaborative partners include TMHA, Behavioral Health, Community Hospital Center, CAPSLO, ECHO, 5 Cities Homeless Coalition, SLO County Law Enforcement agencies, DSS and HASLO. Supportive case management assistance will be provided.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Housing Supportive Services (PSHH)	HUD	PSH	261,591	-	-	N/A	N/A	PSHH will serve 64 households in CoC/HMIS-participating Permanent Supportive Housing units at five properties through HMIS integration. This integration includes the use of CoC referrals for all vacancies in these units. Two of the properties included in the project are the County of San Luis Obispo's only two current Project Homekey properties. PSHH will provide clinical case management to residents of HMIS-participating units.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
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Coordinated Entry (CAPSLO)	HUD	SSO-CE	312,597	-	293,139	N/A	N/A	<p>The Continuum of Care (CoC) of San Luis Obispo County (SLO) contracts with the Community Action Partnership of San Luis Obispo Co., Inc. (CAPSLO) as the Coordinated Entry System (CES) Management Entity</p> <p>In 2024, CES became fully integrated into the SLO CoC HMIS, includes seven service providers and continues to engage other service providers to join CES, shifted the focus of staffing to system activities, and no longer provides subsidies to homeless services agencies for participating in CES. Additionally, in 2024, the SLO CoC Homeless Services Oversight Council (HSOC) formally established a CES</p>
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								<p>Oversight Committee as a sub-committee of HSOC, which allowed the CES to revise all of the CES policies and develop a system of target guidance to help operate the CES in SLO CoC. Utilizing the CES, a homeless individual or family can arrive at the CES agencies' doors, enter the system, receive needed services, and then be referred to the best suited agency to meet their needs. In this way, the entire homeless services system can reduce duplication of services and more efficiently end someone's experience of homelessness.</p>
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
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HMIS (County)	HUD	<p>Homeless Management Information System (HMIS)</p> <p>The County of San Luis Obispo serves as the HMIS Lead for the San Luis Obispo County CoC and contracts with a vendor to continue providing a web based HMIS program countywide.</p>	\$65,220	\$0.00	\$61,160	N/A	N/A	<p>Funds will be used to purchase software licenses, pay annual fees, and will also pay salaries for those administering the HMIS program (for the HMIS Program Manager and Program Review Specialist). The HMIS Administrator will ensure compliance with HMIS data standards reporting requirements, analyze data, train staff on using HMIS, monitor and review HMIS data, and prepare all required reporting.</p> <p>Additionally, funding will support travel/ training expenditures for HUD-approved training on HMIS. During the current grant year, our HMIS database completed a</p>
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								<p>migration to a new vendor and added 15 new projects for a total of 122 Continuum Projects. There are currently 133 active users and 14 agencies. Our HMIS now supports the data being shared with the state of California's HDIS and is in full compliance with AB977. HMIS supports HUD CoC, ESG, CDBG, VA, HHS, State and locally funded projects.</p>
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
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Planning (County)	HUD	Administration The CoC Planning Project funds will be used for staff costs for coordinating activities related to CoC governance, grant administration, and completing the collaborative application. A portion of the Planning Project funds will be used for resources to administer the unsheltered Point-in-Time Count, which is a critical and HUD-mandated activity essential to reporting on the performance and informing CoC community needs.	\$108,996	\$0.00	\$86,552	N/A	N/A	Staff time will be utilized to reach out to community liaisons and conduct meetings with the governing advisory board (Homeless Services Oversight Council) to report on performance, analyze data, and devise work plans and strategies to not only meet HUD compliance but to also drive efforts to address homelessness. The CoC governing body funds will be used at least bi-monthly throughout the year when applicant staff coordinate CoC advisory body tasks. Staff will evaluate the ESG and CoC programs at least twice yearly, once when entitlement fund applications for ESG
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								<p>and CDBG funds are being considered, and once during the CoC application ranking and review. The applicant is developing and refining evaluation tools for monitoring CoC and ESG programs and to expedite evaluation in future years in coordination with the CoC governing body. The applicant will monitor subrecipient agencies during the reporting period. The CoC application will be coordinated and written when the NOFO is released for FY2026. The CoC program manager and accountant will be responsible for tracking CoC planning and expenditures and will report progress</p>
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								<p>to the supervisor and the Deputy Director for the Division. Staff will monitor project progress and expenditures at least quarterly. The applicant staffs a CoC Program Manager and support staff. These staff together monitor and evaluate the outcomes of CoC and ESG projects both financially and for performance. CoC funds would allow staff to spend more time on evaluation of these projects because time and funding is limited for this activity.</p>
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Table 44 - Anticipated Resources

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

CDBG funded projects leverage funds from private sources, in-kind contributions, local public funds such as General Fund support, state incentive programs, and banks.

The HOME program requires a 25% match. The developers meet this match 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, the Community Foundation and private donors. The uses of these funds will be for operations and essential services.

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

The jurisdiction is currently developing a project on a parcel of publicly owned land that will provide 40 permanent supportive residential housing units and 14 interim supportive housing units for persons experiencing homelessness. No other publicly owned land or property located within the jurisdiction is being considered at this time.

Discussion

The County will implement this plan through partnerships with local governments, nonprofit organizations, private developers, and community stakeholders. Regular performance assessments and community feedback will guide adjustments to ensure the most effective use of funds.

The 2025-2029 Consolidated Plan serves as a strategic framework for addressing these housing and homelessness challenges by identifying priorities, allocating resources, and guiding local efforts to increase housing stability and affordability. This plan is essential for securing federal funding to support the development of

affordable housing, prevent and reduce homelessness, and improve the overall quality of life for residents in San Luis Obispo County.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

San Luis Obispo County cities and unincorporated areas rely on a network of public sector, private sector, and nonprofit organizations to implement the Countywide Plan to Address Homelessness, particularly to address homelessness, homelessness prevention, and the unique needs of specific subpopulations.

There are fourteen agencies participating in the Homeless Management Information System providing services, shelter, and programs specifically for people experiencing homelessness or at risk of homelessness. There is an extensive network in addition to the Homeless Management Information System comprised of nonprofit organizations, various County departments (such as the Department of Behavioral Health, the Department of Social Services, and the Department of Public Health) to deliver programs and services targeted to low income and very low-income population. The Community Action Partnership of San Luis Obispo (CAPSLO) is the largest nonprofit agency in San Luis Obispo County that provides services to low-income families including homeless services, health and prevention programs, and family support services. The Urban County continues to invest future federal funds to the 40 Prado homeless shelter and homeless services operated by CAPSLO. The Transitions Mental Health Association (TMHA) also provides affordable housing and supportive services to very low-income persons living with mental illnesses. Given that housing is important to this special needs population, the Urban County will provide financial support to affordable housing projects by TMHA. The nonprofit agencies and public institutions have formed advisory groups to discuss and resolve issues, improve delivery structure systems, and partner together to house and provide supportive services to homeless individuals. The County of San Luis Obispo has three major local affordable housing developers which are the Housing Authority of the City of San Luis Obispo, Paso Robles Housing Authority, and the Peoples' Self-Help Housing Corporation. HASLO actively works on building or preserving affordable housing units in the cities. The Urban County will continue supporting affordable housing projects by HASLO. Furthermore, Peoples' Self-Help Housing (PSHH) has developed and rehabilitated

numerous affordable housing projects throughout the unincorporated communities of the County by targeting the least affordable unincorporated communities to provide affordable housing for low-income families working in those communities. The Urban County has a longstanding relationship with PSHH to provide financial assistance to their affordable housing project. 5 Cities Homeless Coalition operates the Tenant-Based Rental Assistance (TBRA) program. The Urban County strategy is to ensure the TBRA program has funding available for low-income families and individuals.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
5 Cities Homeless Coalition	Non-profit organization	Homelessness	San Luis Obispo County
California Rural Legal Assistance	Nonprofit organization	Homelessness	San Luis Obispo County
Center for Family Strengthening	Non-profit organization	Homelessness	San Luis Obispo County
El Camino Homeless Organization	Nonprofit organization	Homelessness	San Luis Obispo County
Family Care Network	Non-profit organization	Homelessness	San Luis Obispo County
Good Samaritan	Non-profit organization	Homelessness	San Luis Obispo County
The Community Action Partnership of San Luis Obispo (CAPSLO)	Non-profit organization	Homelessness	San Luis Obispo County
Transitions Mental Health Association (TMHA)	Nonprofit organization	Homelessness	San Luis Obispo County
The County of San Luis Obispo Department of Social Services	Government agency	Homelessness	San Luis Obispo County
The County of San Luis Obispo Department of Behavioral Health	Government agency	Homelessness	San Luis Obispo County
The County of San Luis Obispo Department of Public Health	Government agency	Homelessness	San Luis Obispo County
Housing Authority of the City of San Luis Obispo (HASLO)	Public Housing Agency/CHDO	Affordable Housing	San Luis Obispo County
Peoples' Self-Help Housing Corporation (PSHH)	Nonprofit organization/CHDO	Affordable Housing	San Luis Obispo County
Paso Robles Housing Authority	Public Housing Agency/CHDO	Affordable Housing	San Luis Obispo County

Table 45 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Data and information sharing for homeless programs has been prioritized locally. The current service delivery system for agencies that participate in the Homeless Management Information System (HMIS) has strengthened its communication and

referral process in the past year with the implementation of a new HMIS vendor. In the new system homeless service providers can see shared clients and enrollments across agencies.

Enhanced Care Management (ECM) is a new, statewide Medi-Cal benefit available to eligible members with complex medical and social needs. The goal of ECM is to provide a whole-person approach to care that addresses the clinical and non-clinical needs of CenCal Health members in San Luis Obispo County. ECM provides comprehensive care services to specific populations of focus through systemic coordination that is collaborative, interdisciplinary, community-based, high-touch, and person-centered. The overall goal of the ECM benefit is to provide comprehensive care and achieve better health outcomes through outreach and engagement; comprehensive assessment and care management plan; enhanced care coordination; comprehensive transitional care; member and family support; and coordination of and referral to community and social support services. This benefit is coordinated by the Department of Public Health.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 46 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Current funding sources, in particular Medi-Cal and Behavioral Health funds, prioritize health and wrap-around services for clients experiencing homelessness. Clients who are chronically homeless have disabling conditions and unique needs that require routine and specialized care. The partnerships with health care entities bring services like wound-care and pain management to encampments. Health care entities also monitor and treat needed chronic diseases like diabetes and help to treat a local sexually transmitted infection outbreak in a local encampment.

A brief overview of deaths amount people experiencing homelessness between 2019 and 2023, is as follows. This overview does not factor in underlying medical conditions that may have contributed to the cause of death. The largest age group among decedents was middle-aged adults, specifically between 45 and 64 years old. Most decedents were identified as non-Hispanic White, and the majority were male. The most common causes of death were substance-related (including both drug and alcohol-related causes), although chronic diseases like cancer and heart disease were also relatively common.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Data and information sharing for homeless programs has been prioritized locally. The current service delivery system for agencies that participate in the Homeless Management Information System (HMIS) has strengthened its communication and referral process in the past year with the implementation of a new HMIS vendor. In the new system homeless service providers can see shared clients and enrollments across agencies.

Enhanced Care Management (ECM) is a new, statewide Medi-Cal benefit available to eligible members with complex medical and social needs. The goal of ECM is to provide a whole-person approach to care that addresses the clinical and non-

clinical needs of CenCal Health members in San Luis Obispo County. ECM provides comprehensive care services to specific populations of focus through systemic coordination that is collaborative, interdisciplinary, community-based, high-touch, and person-centered. The overall goal of the ECM benefit is to provide comprehensive care and achieve better health outcomes through outreach and engagement; comprehensive assessment and care management plan; enhanced care coordination; comprehensive transitional care; member and family support; and coordination of and referral to community and social support services. This benefit is coordinated by the Department of Public Health.

Gaps in system regarding DV survivors: Housing Advocates are underfunded, making it difficult to adequately address the needs of houseless survivors. San Luis Obispo (SLO) County's high cost of living and lack of sufficient affordable housing present exceptional barriers to meeting the needs of all survivors. SLO County is considered the second least affordable small metro area in the country. According to SFGate.com, SLO County's cost of living is 9.4% above the national average, and the cost of housing is 51.7% higher than the national average. Survivors have a difficult time fleeing violence and often risk losing access to housing and financial stability, a risk that is compounded by SLO County's untenable housing market. The National Coalition Against Domestic Violence (NCADV) 2020 report on domestic violence in California showed that 34.9% of women and 31.1% of men in California "experience intimate partner physical violence, intimate partner sexual violence, and/or intimate partner stalking in their lifetime". SLO County reflects these statistics, and Lumina Alliance experienced an increase in requests for services during the COVID-19 pandemic when survivors were sheltering at home with their abusers. Due to the intersection of funding availability and the number of shelter or housing units available, the CoC is unable to accommodate all survivors' needs at this time.

Gaps identified by Coordinated Entry program: A lack of reliable means of transportation and a lack of adaptive resources for the legal/documented immigrant community in SLO CoC.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority

CES: CAPSLO, as the CES management entity, has made efforts to better engage the Hispanic/Latino populations, with a first step of translating all CES materials into Spanish through CAPSLO's translation services. These translated materials (both for service delivery and informational materials) will allow CES providers to improve service to an underserved community. CES agencies can offer in-depth referral and assessment activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil rights Act of 1964.

This approach addresses people's most immediate needs through engagement with street-based outreach or referral to services such as Access Centers, Drop-In Centers, Homelessness Prevention, or Emergency Shelter programs. The principles that guide this policy are Consistency, Transparency, Continuous Improvement Process, Person-Centered Approach, and Housing First. Efforts to improve CES with subpopulations like Veterans, Transitional-Age Youth (TAY), and families are ongoing. 5CHC is broadening TAY outreach, and CES is a fundamental part of its services. CAPSLO Good Samaritan (in partnership with 5CHC) and HUD-VASH are actively working to address veteran homelessness. They are on the path to reaching functional zero in SLO County, as the new HMIS system in SLO CoC has vastly improved the ability to meet the needs of veterans in SLO CoC. The CoC saw an increase in individuals experiencing homelessness in their vehicles. CAPSLO has committed to working with the City of San Luis Obispo, SLO CoC, and SLO CES to expand safe parking programming and outreach to those experiencing homelessness. This population is growing nationwide, and even in resource-rich areas such as Los Angeles County, more Safe Parking Programs (SPP) must be needed. Many people who shelter in vehicles, especially those living in cars and vans, purposely hide in plain sight, making it difficult for outreach workers to target their efforts. This is especially true for people living in cars and vans, which are harder to spot than large, oversized vehicles such as RVs. SPPs could serve as one point of contact. CES is committed to assisting service providers in deepening programming for this subpopulation and improving access for this group.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	Countywide	Affordable rental units and / or permanent housing units constructed / Provide decent affordable housing	HOME / CDBG	7 / Rental units constructed / Household housing units
2	Minor Home Repair	2025	2029	Affordable Housing	Countywide	Rehabilitation of Homeowner Housing Units / Create suitable living environment	CDBG	10 / Homeowner housing rehabilitated / Household housing units
3	Emergency Shelter Operations / Navigation Center Operations / Warming Centers / Cooling Centers	2025	2029	Homeless	Countywide	Persons Assisted / Availability or Accessibility / Create suitable living environment	CDBG / ESG	13 / Homeless Person Overnight Shelter / Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Prevention / Tenant Based Rental Assistance (TBRA) / Rapid Re-housing / Subsistence Payments	2025	2029	Homeless	Countywide	Maintain housing for households at risk of homelessness / Create suitable living environment	HOME / ESG / CDBG	12 / Homeless Prevention / Tenant-based Rental Assistance (TBRA) / Rapid Rehousing / Households Assisted
5	Transitional Housing / Interim Care Facility / Recuperative Care Facility	2025	2029	Homeless	Countywide	Availability / Accessibility, Create Suitable Living Environments / Provide interim or recuperative care facility beds	CDBG	2 / Public Facility or Infrastructure Activities for Low / Moderate Income Housing Benefit / Households Assisted
6	Supportive Services	2025	2029	Non-Homeless Special Needs	Countywide	Availability / Accessibility, Create Suitable Living Environments / Public service activities other than Low/Moderate Income Housing Benefit	CDBG / ESG	3 / Public service activities other than Low/Moderate Income Housing Benefit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	ADA Improvement Projects and Barrier Removal	2025	2029	Non-Housing Community Development	Countywide	Availability / Accessibility, Create Suitable Living Environments / Provide access to public areas by removing barriers and ADA improvements	CDBG	1 / Public Facility or Infrastructure Activity other than Low / Moderate Income Housing Benefit

Table 47 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Affordable Housing	Construction of Affordable Housing Rental Units and /or Permanent Supportive Housing units; or acquisition of property for affordable housing units and / or Permanent Supportive Housing units for low- and moderate-income households.
Minor Home Repair	Minor rehabilitation of owner-occupied housing, including mobile homes, for vulnerable populations including low and moderate income senior and disabled households.
Emergency Shelter Operations / Navigation Center Operations / Warming Centers / Cooling Centers	Operations of emergency shelters, navigation centers, warming centers and cooling centers to provide shelter to individuals and families experiencing homelessness or at-risk of homelessness.
Homeless Prevention / Tenant Based Rental Assistance (TBRA) / Rapid Re-housing, and Subsistence Payments	Funds for rental assistance and security deposit costs to connect families and individuals experiencing homelessness to permanent housing through a tailored package of time limited financial assistance and targeted supportive services to identify and address clients' most pertinent barriers to stable housing. Rapid Re-Housing Services are provided to those at imminent risk of homelessness. Clients receive targeted case management services per their individual circumstance or deposit assistance needed to re-house them to prevent homelessness. Services may include legal services, financial literacy, job and income counseling, as examples.
Transitional Housing Facility / Interim Care Facility / Recuperative Care Facility	Acquisition of property or construction of transitional care facilities, interim care facilities or recuperative care facilities for low- and moderate-income households.

Goal Name	Goal Description
Supportive Services	Services provided to vulnerable low / moderate income individuals or households.
ADA Improvement Projects and Barrier Removal	The removal of architectural barriers in public right-of-way or public facilities to improve ADA accessibility.

Table 48 – Goals Description

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 91.315(b)(2)

The Urban County will fund affordable housing projects during the five years of the Consolidated Plan that will provide a total of approximately 300 new units (60 units per year) for extremely low, very low-, low- and moderate-income households once the projects have been completed. HOME funds will be used to finance affordable housing construction and Tenant-Based Rental Assistance (TBRA). CDBG funds will be used to finance acquisition for affordable housing projects.

The TBRA program operated by 5 Cities Homeless Coalition will assist approximately 15 households per year. Additional CDBG and ESG funds will provide Rapid Re-housing, Homeless Prevention and Subsistence payments to aid households to stay in current housing or quickly obtain new housing. This funding will assist approximately 13 households per year.

Community Action Partnership of San Luis Obispo (CAPSLO) operates the provides necessary home rehabilitation and access-improvement services for low- and very low-income households, including elderly and disabled individuals residing in single-family homes, mobile homes, and multi-family units. This service allows these

households to remain independent and in their permanent, stable housing. CAPSLO's Minor Home Repair will assist approximately 15 households per year.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

This is not applicable. The Housing Authority of the City of San Luis Obispo Inc. does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

This is not applicable. Public Housing units were converted to tax credit units or Project Based Voucher units under the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program several years ago by the Housing Authority of the City of San Luis Obispo (HASLO) and the Paso Robles Housing Authority (PRHA). HASLO develops and maintains affordable housing developments countywide. PRHA develops and maintains affordable housing projects in the City of Paso Robles. There are no public housing units in San Luis Obispo County.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not Applicable.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private investment in affordable rental housing for low-income Californians. Affordable housing developers depend on these tax credits as an integral part of their financing strategy. Applications for tax credits are extremely competitive. Among the criteria for a successful application is the amount of local support the project receives. Public policies that reduce the amount of funds provided by local governments (e.g. cities and the County) directly reduce the state tax credits a project can receive, significantly impacting the number of units that can be financed in the region. Directing local funds to initiatives other than affordable housing causes a significant barrier to building projects.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The San Luis Obispo Council of Governments (SLOCOG) has partnered with the region's jurisdictions to take a regional approach to removing barriers to affordable housing and coordinating housing development in the region. All eight of the local jurisdictions participate in the Regional Transportation Plan (RTP), Regional Housing Compact, and the Housing and Infrastructure Regional Framework. These documents take a regional approach to removing barriers and providing more affordable housing.

The development of affordable housing is dependent on local and regional nonprofits and the state tax credits they receive as a result of local funding. Public policies that reduce the amount of funds provided by local governments (e.g. cities and the County) directly reduce the state tax credits a project can receive, significantly impacting the number of units that can be financed in the region.

Directing local funds to initiatives other than affordable housing that do not have the state tax credit system of funding, are not an efficient use of local funds as would be for affordable housing which can leverage local funding to receive funds several times larger than the local funds.

These local funding sources include a range of financial assistance models including but not limited to fee deferral, SLO County HOME grant funds, Community Development Block Grant (CDBG) funds, and Senate Bill 1090 (SB 1090).

SP-60 Homelessness Strategy – 91.215(d)

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

Over the past several years, the CoC has worked successfully to expand and enhance street outreach programs, including adding more outreach workers and programs to reach more persons who otherwise would not be reached. An example of an effective strategy has been hiring staff people with lived experience as outreach workers, offering additional day services, and making non-congregate shelter options available. For example, in the North County, the CoC provided funding to create a non-congregate emergency shelter where street outreach clients could go during the day to access laundry services, showers, meals and case management services. Additionally, outreach workers have been stationed in local libraries and street outreach programs collaborate with hospitals, street medicine programs, and the County Public Health and Behavioral Health agencies to reach people who are least likely to request assistance. The county-level Food Bank also provides No-Cook Bags for street outreach programs to distribute to people in encampments and other food distribution points frequented by people currently living unsheltered. No-Cook Bags are specifically curated for people experiencing homelessness and contain foods that may be safely and easily consumed without preparation or access to cold storage.

During the 2024 Point-in-Time Count, 513 people experiencing unsheltered homelessness were surveyed to learn more about barriers to homelessness and what types of services or programs individuals may need but do not have access to. Unsheltered homelessness is defined as living conditions not meant for human habitation, such as outdoors, in vehicles, in public spaces, on sidewalks, or make-shift shelters. The most prevalent barrier to stable housing for those surveyed was Affordable Housing with 456 people out of 500 selecting Affordable Housing as a barrier. Other self-reported barriers to stable housing included Loss of Employment, Physical disabilities, psychiatric disabilities and substance use. Some people who were surveyed while experiencing unsheltered homelessness, shared additional and unique barriers to housing and services such as “criminal record,” “lack of transportation”, and “citizenship status.” When the 2024 SLO County Point-in-Time Count asked, “What services do you need that don’t exist?” The most

prevalent responses were in support of employment assistance programs, substance use treatment services, legal assistance/assistance with documentation and identifications, and transportation assistance. Less than 10 people but more than two identified the following shared needs: laundry services, showers, storage space, trash disposal, services for the formerly incarcerated, pet-friendly services, and dentistry/access to healthcare. Another localized question from the 2024 Point-in-Time Count Survey inquired as to whether a person experiencing homelessness felt discriminated against while seeking services. Of those surveyed, 52% of people shared they felt discriminated against when seeking services.

Data source: 2024 Point-in-Time Count, San Luis Obispo County

Addressing the emergency and transitional housing needs of homeless persons

CoC Emergency Transfer Plan for DV survivors: To request an emergency transfer, the tenant shall notify the Housing Provider's (HP) management office and request a transfer. This request may be verbal or written. HP will provide reasonable accommodations to this policy for individuals with disabilities. The verbal or written statement should express that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under HP's program, or state that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

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 a goal in its updated Plan to Address Homelessness to add 1,667 units of low and very-low-income housing units by the end of CY2027. The CoC also

secured approval of this goal from the County Board of Supervisors and all 7 incorporated cities in the CoC. In CY2023, 76 units of affordable housing were completed and 51 people experiencing homelessness were housed in those units. An additional 527 units of affordable housing have been or are on track to be brought online in CY2024, including 64 new units of PSH. Additionally, to prevent rising costs of security deposits from prolonging homelessness, the CoC set aside a portion of its HOME funds to provide Tenant-Based Rental Assistance for the first time since the pandemic began. The CoC also provided other funding to create landlord incentives for rentals to youth, who are less likely to have a rental history and may thus be considered riskier by landlords. The CoC also improved its HMIS system functionality this year, including adding a feature to share eligibility documents via HMIS, as well as moving from a closed HMIS to an open HMIS to facilitate greater information sharing and saving time for case managers and clients. The system is also working towards adding real-time housing inventory into HMIS over the next year. The CoC has also partnered with the local Medicaid managed care agency to connect homeless participants with new, Medicaid funded housing navigation services.

Affordable housing providers that service providers use to move program participants to other subsidized housing: multifamily assisted housing owners, public housing authority, low-income housing tax credit developments, local low-income housing programs.

To increase the development of new affordable housing, an analysis was conducted by the Affordable Housing Task Force which identified local funding gaps that would assist affordable housing developers to be more competitive for housing tax credits which account for 70% of a new development's project funding. The task force identified strategies that local jurisdictions could utilize that would contribute to local funding including local bond measures, reducing or deferring fees, land donations, etc. In October 2024, a representative from the Task Force presented to the Homeless Services Oversight Council (HSOC) Executive Committee, which included local elected officials, the findings of the analysis and advocated for the need for more local funding from county and city jurisdictions that would increase the development of new affordable housing. The Task Force will present to the full

HSOC (the CoC Governing Board) in November 2024 to understand the gap analysis for local funding and identify non-monetary actions that can be taken by the local jurisdictions to increase affordable housing countywide.

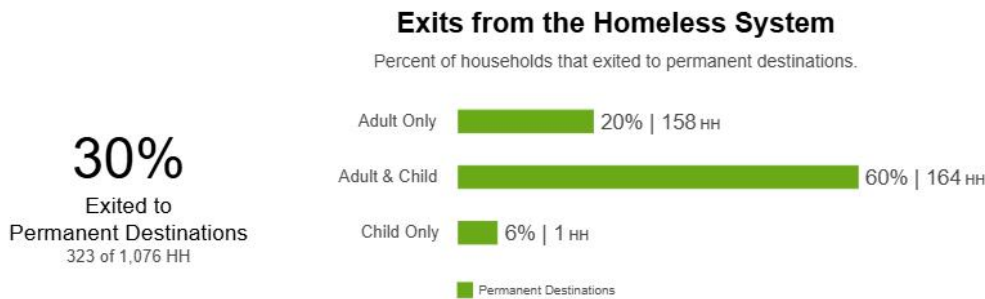
In September 2023, the San Luis Obispo Council of Governments presented to the HSOC, which includes elected officials from the seven incorporated cities and the County Board of Supervisors, an update on the progress towards meeting the state's Regional Housing Needs Assessment Allocation (RHNA) goals. The presentation also included a discussion on the Housing & Infrastructure Regional Framework which identified infrastructure barriers to housing and findings from an Affordable-by-Design study that concluded that Affordable-by-Design housing can potentially meet the needs of some moderate-income households in the County without public financial support, and suggested that jurisdictions can implement a variety of regulatory and planning measures to remove barriers to this type of development and support housing production at a moderate price point.

The CoC uses HMIS to identify individuals and families who returned to homelessness. To improve its ability to collect and analyze data, the CoC added additional HMIS staff, including an analyst, and migrated to a new HMIS earlier in 2024, which will provide additional functionality. These changes are helping the CoC to do more in-depth analysis of who is returning to homelessness.

The CoC's overall rate of returns to homelessness is low (8.55%) but the CoC is looking to further improve. Data indicates that Street Outreach (SO) projects had the highest rate of returns to homelessness, and all of the SO participants who returned to homelessness in FY2023 did so within the first six months of placement. For this group, the CoC's strategy is to work to help participants enroll in state Medicaid-funded housing stabilization programs or connect them to other supportive services for which they are eligible to help them stabilize in the first six months. The local Medicaid Managed Care Agency, which holds a seat on the CoC Board, has hosted trainings for homeless services agencies on how to sign up to participate in its Community Supports Program – including its Housing Tenancy and Sustaining Services Program to help maintain Medicaid participants in housing.

While SO projects had the largest rate of return, the largest number of persons returning to homelessness (30) was from Permanent Housing (PH) projects. The persons returning from homelessness from PH projects had primarily entered PH from Rapid Re-housing (RRH) projects, and the largest number became homeless in the second year after PH placement. For this group, the strategy is to work to increase case management support to help clients transition successfully from the short-term RRH subsidies to assuming the full cost of rent.

CoC Code: CA-614 Name: SLO County COC LSA FY24 Report Period: 10/01/2023 - 09/30/2024 Submission Type: official

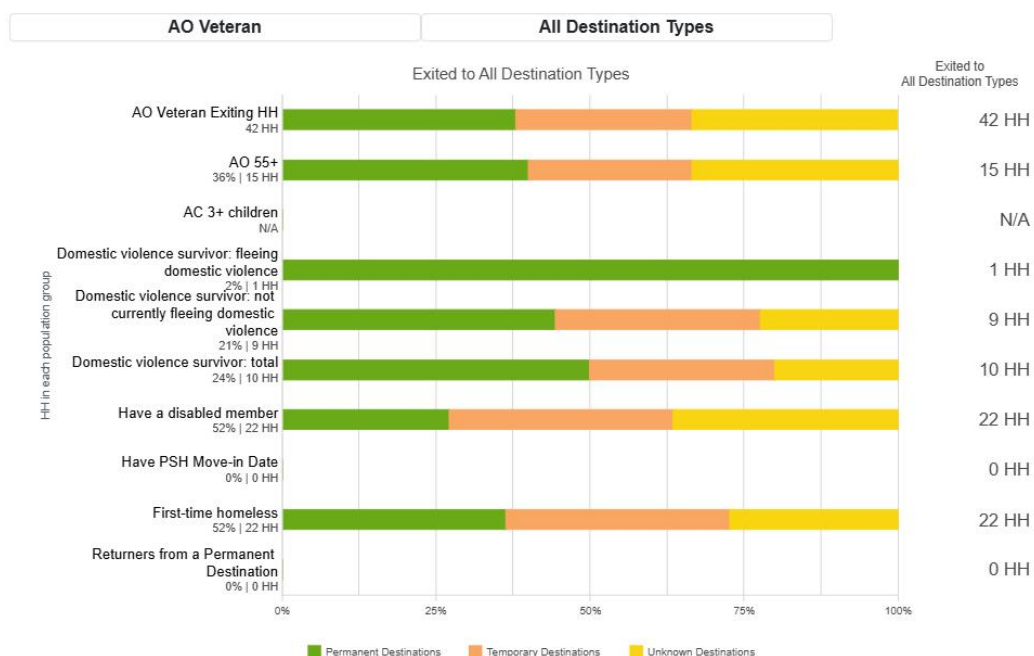


CoC Code: CA-614 Name: SLO County COC LSA FY24 Report Period: 10/01/2023 - 09/30/2024 Submission Type: official



Exits by Population Group

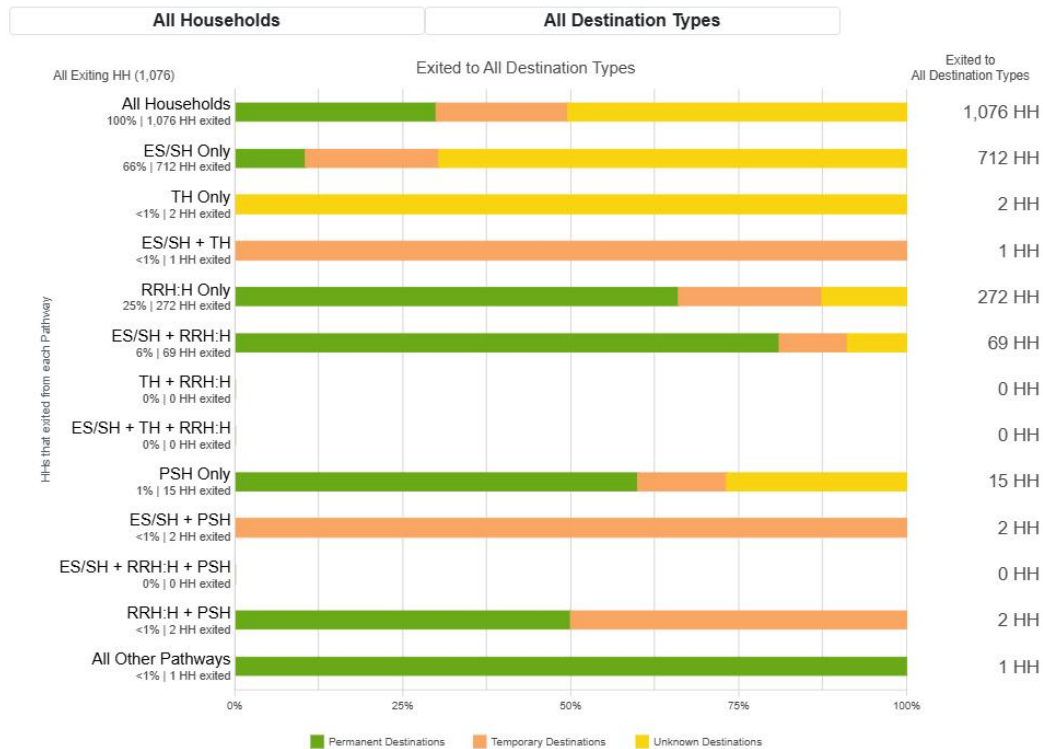
Percent and number of households in each population group, and percent and number of households in each population group that exited to permanent, temporary and unknown destinations.



It is common for people within the system of care to transition between programs and projects. A common pathway is to transition from Emergency Shelter and Transitional Housing to Permanent Housing. HMIS records all exits from projects regardless of destination type. While 30% of all households exited to permanent destinations during the reporting period, there are households exiting programs and transitioning throughout the system of care.

Exits by Pathway

Percent and number of households that used each pathway, and percent and number of households in each pathway group that exited to permanent, temporary and unknown destinations.



Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC partners with the local Medicaid Managed Care Agency (MMCA) to assist program participants with receiving healthcare services. The MMCA provided funding to add functionality to the CoC's HMIS that will allow the MMCA and HMIS to cross match data and produce reports on usage of CoC programs by Medicaid participants and will also show the number of Medicaid participants in HMIS. The CoC also helped plan and sponsor two joint webinars in January 2024. The first webinar was for the MMCA and MMCA's Enhanced Care Management (ECM)

contractors to learn about the CoC, including how to refer ECM clients to Coordinated Entry and how ECM providers can support CES. The second webinar was for CoC providers to learn about Medicaid and Medi-Cal and services the MMCA and its ECM program providers can offer, including free transport to medical appointment, as well as the new housing related Medi-Cal programs and how to make referrals to them. The Director of the County Behavioral Health Agency and a County Public Health Agency Division Manager also sit on the Board of the CoC. In addition to giving input and voting on CoC programs and policies, those representatives and other representatives from the County Health Agency make presentation to the CoC about Health Agency services, including new programs and programs in development. CoC staff also work closely with Health Agency staff.

The CoC disseminates information to CoC service providers about the SOAR program, the SOAR website, and the training courses to certify program staff, including that Social Workers can receive Continuing Education Credits for the successful completion of the Adult and Children courses. The CoC also promotes the resources available from SOAR for special populations, such as persons being discharged from incarceration.

Programs funding TBRA and Homelessness Prevention are probably more relevant here, and these are not funded through CoC program.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Urban County will continue working closely with the County's Department of Public Health to reduce lead-based paint hazards. Children enrolled in the public health programs such as WIC (Women, Infants & Children Program), Head Start, or Medi-Cal receive services at the Community Health Center or Private Practice clinics. Medi-Cal providers follow Medi-Cal guidelines to screen children for elevated blood lead levels (EBLL). Children are screened at 12 months of age and again at 24 months of age. Any child between 24 and 72 months old with no record of a previous blood level screening test must receive one. Refugees or children under the age of 16, arriving or moving from another country, should also be screened and tested for elevated blood lead levels. The Medi-Cal requirement is met only when the two blood lead screening tests are conducted. The California Department of Public Health (CDPH)/ Childhood Lead Poisoning Prevention Branch (CLPPB) keeps track of all children who have tested for lead on their state surveillance database. CLPPB notifies the local Childhood Lead Poisoning Prevention Programs of all cases of children with 3.5 or more micrograms of lead in a deciliter of blood.

The County is required to monitor children with >3.5 micrograms of lead in a deciliter of blood. The local Childhood Lead Poisoning Prevention Program staff conduct home inspections in coordination with CLPPB Environmental Health Specialist, and health monitoring for children with two confirmed blood lead levels of 9.5 or more micrograms of lead in a deciliter of blood or capillary blood levels above 14.5 micrograms in a deciliter of blood. The County's Public Health Department typically has 2-4 cases per year with venous blood lead levels above 9.5 micrograms per deciliter of blood. There are currently 53 cases between 3.5 mcg/dl and 19 mcg/dL range.

Lead-based paint monitoring occurs at all the public housing units in the county. 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 conduct a quarterly review to safeguard against possible matches between TBRA rental units and children who have EBLI (i.e., a child with an active EBLI case).

How are the actions listed above related to the extent of lead poisoning and hazards?

The County's Public Health Department typically has 2-4 cases per year with venous blood lead levels above 9.5 micrograms per deciliter of blood. There are currently 53 cases between 3.5 mcg/dl and 19 mcg/dL range. Cooperation between the County's Public Health Department, Department of Social Services Homeless Services Division, medical facilities, affordable housing developers, 5 Cities Homeless Coalition (TBRA Administrator countywide) facilitate education and monitoring to reduce lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

Lead-based paint monitoring occurs at all the public housing units in the county. 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 conduct a quarterly review to safeguard against possible matches between TBRA rental units and children who have EBLI (i.e., a child with an active EBLI case). Lead-based paint requirements are written into all subrecipient agreements.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The local Workforce Development Board (WDB), which has a Memorandum of Understanding (MOU) with the CoC, offers pre-employment classes to help prepare people for employment as well as youth services including job readiness classes, internships and subsidized employment. The Department of Social Services (DSS), which is the CoC Collaborative Applicant, offers funding to help former foster youth up to the age of 25 to attend college, university or professional certification programs. Homeless families in DSS' Welfare-to-Work program can get financial help with educational expenses and are also eligible for subsidized employment opportunities. Under the MOU, the WDB offers a priority of services to homeless persons. Additionally, WDB staff will provide training to CoC, Coordinated Entry, and ESG-funded program staff regarding how to use CalJOBS California's online resource to help job seekers and employers navigate the state's workforce services. By registering in CalJOBS, clients access employment tools and services such as support with creating and uploading resumes, search employer job postings, access local and statewide employment and training resources and benefit from the automated job search functions of the system from homeless services sites with computer and internet access. The WDB offers construction trade apprenticeships and the CoC markets this to CoC and ESG subrecipients.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The County is actively involved in economic development initiatives that align with the goals of the Consolidated Plan. One significant initiative focuses on attracting investment and expanding opportunities for county residents. Another key strategy is the creation of world-class innovation hubs by optimizing Diablo Canyon and Vandenberg Air Force Base as economic engines. This includes developing a spaceport master plan for Vandenberg and advocating for safe decommissioning and future use of Diablo Canyon. This plan outlines how to break down barriers to job creation, housing, transportation, water and related challenges through innovative financing and public-private partnerships.

These initiatives can be coordinated with the Consolidated Plan by focusing on housing and infrastructure improvements. The lack of affordable housing impacts recruiting and retaining both service workers and professionals. The County continues to focus on affordable housing projects. Housing for those experiencing homelessness or at risk of homelessness, and affordable workforce housing are priorities. The lack of available funding constrains the amount of housing that can be built. The lack of workforce housing impacts the ability to attract industries to the local economy.

SP-80 Monitoring – 91.230

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

The Urban County of San Luis Obispo has monitoring procedures and checklist to monitor subrecipients receiving CDBG, HOME and ESG funds. The County followed HUD CPD guidance materials to complete a risk analysis of the subrecipients to assess subrecipient needs and identify high risk subrecipients that require comprehensive monitoring review. In addition to conducting risk analysis, the County has monitoring schedules to conduct on-site monitoring visits with the subrecipients.

The Urban County monitoring checklist for the CDBG and HOME programs are based on each activity category. The following monitoring-related steps are taken to ensure long-term compliance with requirements.

- Standardized contracts across subrecipients and programs to ensure that all compliance obligations are addressed;
- Coordinating subrecipient risk assessment systems used for determining the frequency and focus of monitoring;
- Standard procedures for program and fiscal monitoring across subrecipients and programs;
- Performance measures that can be reported, tracked and used to evaluate the outputs, efficiency, outcomes and return on investment for various program activities.

Expected Resources

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

Introduction

The 2025 - 2029 Consolidated Plan for the Urban County of San Luis Obispo establishes a comprehensive strategy to address the county's housing and homelessness crisis. This plan prioritizes expanding affordable housing, preventing and reducing homelessness, and improving supportive services for vulnerable populations. With an estimated \$15 million in federal funding from the U.S. Department of Housing and Urban Development (HUD) over five years (2025 - 2029), the county will allocate resources to create sustainable solutions that enhance housing stability and community well-being. The Urban County will invest federal, state and local public funds to achieve the community development goals stated in this plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition, Clearance, Public Services, Public Facilities, Infrastructure Improvements, Administration, Planning and Capacity Building, HMIS	\$1,668,952	\$15,000	\$0.00	\$1,683,952	\$5,882,023	All numbers are estimates of anticipated HUD allocations.
HOME	Federal	Affordable Housing Construction, Multifamily Rental Rehabilitation, Tenant Based Rental Assistance (TBRA)	\$855,310	\$0.00	\$0.00	\$855,310	\$3,014,439	All numbers are estimates of anticipated HUD allocations.
ESG	Federal	Homeless Prevention, Rapid Re-Housing, Emergency Shelter, Street Outreach	\$146,598	\$0.00	\$0.00	\$146,598	\$516,667	All numbers are estimates of anticipated HUD allocations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Homekey Program	State	Conversion of motel to Permanent Housing and Emergency Shelter; conversion of existing building to Transitional Housing; conversion of hotel to Permanent Housing	\$38,440,270	\$0.00	\$0.00	\$38,440,270	\$0.00	Three awards of one-time funding to convert 2 motels and an existing building. The Housing Authority of the City of San Luis Obispo, People's Self-Help Housing, the City of San Luis Obispo, Family Care Network, and the County of San Luis Obispo are participants in this grant. Funds can be used from 1/10/2020 to 6/30/2026.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
No Place Like Home Program	State	Permanent supportive housing for persons who need mental health services and are experiencing homelessness, chronic homelessness or at risk of homelessness.	\$29,034,423	\$0.00	\$0.00	\$29,034,423	\$0.00	Two Awards to build 24 No Place Like Home affordable housing units and provide supportive services. People's Self-Help Housing and the County of San Luis Obispo are participants in this grant.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Homeless Housing Assistance and Prevention Program	State	Homeless Youth Program to rehabilitate motels into Permanent Housing and shelter, develop and provide Permanent Housing, outreach and case management, emergency shelter, prevention, diversion and navigation centers.	\$2,573,591	\$0.00	\$0.00	\$2,573,591	\$0.00	Funds can be used from 5/19/2020 to 6/30/2027.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Homeless Housing Assistance and Prevention Program	State	Homeless Youth Program to rehabilitate motels into Permanent Housing and shelter, develop and provide Permanent Housing, outreach and case management, emergency shelter, prevention, diversion and navigation centers.	\$2,358,319	\$0.00	\$0.00	\$2,358,319	\$0.00	Funds can be used from 5/19/2020 to 6/30/2027.
California Emergency Solutions Grant Program	State	Provide emergency shelter and rapid rehousing	\$219,108	\$0.00	\$0.00	\$219,108	\$0.00	Provide emergency shelter and rapid rehousing

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
Encampment Resolution Fund	State	Development of non-congregate housing	\$13,361,999	\$0.00	\$0.00	\$13,361,999	\$0.00	Development of a non-congregate housing facility with on-site wraparound services including 14 interim and 40 permanent supportive housing units.

Table 49 - Expected Resources – Priority Table

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

CDBG funded projects leverage funds from private sources, in-kind contributions, local public funds such as General Fund support, state incentive programs, and banks.

The HOME program requires a 25% match. The developers meet this match 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, the Community Foundation and private donors. The uses of these funds will be for operations and essential services.

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

The jurisdiction is currently developing a project on a parcel of publicly owned land that will provide 40 permanent supportive residential housing units and 14 interim supportive housing units for persons experiencing homelessness. No other publicly owned land or property located within the jurisdiction is being considered at this time.

Discussion

The county will implement this plan through partnerships with local governments, nonprofit organizations, private developers, and community stakeholders. Regular performance assessments and community feedback will guide adjustments to ensure the most effective use of funds.

The 2025 - 2029 Consolidated Plan serves as a strategic framework for addressing these housing and homelessness challenges by identifying priorities, allocating resources, and guiding local efforts to increase housing stability and affordability. This plan is essential for securing federal funding to support the development of

affordable housing, prevent and reduce homelessness, and improve the overall quality of life for residents in San Luis Obispo County.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	Countywide	Affordable rental units constructed / Provide decent affordable housing	HOME / CDBG	7 / Rental units constructed / Household housing units
2	Minor Home Repair	2025	2029	Affordable Housing	Countywide	Rehabilitation of Homeowner Housing Units / Create suitable living environment	CDBG	10 / Homeowner housing rehabilitated / Household housing units
3	Emergency Shelter Operations / Navigation Center Operations / Warming Centers / Cooling Centers	2025	2029	Homeless	Countywide	Persons Assisted / Availability or Accessibility / Create suitable living environment	CDBG / ESG	13 / Homeless Person Overnight Shelter / Persons Assisted
4	Homeless Prevention / Tenant Based Rental Assistance (TBRA) / Rapid Re-housing / Subsistence Payments	2025	2029	Homeless	Countywide	Maintain housing for households at risk of homelessness / Create suitable living environment	HOME / ESG / CDBG	12 / Homeless Prevention / Tenant-based Rental Assistance (TBRA) / Rapid Rehousing / Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Transitional Housing / Interim Care Facility / Recuperative Care Facility	2025	2029	Non-Homeless Special Needs	Countywide	Availability / Accessibility, Create Suitable Living Environments / Provide interim or recuperative care facility beds	CDBG	2 / Public Facility or Infrastructure Activities for Low / Moderate Income Housing Benefit / Households Assisted
6	Supportive Services	2025	2029	Homeless	Countywide	Availability / Accessibility, Create Suitable Living Environments / Public service activities other than Low/Moderate Income Housing Benefit	CDBG / ESG	3 / Public service activities other than Low/Moderate Income Housing Benefit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	ADA Improvement Projects and Barrier Removal	2025	2029	Non-Housing Community Development	Countywide	Availability / Accessibility, Create Suitable Living Environments / Provide access to public areas by removing barriers and ADA improvements	CDBG	1 / Public Facility or Infrastructure Activity other than Low / Moderate Income Housing Benefit

Table 50 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Affordable Housing	Construction of Affordable Housing Rental Units or acquisition of property for affordable housing units for low- and moderate-income households.
Minor Home Repair	Minor rehabilitation of owner-occupied housing, including mobile homes, for vulnerable populations including low and moderate income senior and disabled households.
Emergency Shelter Operations / Navigation Center Operations / Warming Centers / Cooling Centers	Operations of emergency shelters, navigation centers, warming centers and cooling centers to provide shelter to individuals and families experiencing homelessness or at-risk of homelessness.
Homeless Prevention / Tenant Based Rental Assistance (TBRA) / Rapid Re-housing, and Subsistence Payments	Funds for rental assistance and security deposit costs to connect families and individuals experiencing homelessness to permanent housing through a tailored package of time limited financial assistance and targeted supportive services to identify and address clients' most pertinent barriers to stable housing. Rapid Re-Housing Services are provided to those at imminent risk of homelessness. Clients receive targeted case management services per their individual circumstance or deposit assistance needed to re-house them to prevent homelessness. Services may include legal services, financial literacy, job and income counseling, as examples.
Transitional Housing Facility / Interim Care Facility / Recuperative Care Facility	Acquisition of property or construction of transitional care facilities, interim care facilities or recuperative care facilities for low- and moderate-income households.
Supportive Services	Services provided to vulnerable low / moderate income individuals or households.

Goal Name	Goal Description
ADA Improvement Projects and Barrier Removal	The removal of architectural barriers in public right-of-way or public facilities to improve ADA accessibility.

Table 51 – Goals Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Action Plan projects describe the work that will be completed utilizing that program year's funding. Each IDIS project is established under a specific program year. IDIS activities are linked to a specific project.

Projects

#	Project Name
1	Affordable Housing
2	Minor Home Repair
3	Emergency Shelter Operations, Navigation Center Operations, Warming Centers, Cooling Centers
4	Homeless Prevention, Tenant Based Rental Assistance (TBRA), Rapid Re-Housing and Subsistence Payments
5	Transitional Housing Facility, Non-congregate interim Housing Facility, Recuperative Care Facility
6	Supportive Services
7	ADA Improvement Projects and Barrier Removal
8	Urban County Capacity Building
9	HMIS
10	Urban County Administration
11	2025 HESG

Table 52 – Project Information

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

The Community Development Needs Assessment recommended priorities for the 2025 – 2029 Consolidated Plan. These priorities were approved by the County of San Luis Obispo Board of Supervisors (Board) in alignment with the Board's established budget priorities including housing and homelessness. The projects for the 2025 Action Plan include 3 affordable housing projects, emergency shelter operations, homeless prevention, supportive services, and a recuperative care facility all of which were identified as community priorities. The greatest obstacle to addressing underserved needs is a lack of funding.

AP-38 Project Summary
Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date
Affordable Housing Construction	Countywide	Construction of affordable housing units and / or permanent supportive housing units. Property Acquisition for affordable housing and / or permanent supportive housing.	Affordable rental housing units constructed / Provide decent affordable housing	HOME \$669,779, estimated CDBG \$321,866, estimated	Cambria Pines Apartments, Cambria, CA, 33 units Sendero Apartments, San Luis Obispo, CA, 60 units Monterey Family Apartments, San Luis Obispo, CA 51 units	November 2027 June 2027 October 2027
Minor Home Repair	Countywide	Maintaining affordable housing	Rehabilitation of Homeowner Housing Units / Create suitable living environment	CDBG \$115,789, estimated	Rehabilitation of homeowner owned single family residence, mobile homes and multi-family housing for vulnerable residents including seniors and persons with disabilities.	June 2030

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date
Emergency Shelter Operations, Navigation Center Operations, Warming Centers, Cooling Centers	Countywide	Homeless person overnight shelter or persons assisted	Persons Assisted / Availability or Accessibility / Create suitable living environment	CDBG \$189,864 estimated	Operation of emergency shelters, navigation centers, warming centers and / or cooling centers to provide shelter to individuals and families experiencing homelessness or at risk of homelessness.	June 2026
Homeless Prevention, Tenant Based Rental Assistance (TBRA), Rapid Re-housing and Subsistence Payments	Countywide	Tenant Based Rental Assistance / Rapid Rehousing; households assisted	Households Assisted / Create suitable living environment	CDBG \$26,851 estimated HOME \$100,000 estimated	Funds for rental assistance, security deposits and utility assistance for persons experiencing homelessness or at risk of homelessness. Additional services may be offered to assist with housing stabilization.	June 2026

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date
Transitional Housing Facility, Non-congregate Interim Housing Facility, Recuperative Care Facility	Countywide	Public Facility or Infrastructure Activities for Low / Moderate Income Housing Benefit	Availability / Accessibility, create Suitable Living Environments / Provide Interim or Recuperative Care Facility	CDBG \$341,857 estimated	Acquisition of property or construction of transitional care facilities, interim care facilities or recuperative care facilities.	June 2030
Supportive Services	Countywide	Public Service Activities Other Than Low / Moderate Housing Benefit	Availability / Accessibility; Create Suitable Living Environments / Public service activities other than Low / Moderate Income Housing Benefit	CDBG \$67,754 estimated	Services provided to vulnerable low / moderate income individuals or households	June 2026

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date
ADA Improvement Projects and Barrier Removal	Countywide	Non-Housing Community Development	Availability / Accessibility; Create Suitable Living Environments / Public Facility or Infrastructure Activities other than Low / Moderate Income Housing Benefit	CDBG \$321,827 estimated	Removal of architectural barriers in public right of way or public facilities to improve ADA accessibility.	June 2030
Urban County Capacity Building	Countywide	Other	Planning and Capacity Building	CDBG \$26,694 estimated	Planning and Capacity Building	June 2026
HMIS	Countywide	Other	HMIS	\$15,290 estimated	HMIS system	June 2026

Urban County Administration	Countywide	Other	Administration	\$323,145 estimated	Administration of the CDBG grant	June 2026
HESG	Countywide	Homelessness Prevention	Prevent, reduce and manage homelessness / Persons Assisted	\$146,598 estimated	Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, HMIS, and Administrative costs and activities to help people regain stability in housing after homelessness or a housing crisis.	June 2026

Table 53 – Project Summary Information

Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned
San Luis Obispo –50 deed restricted units for very low- and low-income households.	Acquisition of a long-term lease for real property in San Luis Obispo, CA, for the construction of an affordable housing multi-family development.	Monterey Family Apartments – Estimated Completion date is October 2027.
San Luis Obispo –59 deed restricted units for very low- and low-income households.	Construction of an affordable housing multi-family development in San Luis Obispo, CA	Sendero Apartments – Estimated completion date is June 2027.
Cambria – 33 deed restricted units for very low and low-income households. 8 units for people experiencing homelessness or at risk of homelessness. 7 ADA mobility and hearing-impaired households.	Construction of an affordable multi-family housing development in Cambria, CA	Cambria Pines Apartments – Estimated completion date is November 2027.
Minor Home Repair 15 very low-, low- and moderate-income households including seniors and persons with disabilities	Countywide	Rehabilitation of owner-occupied housing including mobile homes, single family residence and multi-family units.

Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned
<p>Community Action Partnership (CAPSLO) 40 Prado Shelter Operations</p> <p>654 persons served including unsheltered persons, persons experiencing chronic homelessness, persons at risk of homelessness, youth at risk of homelessness and families with children experiencing homelessness.</p>	San Luis Obispo, CA	<p>Housing focused shelter program and supplemental services for 654 non-duplicated clients. Access Center providing a safe space up to 10 pm including meals, support groups and case management. Warming Center with capacity of 50 beds. Services include meals, showers, health screenings at on-site clinic, recuperative care, animal kennels, community garden, laundry, Safe Parking, internet access, mail and message center.</p>
<p>El Camino Homeless Organization (ECHO) Navigation Center</p> <p>541 persons served including unsheltered persons, persons experiencing chronic homelessness, persons at risk of homelessness, youth at risk of homelessness, seniors and families with children experiencing homelessness.</p>	<p>Atascadero, CA</p> <p>Paso Robles, CA</p>	<p>Housing focused shelter program and supplemental services for 541 non-duplicated clients. Services include meals, outreach rapid re-housing, and eviction prevention services.</p>

Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned
<p>5 Cities Homeless Coalition Homeless Prevention / Rapid Re-Housing, Subsistence Payments</p> <p>13 households served including households experiencing homelessness or at risk of homelessness.</p>	Countywide	<p>Funds for rental assistance, security deposits and utility assistance for persons experiencing homelessness or at risk of homelessness. Additional services may be offered to assist with housing stabilization.</p>
<p>5 Cities Homeless Coalition TBRA</p> <p>15 households served including households experiencing homelessness or at risk of homelessness.</p>	Countywide	<p>Funds for tenant-based rental assistance for persons experiencing homelessness or at risk of homelessness.</p>
<p>5 Cities Homeless Coalition Recuperative Care Facility</p> <p>45 medically fragile persons served</p>	Countywide	<p>Development of a recuperative care facility with 15 non-congregate cabins including ensuite bathrooms to serve people experiencing homelessness who are medically fragile.</p>
<p>CAPSLO Adult Day Center</p> <p>15 unduplicated households served.</p>	Paso Robles	<p>The Adult Day Center serves adults with cognitive impairments and provides respite and support for caregivers.</p>

Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned
City of Atascadero Youth Scholarships 50 children in very low-, low-, and moderate-income households	Atascadero, CA	Provides scholarships to assist low-income families to allow children to participate in organized recreation, social and cultural activities.
People's Self-Help Housing Supportive Services	Countywide	Provides clinical social services and case management of the Supportive Housing Program to residents of 29 affordable rental properties within the county.
City of Atascadero ADA Improvements and Barrier Removal 150 unduplicated low-income persons will benefit from this project.	Atascadero, CA	This project will remove physical barriers, resulting in a direct connection between multiple apartment buildings and low-income housing areas to Paloma Park and the southbound RTA bus stop
City of Morro Bay ADA Improvements and Barrier Removal 791 unduplicated persons will benefit from this project.	Morro Bay, CA	Replace sidewalks and curb ramps to improve ADA access that have been damaged by tree roots.
City of Paso Robles ADA Improvements and Barrier Removal 1445 unduplicated persons will benefit from this project.	Paso Robles, CA	Improve ADA access by installing curb ramps, and median modifications to accommodate accessible crosswalk. Install rectangular rapid flashing beacon (RRFB) for crosswalk.

Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned
City of Arroyo Grande ADA Improvements and Barrier Removal 1406 unduplicated persons will benefit from this project	Arroyo Grande, CA	Replace sidewalks and curb ramps to improve ADA access.

Table 54 – Project Summary

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

Funds are geographically disbursed throughout San Luis Obispo County.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100%

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funds are invested based on a competitive application system throughout San Luis Obispo County.

Discussion

A Notice of Funding Availability (NOFA) is released annually in the fall. The purpose of this Notice of Funding Availability (NOFA) is to solicit applications from qualified entities for the County to establish grant funding recommendations for the 2025 Action Plan using competitive projects that support the 2025 - 2029 Consolidated Plan's Countywide goals and the San Luis Obispo Countywide Plan to Address Homelessness (2022 - 2027).

Goals identified through the Community Development Needs Assessment Workshops, the Community Development Needs Assessment Survey, the Community Development Needs Assessment Hearing and other outreach efforts will be used to establish funding priorities for the Action Plans.

Non-conflicted grant review committees will be convened to review and score project applications. The sole purpose of the selection procedure is to determine, from among the responses received, which projects best meet the objectives of the Consolidated Plan and the San Luis Obispo Countywide Plan to Address Homelessness (2022 - 2027). Public services recommendations are presented to the Homeless Services Oversight Council for review at a public meeting. The recommended funding is published for a 30-day public review and comment period prior to a hearing before the County of San Luis Obispo Board of Supervisors to

consider approval of the recommendations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Development and construction of affordable housing is a primary goal for the Urban County of San Luis Obispo. 320 affordable housing units supported by federal, state and local funds were completed between 2020 - 2024, the period of the prior Consolidated Plan. The units are located throughout the county. The groups served by these affordable housing units include seniors, families, persons experiencing homelessness, veterans, and adults with disabilities.

The Affordable Housing Task Force, comprised of affordable housing developers, nonprofits, and local jurisdictions meet on a regular basis to work through challenges to building affordable housing throughout the county.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	70
Special-Needs	20
Total	120

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	55
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	120

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

The Urban County will fund affordable housing projects during the five years of the Consolidated Plan that will provide a total of approximately 300 new units (60 units per year) for extremely low, very low-, low- and moderate-income households once the projects have been completed. HOME funds will be used to finance affordable

housing construction and Tenant-Based Rental Assistance (TBRA). CDBG funds will be used to finance acquisition for affordable housing projects.

The TBRA program operated by 5 Cities Homeless Coalition will assist approximately 30 households per year. Additional CDBG and ESG funds will provide Rapid Re-housing, Homeless Prevention and Subsistence payments to aid households to stay in current housing or quickly obtain new housing. This funding will assist approximately 20 households per year.

Community Action Partnership of San Luis Obispo (CAPSLO) operates the Minor Home Repair project which provides necessary home rehabilitation and access-improvement services for low- and very low-income households, including elderly and disabled individuals residing in single-family homes, mobile homes, and multi-family units. This service allows these households to remain independent and in their permanent, stable housing. CAPSLO's Minor Home Repair will assist approximately 15 households per year.

AP-60 Public Housing – 91.220(h)

Introduction

Public Housing units were converted to tax credit units or Project Based Voucher units under the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program several years ago by the Housing Authority of the City of San Luis Obispo (HASLO) and the Paso Robles Housing Authority (PRHA). HASLO develops and maintains affordable housing developments countywide. PRHA develops and maintains affordable housing projects in the City of Paso Robles. There are no public housing units in San Luis Obispo County.

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

Not applicable. San Luis Obispo County does not have public housing units.

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

Not applicable.

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

Not applicable.

Discussion

Public Housing units were converted to tax credit units or Project Based Voucher units under the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program several years ago by the Housing Authority of the City of San Luis Obispo (HASLO) and the Paso Robles Housing Authority (PRHA). HASLO develops and maintains affordable housing developments countywide. PRHA develops and maintains affordable housing projects in the City of Paso Robles. There are no public housing units in San Luis Obispo County.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Department of Social Services Homeless Services Division (HSD) collaborates with other County Departments and outside agencies to coordinate services. Federal, state and local funding are used to prioritize needs and fill service gaps.

Describe the jurisdictions' one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The 2024 SLO County Point-in-Time Count asked, "What services do you need that don't exist?" and the most prevalent responses were in support of employment assistance programs, substance use treatment services, legal assistance/assistance with documentation and identifications, and transportation assistance. Less than 10 people but more than two identified the following shared needs: laundry services, showers, storage space, trash disposal, services for the formerly incarcerated, pet-friendly services, and dentistry/access to healthcare. Another localized question from the 2024 Point-in-Time Count Survey inquired as to whether a person experiencing homelessness felt discriminated against while seeking services. Overwhelmingly, 52% of people surveyed shared they felt discriminated against when seeking services.

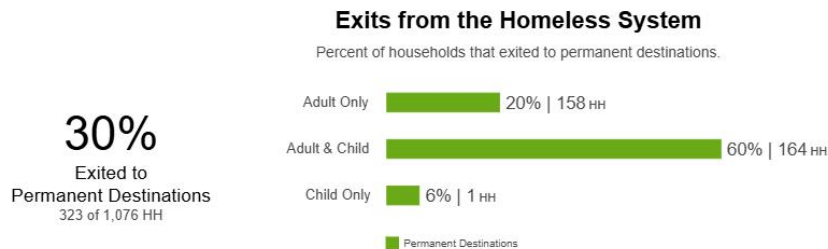
Addressing the emergency shelter and transitional housing needs of homeless persons:

CoC Emergency Transfer Plan for DV survivors: To request an emergency transfer, the tenant shall notify the Housing Provider's (HP) management office and request a transfer. This request may be verbal or written. HP will provide reasonable accommodations to this policy for individuals with disabilities. The verbal or written statement should express that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under HP's program, or state that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

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 of San Luis Obispo Continuum of Care (CoC) uses the local Coordinated Entry System to embed access into the system of care for individuals experiencing homelessness in need of services and housing. In the reporting period October 1, 2023 – September 30, 2024, per the Longitudinal Systems Analysis report from the County of San Luis Obispo Homeless Management Information System (HMIS) there were 323 households that exited to the permanent destinations, which 30% of the households enrolled in programs and services in HMIS.

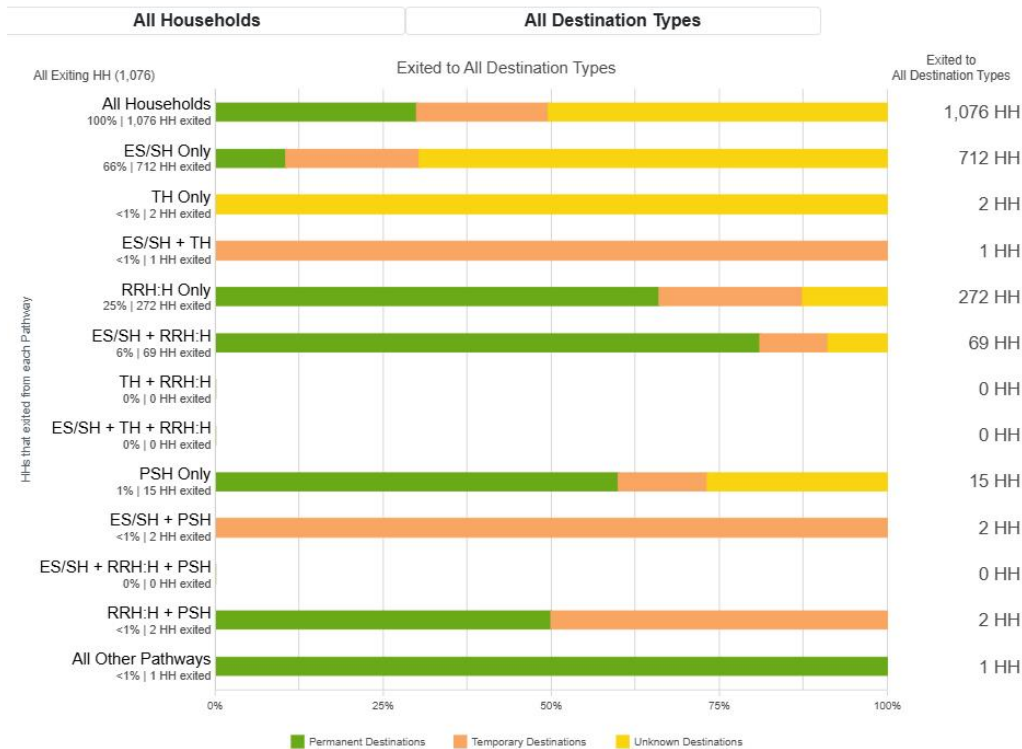
CoC Code: CA-614 Name: SLO County COC LSAFY24 Report Period: 10/01/2023 - 09/30/2024 Submission Type: official



It is common for people within the system of care to transition between programs and projects. A common pathway is to transition from Emergency Shelter and Transitional Housing to Permanent Housing. HMIS records all exits from projects regardless of destination type. While 30% of all households exited to permanent destinations during the reporting period, there are households exiting programs and transitioning throughout the system of care.

Exits by Pathway

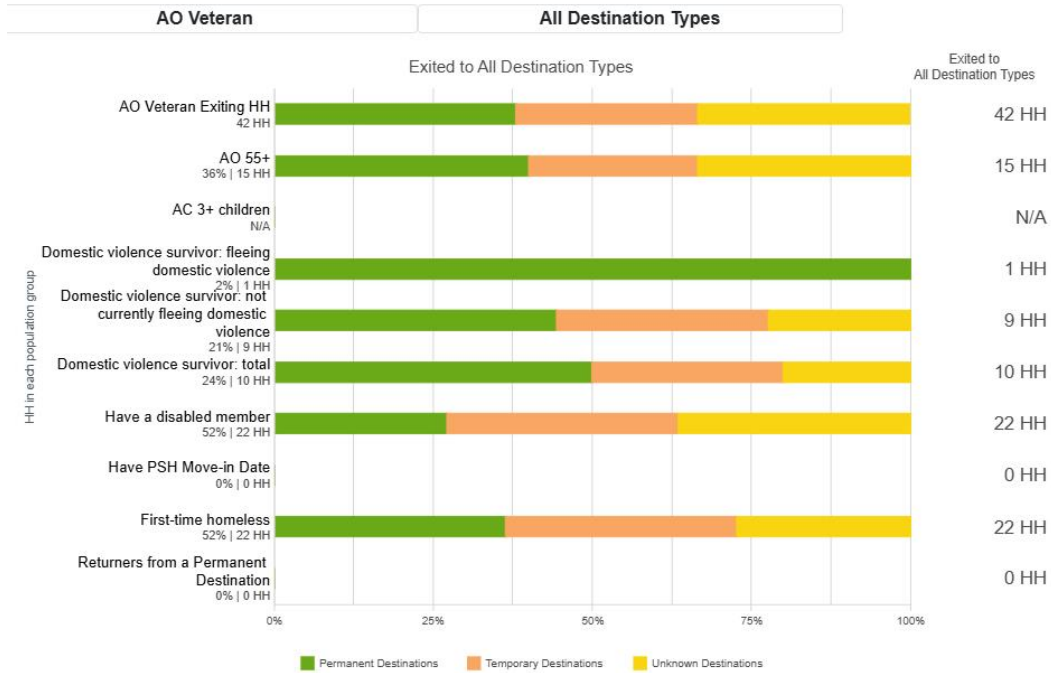
Percent and number of households that used each pathway, and percent and number of households in each pathway group that exited to permanent, temporary and unknown destinations.



In the CoC, 38% of veterans enrolled in services in HMIS exit to a permanent housing destination. In the reporting period, there were 0 veteran households returning to homelessness from a permanent housing destination.

Exits by Population Group

Percent and number of households in each population group, and percent and number of households in each population group that exited to permanent, temporary and unknown destinations.



Data source: HUDExchange Stella Performance Module, 2025.

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:

The CoC partners with the local Medicaid Managed Care Agency (MMCA) to assist program participants with receiving healthcare services. The MMCA provided funding to add functionality to the CoC's HMIS that will allow the MMCA and HMIS to cross match data and produce reports on usage of CoC programs by Medicaid participants and will also show the number of Medicaid participants in HMIS. The CoC also helped plan and sponsor two joint webinars in January 2024. The first webinar was for the MMCA and MMCA's Enhanced Care Management (ECM) contractors to learn about the CoC, including how to refer ECM clients to

Coordinated Entry and how ECM providers can support CES. The second webinar was for CoC providers to learn about Medicaid and Medi-Cal and services the MMCA and its ECM program providers can offer, including free transport to medical appointment, as well as the new housing related Medi-Cal programs and how to make referrals to them. The Director of the County Behavioral Health Agency and a County Public Health Agency Division Manager also sit on the Board of the CoC. In addition to providing input and voting on CoC programs and policies, those representatives and other representatives from the County Health Agency present information to the CoC about Health Agency services, including new programs and programs in development. CoC staff also work closely with Health Agency staff.

The CoC disseminates information to CoC service providers about the SOAR program, the SOAR website, and the training courses to certify program staff, including that Social Workers can receive Continuing Education Credits for the successful completion of the Adult and Children courses. The CoC also promotes the resources available from SOAR for special populations, such as persons being discharged from incarceration.

Programs funding TBRA and Homelessness Prevention are probably more relevant here, and these are not funded through CoC program.

Discussion

The jurisdiction's one-year goals are embedded within the jurisdiction's current Countywide Plan to Address Homelessness which includes reducing the number of people experiencing homelessness to 50% of the current level within five years. Achieving this goal requires comprehensive efforts involving increasing the availability of non-congregate shelters; reexamining and diversifying funding sources; strengthening regional partnerships; and modernizing the data systems and structures that address homelessness. The jurisdiction's current high-demand/low-supply local housing market requires a mix of housing approaches that vary by how they affect housing supply, the level of services they require, and the time and cost it takes to build them. The plan includes strategies to build or secure housing solutions for 2,050 additional people over five years.

The jurisdiction recognizes increased access to housing is necessary but

insufficient. While reducing homelessness is the goal, building housing is not. Reducing homelessness is more than just a physical increase in housing, but also the services needed to support people in securing and retaining that housing. Reducing homelessness in the jurisdiction must also address barriers such as trauma, mental illness, addiction, and medical challenges, with attention on the needs that may differ by culture, language, family type, age, and an individual's specific experience with trauma. The jurisdiction's plan recognizes that regional collaboration is needed to implement and oversee these efforts, supported by new data capabilities and expanded efforts in communications and public engagement.

The jurisdiction recognizes the importance of reaching out to homeless people (especially unsheltered people) and assessing their individual needs. Unsheltered people are less likely to be receiving housing and service resources. The jurisdiction provides funding to several partnership organizations engaging in street outreach and primary-contact efforts among unsheltered populations in both the urban and non-urban areas of the jurisdiction. These efforts provide first-person contact with unsheltered people to inform them of resources and services available to them. Additionally, these contacts allow for rapport building and the provision of items for immediate use e.g., food, hygiene items, etc.

The jurisdiction's current plan calls for addressing the emergency shelter and transitional housing needs of homeless people by increasing the numbers of both emergency shelter capacity and safe parking spaces serving people living in vehicles. The jurisdiction's plan calls for strategic coordination across the region creating more housing and shelter, improving system efficiencies and efficacy, and supportive services that stabilize people in housing.

The jurisdiction intends to assist homeless people transition to permanent housing and independent living by shortening the time intervals that people experience homelessness, facilitating access of homeless people to affordable housing units, and preventing people experiencing homelessness from becoming homeless again. These efforts include the creation of affordable housing and shelter options for underserved populations involving permanent supportive housing units, non-congregate interim housing & shelter beds, housing vouchers, and homelessness prevention and diversion placement. The goal of these efforts is the production of 2,050 new housing opportunities for people experiencing homelessness or at risk

of experiencing homelessness in the jurisdiction. Achieving this goal will involve constructing, acquiring, rehabilitating, or renovating housing units, master leasing, funding housing subsidies for households to access apartments in the community, non-traditional housing or shelter options. Examples include tiny homes, pallet shelters, board & care facilities, shared housing, or other designs. Additionally, developing better data on how many people need what type of housing and support, where it is needed, so that clear, data-informed, housing targets for specific populations can be developed. Additionally, using rapid-cycle implementation for increasing non-congregate sheltering and interim housing capacity through projects such as pallet shelters, cabins, tiny homes, sober living homes, room and board settings, and parking villages. The jurisdiction seeks to ensure that new interim housing projects countywide form a continuum of safe, accessible, low-barrier interim housing and shelter options for individuals and families that include wet or damp shelters allowing people with substance use needs to have housing while beginning to address recovery, and options that allow partners and pets. The jurisdiction seeks to provide housing-focused services to address the needs of specific populations, including chronically homeless, unsheltered, families, and elderly and medically vulnerable people. Lastly, the jurisdiction will employ community standards for temporary non-traditional supportive housing to ensure that people served in these settings exit to permanent housing.

The jurisdiction seeks to assist low-income individuals and families, especially those involved with systems of care where discharge planning is an essential component of treatment or services success, from becoming or returning to homelessness. Examples include discharge from public and/or private institutions and in-patient systems of care. The jurisdiction adheres to the State of California Discharge Planning Law (2019), where institutions are required to coordinate the patient's discharge to appropriate area shelters or other community-based services. Additionally, The jurisdiction's public health agency utilizes an Enhanced Care Management (ECM) Program for assisting individuals with complex medical and social needs. The goal of ECM is to provide a whole-person approach to care that addresses the clinical and non-clinical needs of CenCal Health members in San Luis Obispo County. ECM provides comprehensive care services to specific populations of focus through systemic coordination that is collaborative, interdisciplinary,

community-based, high-touch, and person-centered. The overall goal of ECM is to provide comprehensive care and achieve better health outcomes. This goal is achieved through outreach and engagement, comprehensive assessment and care management plans, enhanced coordination of care, positive health promotion, comprehensive transitional care, engaging member and family support, coordination of referral to community and social support services.

The jurisdiction makes ECM available to all its residents including individuals and families experiencing homelessness, individuals at risk for avoidable hospital or emergency department care, adults and youth transitioning from jail, prison, or juvenile correctional facilities. The ECM Program provides extra services to help individuals get the care they need to stay healthy at no cost by coordinating the care received from various doctors and services.

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

Introduction:

Like many communities on the coast of California, the housing market in the county is characterized by higher property values which exceed the state average by more than \$100,000 ([Zillow](#), 2025) and a higher vacancy rate of 13.1% compared to the state average at 7.8% (US Census, CP04).

The 2025 Community Development Needs Assessment report identifies housing as the highest need among all categories. The Board of Supervisors, in establishing the funding priorities for the 2025-2026 fiscal year, identified housing and homelessness as tier one priorities. The need for rental housing for extremely low income, very low income, and low-income persons is critical. In addition, transitional housing and permanent supportive housing are also needed.

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

The San Luis Obispo Council of Governments (SLOCOG) has partnered with the region's jurisdictions to take a regional approach to removing barriers to affordable housing and coordinating housing development in the region. All eight of the local jurisdictions participate in the Regional Transportation Plan (RTP), Regional Housing Compact, and the Housing and infrastructure Regional Framework. These documents take a regional approach to removing barriers and providing more affordable housing.

Within the unincorporated County, several Housing Element Implementation actions are aimed at removing barriers to affordable housing.

Action 1 – Encourage Multi-family Dwelling Development is aimed at reducing permitting requirements, increasing predictability in the permitting process, and increasing development potential for projects providing affordable units.

Action 2 – Strategic Housing Incentive Program is aimed at providing funds for

affordable housing projects through a voluntary incentive program.

Actions 4 & 5 – Expand Accessory Dwelling Unit Development and Density Bonus Program to expand their use throughout the unincorporated county.

Action 7 – Streamline Permitting Process is aimed at increasing the predictability in the permitting process and reduce permitting time.

Action 8 – Amend Land Use Categories will look to accommodate population growth through 2028 and beyond by designating additional land for residential uses.

Action 9 – Infrastructure Alignment is focused on assisting agencies, departments, and service providers with their planning efforts to ensure that infrastructure, funding, and resource goals take into consideration the unincorporated county's housing plan.

Discussion:

The development of affordable housing is dependent on local and regional nonprofits and the state tax credits they receive as a result of local funding. Public policies that reduce the amount of funds provided by local governments (e.g. cities and the County) directly reduce the state tax credits a project can receive, significantly impacting the number of units that can be financed in the region.

Directing local funds to initiatives other than affordable housing that do not have the state tax credit system of funding, are not as effective as funding affordable housing which can leverage local funding to receive funds several times larger than the local funds.

These local funding sources include a range of financial assistance models including but not limited to fee deferral, SLO County HOME grant funds, Community Development Block Grant (CDBG) funds, and Senate Bill 1090 (SB 1090).

AP-85 Other Actions – 91.220(k)

Introduction:

Reducing homelessness is more than just a physical increase in housing, but also the services necessary to support people in securing and retaining that housing. In addition, addressing barriers such as mental illness, trauma, addiction, and medical challenges, with attention on individualized needs related to culture, language, family type, and age contributes towards the overall efforts of reducing homelessness. This section covers the planned actions of using HUD funds to develop or preserve affordable rental housing as well as working with for-profit and non-profit housing developers, community stakeholders, and local governments. Other projects such as minor home repairs, create suitable living environments for vulnerable populations including low and moderate income senior and disabled households so they can remain in their homes.

For example, Community Action Partnership of San Luis Obispo (CAPSLO) operates the Minor Home Repair project which provides necessary home rehabilitation and access-improvement services for low- and very low-income households, including elderly and disabled individuals residing in single-family homes, mobile homes, and multi-family units. This service allows these households to remain independent and in their permanent, stable housing. CAPSLO's Minor Home Repair will assist approximately 15 households per year.

Other actions will also include civil legal services focused on preventing housing loss, emergency services for domestic violence victims, persons with special disability needs, case management and clinical social services. Street outreach services such as non-congregate emergency shelter where street outreach clients can access day services such as showers, meals case management and laundry services are also planned.

Actions planned to address obstacles to meeting underserved needs

The main obstacle to meeting all the identified community needs is limited funding. Given the funding challenge and uncertainty of receiving a consistent annual amount of CDBG, HOME and ESG funds over the five-year Consolidated Plan period, the County plans to continue the above actions to best address

underserved needs.

CDBG and HOME funds are geographically distributed to provide a countywide benefit to all low- and moderate-income persons and households. HUD funds will be used to develop or preserve affordable rental housing through the Community Housing Development Organizations (CHDO) and other for-profit and nonprofit housing developers to address the lack of quality affordable housing that remains a challenge in the county. Furthermore, the County will continue to work with its nonprofit and other partners to identify additional funding opportunities and leverage related efforts to fund programs aimed at addressing underserved needs. The Department of Social Services' Homeless Services Division will continue to partner with its local partners to address, prevent and reduce homelessness in the county. Of particular attention will be to outreach efforts and expanding options to serve special needs populations who are experiencing homelessness through the tenant-based rental assistance program and housing construction projects.

Actions planned to foster and maintain affordable housing

Actions planned include: home repair services for low and very-low-income households; construction of affordable senior residential units; expansion of affordable housing options for low-income individuals and families; supportive services and case management for very low income and low income households; tenant based rental assistance providing targeted assistance to individuals and families needing immediate assistance to remain housed; and civil legal services focused on preventing housing loss.

Currently, there are 945 affordable housing units under development in San Luis Obispo County with anticipated completion dates over the next three years. An additional 450 affordable housing units are in pre-development.

The 2025 Community Development Needs Assessment report identifies housing as the highest need among all categories. The Board of Supervisors, in establishing the funding priorities for the 2025 – 2026 fiscal year, identified housing and homelessness as tier one priorities.

The San Luis Obispo Countywide Plan to Address Homelessness also has a goal to use rapid-cycle implementation to increase non-congregate sheltering/interim housing capacity through projects such as pallet shelters, cabins, tiny homes, sober living homes, room and board settings for a total of 300 new units countywide within 3 years.

Actions planned to reduce lead-based paint hazards

The Urban County will continue working closely with the County's Department of Public Health to reduce lead-based paint hazards. Children enrolled in the public health programs such as WIC (Women, Infants & Children Program), Head Start, or Medi-Cal receive services at the Community Health Center or Private Practice clinics. Medi-Cal providers follow Medi-Cal guidelines to screen children for elevated blood lead levels (EBLL). Children are screened at 12 months of age and again at 24 months of age. Any child between 24 and 72 months old with no record of a previous blood level screening test must receive one. Refugees or children under the age of 16, arriving or moving from another country, should also be screened and tested for elevated blood lead levels. The Medi-Cal requirement is met only when the two blood lead screening tests are conducted. The California Department of Public Health (CDPH)/ Childhood Lead Poisoning Prevention Branch (CLPPB) tracks all children who have tested for lead on their state surveillance database. CLPPB notifies the local Childhood Lead Poisoning Prevention Programs of all cases of children with 3.5 or more micrograms of lead in a deciliter of blood.

The County is required to monitor children with >3.5 micrograms of lead in a deciliter of blood. The local Childhood Lead Poisoning Prevention Program staff conduct home inspections in coordination with CLPPB Environmental Health Specialist, and health monitoring for children with two confirmed blood lead levels of 9.5 or more micrograms of lead in a deciliter of blood or capillary blood levels above 14.5 micrograms in a deciliter of blood. The County's Public Health Department typically has 2-4 cases per year with venous blood lead levels above 9.5 micrograms per deciliter of blood. There are currently 53 cases between 3.5 mcg/dl and 19 mcg/dL range.

Lead-based paint monitoring occurs at all the public housing units in the county. 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 conduct a quarterly review to safeguard against possible matches between TBRA rental units and children who have EBLI (i.e., a child with an active EBLI case).

Actions planned to reduce the number of poverty-level families

ESG, CDBG, and HOME funds provide case management services to help poverty-level households connect to housing, resources, and services. By addressing immediate housing needs, these funds help families secure stable, safe living environments, which serve as a foundation for improving other areas such as education, employment, and accessing entitlement benefits, all of which can increase incomes and provide pathways out of poverty. In addition to providing direct case management services, these funds also support various housing projects. CDBG and HOME projects aim to reduce the housing cost burden faced by poverty-level families by either developing new housing units that are specifically designated for low-income households or by offering rent subsidies through ESG and CDBG. These subsidies contribute to providing housing while fostering long-term improvement in the quality of life for poverty-level families by giving them stability needed to pursue opportunities for self-sufficiency and economic advancement.

Actions planned to develop institutional structure

San Luis Obispo County relies on public, private, and nonprofit organizations to implement its homelessness plan, focusing on prevention and support for specific subpopulations. Fourteen agencies use the Homeless Management Information System to provide services, while additional nonprofits and County departments, such as Behavioral Health and Social Services, assist low-income residents. CAPSLO, the largest nonprofit, offers homeless services, health programs, and family support, operating the 40 Prado shelter with federal, state and local funding. TMHA provides housing and services for individuals with mental illnesses, with Urban

County financial support.

Affordable housing development is led by HASLO, Paso Robles Housing Authority, and Peoples' Self-Help Housing (PSHH), which targets unaffordable communities to support low-income families. The Urban County funds HASLO and PSHH projects. The 5 Cities Homeless Coalition manages the Tenant-Based Rental Assistance (TBRA) program, which the Urban County ensures remains funded for low-income households. Advisory groups collaborate to improve service delivery and housing solutions for the homeless.

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

To enhance coordination between public and private housing and social services, the Continuum of Care (CoC) will continue to partner with the Housing Authority of the City of San Luis Obispo (HASLO) to implement a homeless admission preference system. This system will prioritize applicants with disabilities who are either transitioning from institutional settings, currently experiencing homelessness, or at risk of homelessness, with up to 12 applicants (20% of mainstream vouchers) qualifying for this preference. The CoC will also collaborate with HASLO to develop special needs preferences and apply for specialized voucher programs like Family Unification Program Vouchers and Emergency Housing Vouchers, increasing housing access for individuals facing homelessness.

In addition, the CoC will strengthen its collaboration with local agencies to address the health and behavioral needs of homeless individuals. The San Luis Obispo County Behavioral Health Department, in partnership with Transitions Mental Health Association, will continue to operate the Health Bridge Housing Program, which will provide transitional housing and behavioral health support for individuals with serious mental health or substance use issues. The CoC will also work closely with the local Public Health Agency to prevent and manage infectious disease outbreaks in shelters and encampments, disseminating health information and coordinating the distribution of resources like air filtration devices and personal protective equipment to reduce the spread of diseases such as COVID-19

and M-pox.

Furthermore, the CoC will enhance its data collection and analysis capabilities to improve service delivery and ensure that services reach those most in need. The CoC will hire additional staff for the Homeless Management Information System (HMIS) and create a working group to review data, focusing on identifying gaps in service.. This data-driven approach, combined with ongoing collaborations with public health, housing, and behavioral health organizations, will ensure that homeless individuals and families, including veterans, chronically homeless individuals, and unaccompanied youth, will have access to the housing and services they need to achieve stability.

Discussion:

Homelessness places an immense strain on our community's wellbeing. The toll of homelessness on the individual experiencing homelessness is well established. Less obvious is the combined toll on our community's wellbeing. While there is no simple answer to addressing homelessness, the County of San Luis Obispo is committed to increasing access to housing and services for the members of our community experiencing homelessness or at risk of homelessness. Collaboration with our community partners, nonprofit agencies and sister departments focuses on increasing all types of housing and providing supportive services for those in need.

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	\$291,937
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$291,937

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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Table 58 – CDBG Estimated Funds

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County of San Luis Obispo intends to use its entire HOME allocation for projects described in 24 CFR Part 92.205, Eligible activities – General, and does not use HOME funds in any other manner than those described in §92.205.

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:

The County is not currently using HOME funds to finance for a homebuyer program.

The County of San Luis Obispo will recapture that portion of HOME program investment unforgiven by the elapsed affordability period or recapture the maximum net proceeds from sale of property (whether recapture is affected through foreclosure or no foreclosure action). Net proceeds recovered will be used to:

Reimburse the HOME program (approved activity) for the outstanding balance of HOME funds not repaid or forgiven during the applicable affordability period at the time of recapture. (2) Reimburse the HOME program (administration) for “holding costs” or other costs associated with the recapture action (legal fees, insurance, taxes, realtor fees, appraisal costs, etc.).

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.25(a)(4) are as follows:

The County is not currently using HOME funds to finance a homebuyer program. For those cases where the affordability requirements are violated because of the death of the HOME beneficiary and there is an eligible person who qualified and is desirous of assuming the HOME assistance invested in the property, the County will permit the sale of the HOME-assisted unit to the qualifying, eligible person, contingent upon the County’s prior review and approval. The subsequent owner will be required to adhere to all applicable affordability requirements for the unexpired term of the original affordability period.

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:

The County is not currently using HOME funds to refinance existing debt.

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

This is not applicable.

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

This is not applicable.

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

This is not applicable.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

- 1. Include written standards for providing ESG assistance (may include as attachment)**

See attachment.

- 2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that**

centralized or coordinated assessment system.

CES as a system is designed to refer people experiencing homelessness to the community resources that are the best fit for their situation. Individuals and families experiencing homelessness complete an assessment which allows all households to be prioritized based on need. All households in CES are referred to the most appropriate types of intervention for their household, based on the prioritization policy and guidelines, program capacity, participant choice, and the needs of the household.

Access: The paramount goal of the Access component is to provide a wide array of ways a person experiencing a housing crisis can begin to seek help, with as few barriers as possible. If a homeless services system has appropriate access policies and coordination, participants can quickly engage with the system to get immediate services, regardless of their individual characteristics or where they are able to access the system. This approach intends to address people's most immediate needs through engagement with street-based outreach or referral to services such as Access Centers, Drop-In Centers, Homelessness Prevention, or Emergency Shelter programs.

Assessment: The assessment component helps to ensure that there are detailed and standardized measurements of strengths and needs of individuals experiencing homelessness in a community. Participant information is collected through a progressive engagement model, utilizing specific tools to identify a participant's preferences, needs, and vulnerability to adverse outcomes. The information that is collected through this assessment helps to determine a participant's eligibility and priority for various programs or resources. The process is centered on an inclusive approach, where participants work in tandem with providers to define their unique experiences, strengths, needs, and aspirations.

Prioritization: In SLO CoC, as in many communities, the demand for homeless services exceeds the relative availability of resources. One of the main goals of Coordinated Entry is to help reconcile that disparity by identifying and prioritizing those with the most severe service needs or highest health vulnerabilities and connecting them to the most appropriate life-saving housing

to meet their needs. Coordinated Entry tackles this challenge by utilizing community-wide criteria to help make decisions about who gets connected to available housing and service resources. These policies utilize activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964 for those at highest risk of adverse outcomes or with the most significant needs to receive appropriate, available resources. In this manner limited resources can be delivered to those with the greatest need, even as the levels of overall need within a community continue to shift.

Referral: The fourth core component of the Coordinated Entry framework, referral (sometimes called “matching”), is the process of connecting households, based on prioritization and participant preferences, to available housing and other resources that meet their needs. A well-coordinated referral process ensures participants are quickly and effectively connected to the appropriate resources, regardless of where they accessed the system or which provider they first contacted.

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 (RFP). The RFP is sent for public notice in the local newspaper, and an email list of interested agencies, including private nonprofit organizations, community and faith-based organizations, receives public notice to apply for ESG funding. After applications are received, a grant review committee convenes to review and score the applications. The grant review committee makes a recommendation for awarding the funds to the Homeless Services Oversight Council (HSOC). HSOC reviews the recommendations from the grant review committee and makes a recommendation to the County Board of Supervisors. Finally, the Board of Supervisors make the final decision as to what agencies and projects will be funded. 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.

The Homeless Services Oversight Council (HSOC) is the implementation body for the San Luis Obispo Countywide Plan to Address Homelessness 2022 - 2027 and the Primary Decision-Making Group for the Continuum of Care grants. It currently has 24 seats, and at least one of the seats is filled with a formerly homeless individual. It is a Brown Act and Maddy Act committee with open meetings where homeless and formerly homeless members of the public often attend to provide comments and input. The Homeless Services Oversight Council (HSOC) reviews the ESG applications and makes a recommendation as to which projects should be funded to the Department of Social Services.

5. Describe performance standards for evaluating ESG.

- a. At least 50% of adults leaving the ESG program have more income at exit.
- b. At least 22% of projects participants are employed at program exit.
- c. Increase the percentage of adult project participants that exit the program to permanent housing. The increase will be measured based on the previous program year's performance.
- d. Reduce the number of exited adult homeless participants from returning to homelessness. The reduction will be based on the percentage of exited adults that returned to homelessness from the previous year, as measured by homeless clients returning to the program for assistance.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	None
	List the name of the organization or individual who originated the data set.
	Not Applicable
	Provide a brief summary of the data set.
	Not Applicable
	What was the purpose for developing this data set?
	Not Applicable
	Provide the year (and optionally month, or month and day) for when the data was collected.
Not Applicable	
Briefly describe the methodology for the data collection.	
Not Applicable	
Describe the total population from which the sample was taken.	
Not Applicable	
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	
Not Applicable	

Glossary

5CHC – 5 Cities Homeless Coalition

ACP – Affordable Connectivity Program

ACS – American Community Survey

ACSW – Associate Clinical Social Worker

ADA – Americans with Disabilities Act

AMI – Area Median Income

AOT – Assisted Outpatient Treatment

CalHFA – California Housing Finance Authority

CAPER – Consolidated Annual Performance Evaluation Report

CDC – Centers for Disease Control

CDBG – Community Development Block Grant

CDNA – Community Development Needs Assessment

CES – Coordinated Entry System

CHAS – Comprehensive Housing Affordability Strategy

CHPC – California Housing Partnership

CPUC – California Public Utilities Commission

CoC – Continuum of Care

COE – County Office of Education

CPUC – California Public Utilities Commission

CRLA – California Rural Legal Assistance

CSS – Community Services and Support

CTCAC - California Tax Credit Allocation Committee

DSS – Department of Social Services

DV – Domestic Violence

ECM – Enhanced Care Management

EDA – Economic Development Administration

EMSA – Emergency Medical Services Authority

ES – Emergency Shelter

ESG – Emergency Solutions Grant

FCN – Family Care Network

FEMA – Federal Emergency Management Agency

FMR – Fair Market Rent

FSP – Full-Service Partnership

GHG – Greenhouse gas

GPD – Grant and Per Diem program

GSFA – Golden State Finance Authority

HAMFI – Household Adjusted Median Family Income

HASLO – Housing Authority of the City of San Luis Obispo

HE – Housing Element

HESG – HUD Emergency Solutions Grant

HOME – HOME Investment Partnerships program

HOPWA – Housing Opportunities for Persons With AIDS

HMIS – Homeless Management Information System

HMP – Hazard Mitigation Plan

HSOC – Homeless Services Oversight Council

HUD – U.S. Department of Housing and Urban Development

IPV – Intimate Partner Violence

LCSW – Licensed Clinical Social Worker

LSA - Longitudinal Systems Analysis

MHSA – Mental Health Services Act

MMCA – Medicaid Managed Care Agency

MOU – Memorandum of Understanding

MSA – Metropolitan Statistical Areas

NGO – Non-governmental Organizations

OPH – Other Permanent Housing

PH – County Public Health Agency

PHA – Public Housing Authority

PIT County – Point in Time Count

PLHA – Permanent Local Housing Allocation Program

PRHA – Paso Robles Housing Authority

PSH - Permanent Supportive Housing

PSHH – People’s Self-Help Housing

RAD – Rental Assistance Demonstration

REACH – Regional Economic Action Coalition

RHNA – Regional Housing Needs Allocations

RRH – Rapid Re-Housing

SA – Sexual Assault

SH – Safe Haven

SHP – Supportive Housing Program

SLO – San Luis Obispo

SLOCOG – San Luis Obispo Council of Governments

SMI – Serious Mental Illness

SOAR – SSI/SSDI Outreach, Access, and Recovery program

SSDI – Social Security Disability Income

SSI – Supplemental Security Income

Stella P - Stella Performance

TANF – Temporary Assistance of Needy Families

TBRA – Countywide Tenant Based Rental Assistance

TH – Transitional Housing

TMHA – Transitions-Mental Health Association

VASH – Veterans Affairs Supportive Housing

WDB – Workforce Development Board
