County of San Luis Obispo Department of Social Services

2026 COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

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Executive Summary

The 2026 Community Development Needs Assessment (CDNA) is a foundational component of San Luis Obispo County's strategic planning process for the use of federal grant funds from the U.S. Department of Housing and Urban Development (HUD). Conducted between August and October 2025, the assessment gathered input from 126 community members, nonprofit organizations, and local government representatives to identify and prioritize the most pressing community development needs.

The CDNA informs the County's 2026 Action Plan and aligns with the goals of the 2025–2029 Consolidated Plan, which guides the use of HUD funding through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG).

This report summarizes the findings of the Community Development Needs Assessment through data collection, community input, and strategic planning. This process ensures that federal resources are directed toward the most pressing issues.

On August 28, 2025, the Homeless Services Division released an online Community Development Needs Assessment (CDNA) survey utilizing Microsoft Forms. The 2026 CDNA survey gathered input from 126 unduplicated respondents across San Luis Obispo County, including community members, nonprofit representatives, and local government officials. The survey aimed to identify and prioritize the most pressing community development needs to inform the County's use of HUD grant funds from the U.S. Department of Housing and Urban Development (HUD).

Top Community Priorities

Respondents were asked to rank five priority areas identified in the 2025–2029 Consolidated Plan. Using a weighted average scoring method, the following priorities emerged as the most critical:

1. **Housing Facilities**
   Including affordable rental housing, single-family housing, and senior housing. This was ranked as the top priority by 56% of respondents and received the highest weighted average score ($\mu = 4.127$).

2. **Public Services**
   Including health care, mental health, and homeless services. This was the second highest priority ($\mu = 3.452$), with strong support across all demographic groups.

3. **Housing Services**
   Including homelessness prevention, rental assistance, and emergency shelters. This closely followed Public Services ($\mu = 3.413$).

These priorities are consistent with the goals adopted by the Board of Supervisors for FY 2025–26 and the 2025–2029 Consolidated Plan.

Key Survey Insights

- **Housing Affordability**: 60% of respondents reported spending more than 30% of their gross monthly income on housing, indicating a high level of cost burden.

- **Housing Insecurity**: Nearly half of those who searched for housing since 2020 reported having difficulty securing it, primarily due to affordability, competition, and income or credit requirements.

- **Demographic Reach**: Respondents represented all regions of the county, with the highest participation from South County (48%), followed by North County (25%) and Central County (17%).

- **Diverse Participation**: 58% of respondents identified as community members, with additional input from nonprofit organizations, local government, and elected officials.

Alignment with Strategic Goals

The findings from the CDNA will guide the allocation of HUD grant funds through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). These priorities also support the County's broader efforts to reduce homelessness and improve quality of life, as outlined in the San Luis Obispo Countywide Plan to Address Homelessness.

Next Steps

The draft CDNA Report will be published for a 30-day public review and comment period on November 6, 2025. Public comments can be submitted by email to SS_HSDInfo@co.slo.ca.us. The last day to submit public comments by email is December 7, 2025.

The draft CDNA Report including public comments received will be presented to the County of San Luis Obispo Board of Supervisors at a public hearing on December 9, 2025. Public comments may also be made during this hearing.

The approved Community Development Needs Assessment Report will be available online at *slocounty.gov/CommunityDevelopment*.

Homeless Services Division

On August 9, 2022, the County Board of Supervisors approved a plan to reduce homelessness by 50% in 5 years, titled the San Luis Obispo Countywide Plan to Address Homelessness. The 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.

We thank all who contributed to this effort and look forward to working together to address these critical needs and improve the quality of life for all community members.

To learn more about the work of the Homeless Services Division and ongoing efforts, please visit *slocounty.ca.gov/HomelessServices*.

If you or someone you know is currently or at risk of experiencing homelessness, we encourage you to explore the resources available in our community, available at *slocounty.ca.gov/HSGetHelp*.

This report and its contents were developed between August 2025 and October 2025 by the following members of the County of San Luis Obispo Department of Social Services Homeless Services Division:

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Introduction

The Community Development Needs Assessment is a U.S. Department of Housing and Urban Development (HUD) required process used by state and local governments that receive annual entitlement grants to evaluate specific community needs, and its low- and moderate-income populations and areas. The assessment is part of broader planning efforts to allocate federal funds through programs like the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grants Program (ESG).

Key aspects of the HUD Community Development Needs Assessment include:

- **Identifying Local Needs:** Communities assess areas like affordable housing, infrastructure, economic development, public services, and other areas crucial for improving living conditions and opportunities.

- **Data Collection:** Information is gathered through various methods, such as surveys, community meetings, and local data (e.g., housing, income, and employment statistics).

- **Priority Setting:** Based on the data collected, local governments and communities determine their most pressing needs and prioritize them for action.

- **Strategic Planning:** The assessment helps shape how federal HUD funds will be used over a specific period to address the identified needs.

- **Public Input:** Stakeholders, including residents, community organizations, and local leaders, are typically involved in the process to ensure the assessment reflects the community's actual needs.

The ultimate goal is to align resources with the community's most significant needs and ensure that federal funds are directed towards impactful projects. The mission of the Homeless Services Division is to make homelessness rare, brief and non-recurring.

On February 4, 2025, the Board of Supervisors established its priorities for Fiscal Year 2025-26 as Homelessness, Mental Health, Housing, and Economic Development. On December 10, 2024, the Board of Supervisors established the goals for the 2025-2029 Consolidated Plan which directs the priorities for the use of the HUD grant funds. These priorities which are aligned with the Board priorities for Fiscal Year 2025-26 are Housing Facilities, Public Services, Public Facilities, Housing Services and Public Infrastructure.

Background

The U.S. Department of Housing and Urban Development (HUD) provides annual entitlement grant funds to cities and counties for public services, public facilities, affordable housing, and economic development to benefit low- and moderate-income individuals. These HUD grants include Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). The grant amount is determined based on a formula accounting for each jurisdiction's population, poverty level, and household size.

Cities and counties can receive HUD funding directly through HUD's Entitlement Program or through the State. The following jurisdictions are eligible for Entitlement Program funding:

- Principal cities of Metropolitan Statistical Areas (MSAs)
- Other metropolitan cities with populations of at least 50,000
- Qualified urban counties with populations of at least 200,000

Jurisdictions that do not meet the above criteria can compete with other "non-entitlement" jurisdictions to receive a share of the State's HUD allocation.

Since 1994, the County of San Luis Obispo has partnered with its cities to meet the 200,000 minimum population criteria for an Urban County. While the participating cities have varied over time, since 2015, the Urban County has included six incorporated cities. The City of Grover Beach does not participate in the Urban County but instead has opted to participate in the State's non-entitlement grant program The cities participating in the Urban County Agreement are:

- City of Paso Robles
- City of Atascadero
- City of Morro Bay
- City of San Luis Obispo
- City of Pismo Beach
- City of Arroyo Grande

Community Development Block Grant

The primary purpose of the Community Development Block Grant (CDBG) program is to promote community development activities that benefit low- and moderate-income individuals and improve overall living conditions. Activities using CDBG funds must ensure that at least fifty-one (51) percent of beneficiaries are low- and moderate-income individuals while a minimum of seventy percent (70%) of CDBG funds must be used to achieve this goal. This ensures that CDBG funds are targeting those most in need of assistance, such as underserved neighborhoods or vulnerable populations.

The main objective of the CDBG program is to develop viable urban communities through:

- Providing decent housing.

- Creating suitable living environments.

- Expanding economic opportunities.

CDBG funds can be used for a wide range of activities, including:

- Affordable housing initiatives, such as property purchases for constructing new affordable housing or rehabilitating homes.

- Public infrastructure improvements, like water systems, parks, and ADA improvement for roads and sidewalks.

- Economic development programs, such as job training and small business support.

- Public services, like senior programs, childcare services, or homelessness assistance.

NOTE: Only 15% of the annual CDBG allocation can be used for Public Services and must be expended during the program year.

HOME Investment Partnerships Program

The primary goal of the HOME Investment Partnerships Program (HOME) is to increase the supply of affordable housing and strengthen communities by providing safe and decent housing options for those most in need.

The program focuses on both creating new affordable housing units and preserving existing ones.

Funds can be used for activities such as building, buying, and/or rehabilitating affordable rental or homeownership housing, as well as providing direct rental assistance to low-income households.

Emergency Solutions Grant

The Emergency Solutions Grant (ESG) Program plays a vital role in addressing homelessness by funding services that prevent homelessness, provide emergency shelter, and help individuals and families quickly transition into stable housing.

The ESG program funds several types of activities, grouped into four main components:

- Emergency Shelter: Operating shelters that provide immediate, temporary housing for individuals and families experiencing homelessness.

- Street Outreach: Engaging with unsheltered homeless individuals and families to connect them with emergency shelter, housing, and critical services.

- Rapid Re-Housing: Offering financial assistance (e.g., short-term or medium-term rental assistance) and services to help individuals and families experiencing homelessness move into and maintain permanent housing as quickly as possible.

- Homelessness Prevention: Providing rental assistance, utility payments, and housing stabilization services to help individuals and families at risk of becoming homeless remain in their current housing.

Purpose

The Community Development Needs Assessment serves as a crucial tool for fostering sustainable growth and enhancing the quality of life in our community. The assessment process includes actively seeking input from community members to identify pressing needs and establish priorities that reflect the diverse perspectives of our community members. By gathering this feedback, we ensure that both federal funds and local resources are allocated to the areas where they are needed most.

The survey plays a vital role in informing funding priorities for the HUD Consolidated Plan. This long-term strategic planning document is required by HUD from states and local governments to outline how they will utilize HUD grant funding to meet community development and housing needs, particularly for low- and moderate-income populations.

The Consolidated Plan serves as a comprehensive framework for allocating federal grants, including the CDBG, HOME, and ESG programs. Most importantly, the plan ensures that these different HUD programs work together to meet our community's housing and development goals.

By integrating funding from CDBG, HOME, ESG, and other programs, communities can address multiple issues simultaneously, from affordable housing to homelessness prevention to infrastructure improvements.

Each year, the County of San Luis Obispo (County) submits an Action Plan that details the specific activities to be undertaken over the coming year to work toward the goals set out in the Consolidated Plan. This plan outlines how funds from HUD programs will be used to address the community needs over the five-year Consolidated Plan period.

Funding flows from HUD to the County, which then, through a competitive request for proposals, allocates the funding to agencies responsible for building and providing essential services. Information and collaboration with community members, city partners, multiple stakeholders, and advisory boards help ensure that grant funds are targeted to address priority needs.

HUD announces final allocations between February and June. As of October 2025, staff estimate that the Urban County will receive approximately $2.65 million in HUD grants for Program Year 2026. The estimated total funding is based on the prior year funding levels and past trends.

Staff estimate a conservative 5% reduction in CDBG, HOME, and ESG funding levels from a three-year average funding level for the 2026 program year.

Action Plan	Approval by Board of Supervisors	CDBG	HOME	ESG	Total
Action Plan 2023	May 2, 2023	$1,704,261	$918,449	$156,050	$2,778,760
Action Plan 2024	April 9, 2024	$1,790,584	$797,645	$149,797	$2,738,026
Action Plan 2025	April 8, 2025	$1,893,580	$810,088	$157,730	$2,861,038
Action Plan 2026	**Considered in April 2026**	**$1,706,335***	**$799,958***	**$146,682***	**$2,652,975***

Numbers are estimates based on trends observed in previous years.

2025 – 2029 Consolidated Plan

The Urban County of San Luis Obispo prepares and submits a Consolidated Plan every 5 years in addition to the annual Action Plan to HUD. This strategic plan is submitted by all jurisdictions that directly receive HUD entitlement funds and describes how these grant funds will be allocated to address housing, homelessness, and community development needs.

The Community Development Needs Assessment is a vital part of developing the Consolidated Plan. Community members provided input throughout this process, ensuring their voices contributed to the development of effective strategies. The goals established in the 2025-2029 Consolidated Plan are as follows:

1. Housing Facilities, including affordable rental housing, single family housing, and senior housing
2. Public Services, including health care, mental health, and homeless services
3. Public Facilities, including health care and 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

2026 Action Plan

An Annual Action Plan is developed to utilize the identified needs of the Consolidated Plan to make effective funding decisions for annual project funding to address these needs. The Annual Action Plan addresses these needs through a concise summary of actions, activities, and the specific federal and non-federal resources that can be used to achieve these goals.

The 2026 Community Development Needs Assessment Survey provided community members with an opportunity to prioritize the Consolidated Plan goals to be funded with HUD grant funds. Engaging the community in this assessment not only ensures that their voices are heard but also promotes accountability in how public funds are spent. The Community Development Needs Assessment is designed to be strategic, inclusive, and focused on creating lasting positive impacts for all residents.

The 2026 Community Development Needs Assessment Survey established the following priorities:

1. Housing Facilities
2. Public Services
3. Housing Services
4. Public Facilities
5. Public Infrastructure

Community Outreach

The Community Development Needs Assessment (CDNA) gathered input from community members through an online survey.

The CDNA was promoted using handouts provided through community partners and the County's website.

All community outreach efforts directed people to the County of San Luis Obispo's Community Development website *slocounty.gov/CommunityDevelopment*.

Methodology

The Homeless Services Division released an online Community Development Needs Assessment survey utilizing Microsoft Forms on August 28, 2025. This cross-sectional survey was directed towards interested community members who were encouraged to complete the survey. The deadline to complete and submit the survey was October 14, 2025.

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.

The priorities established for the 2025-2029 Consolidated Plan were listed for ranking:

- Increase affordable housing including affordable rental housing, single family housing and senior housing
- Increase public services including health care services, mental health services and homeless services
- Increase public facilities including health care facilities, mental health facilities and childcare facilities
- Increase housing services including homelessness prevention, rental assistance, and emergency shelter
- Increase public infrastructure including high-speed internet, water / sewer improvements and sidewalk improvements

Each ranking question had the option to rank these goals as 1st Choice, 2nd Choice, 3rd Choice, 4th Choice or 5th Choice. 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. See Appendix 2 for categorized comments. Please note that comments might appear in more than one category based on the content of their response.

Data Analysis

To determine the level of need or importance for each of the 2025 – 2029 Consolidated Plan priorities, a weighted average method was used. This includes coding a value to each response to determine level of need, relative to the average of other categories. Responses were coded using a value between one and five, with one being the least important (5th choice) and five being the most important (1st choice). After coding each response to their respective values, the number of respondents assigning each rank was counted. A weighted average was then calculated for each statement, which allows for the comparison of the level of need for each priority. Priorities with higher weighted averages indicate a higher level of need.

Results

The survey consisted of 30 questions and asked respondents to provide demographic information, experiences, and their assessment of potential community needs in San Luis Obispo County. While there were 126 unduplicated persons who completed the survey, some respondents did not answer all the questions, and some questions allowed multiple responses.

Demographics

The first portion of the survey characterized the demographics and identities of those responding to the survey. Respondents were asked questions regarding their employment status, housing, and income bracket, and where they primarily lived and worked.

In what capacity are you responding to this survey?
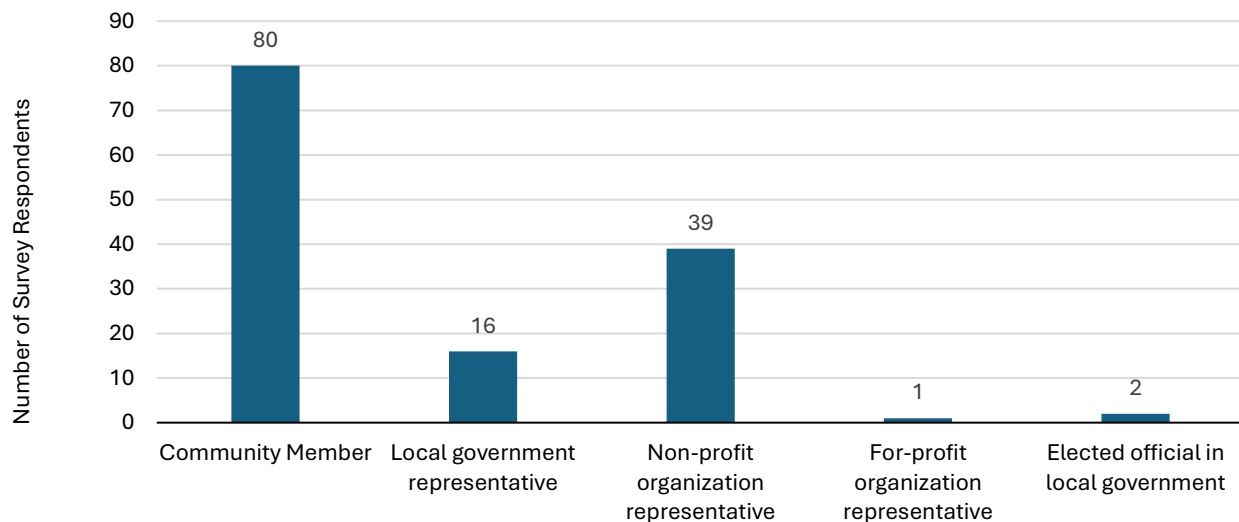
This question allowed respondents to choose more than one answer. While 126 respondents completed the survey, there were 138 total responses to this question. Of these, 58% identified as community members (N=80).

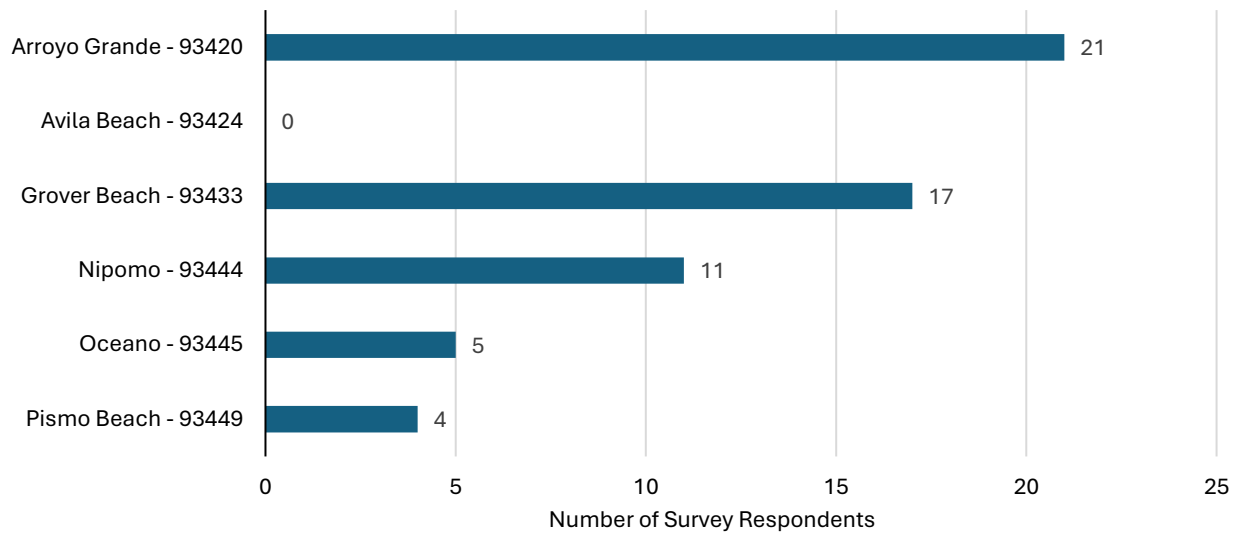## What region of the county do you primarily reside in?
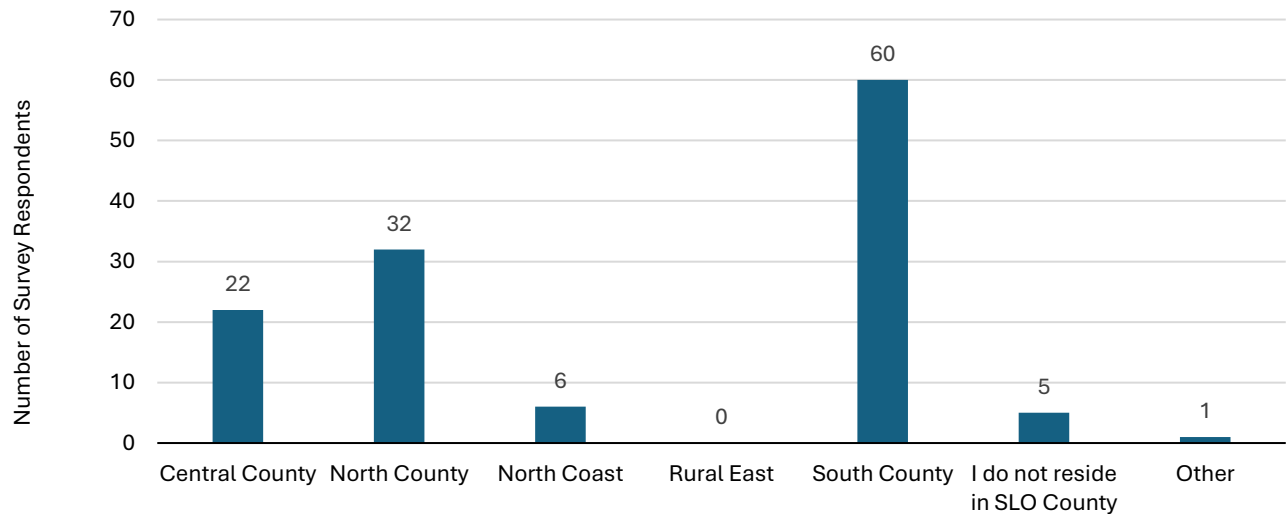
17% of respondents lived in Central County (N=22), 25% lived in North County (N=32), 5% lived in North Coast (N=6), and 48% lived in South County (N=60).

If you primarily reside in North County, please select your zip code.
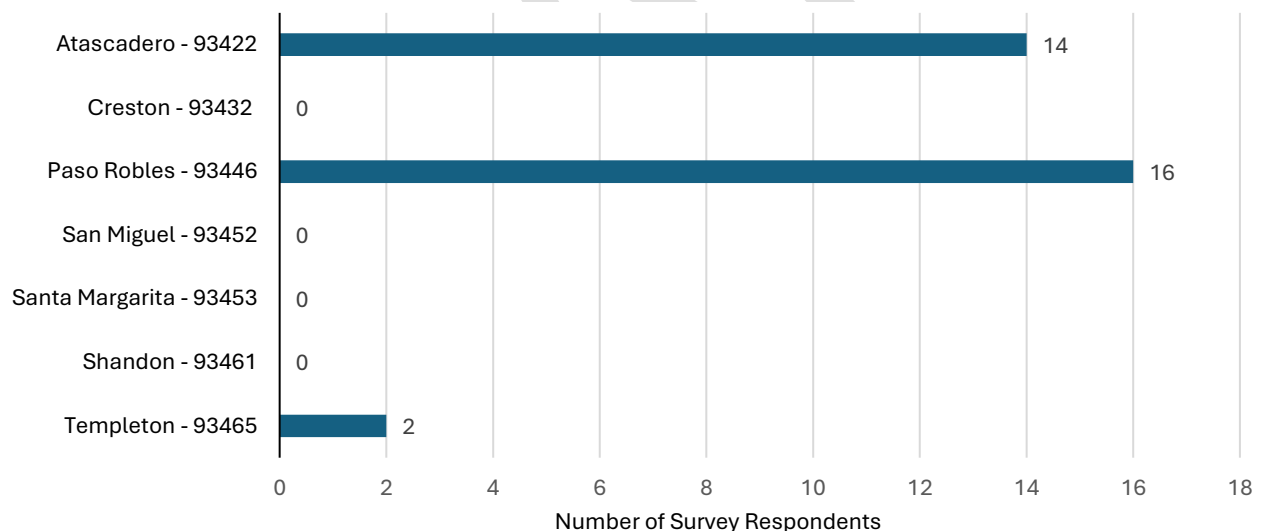
44% of North County respondents lived in Atascadero (N=14), 50% lived in Paso Robles (N=16), and 6% lived in Templeton (N=2).

If you primarily reside in South County, please select your zip code.

36% of South County respondents lived in Arroyo Grande (N=21), 29% lived in Grover Beach (N=17), 19% lived in Nipomo (N=11), 9% lived in Oceano (N=5), and 7% lived in Pismo Beach (N=4).

If you primarily reside in Central County, please select your zip code.
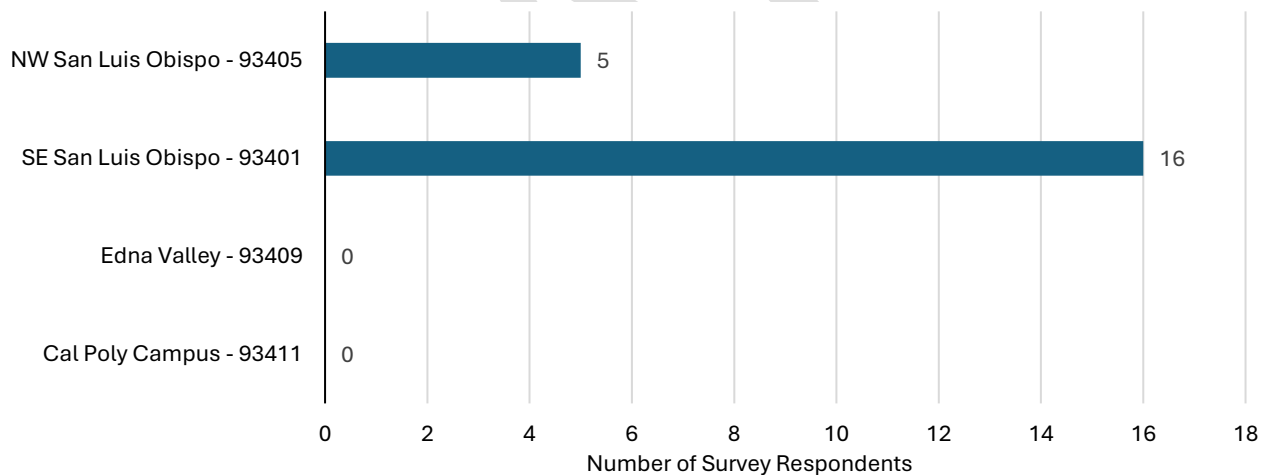
24% of Central County respondents lived in Northwestern San Luis Obispo (N=5), and 76% lived in Southeastern San Luis Obispo (N=16).

If you primarily reside in the North Coast, please select your zip code.
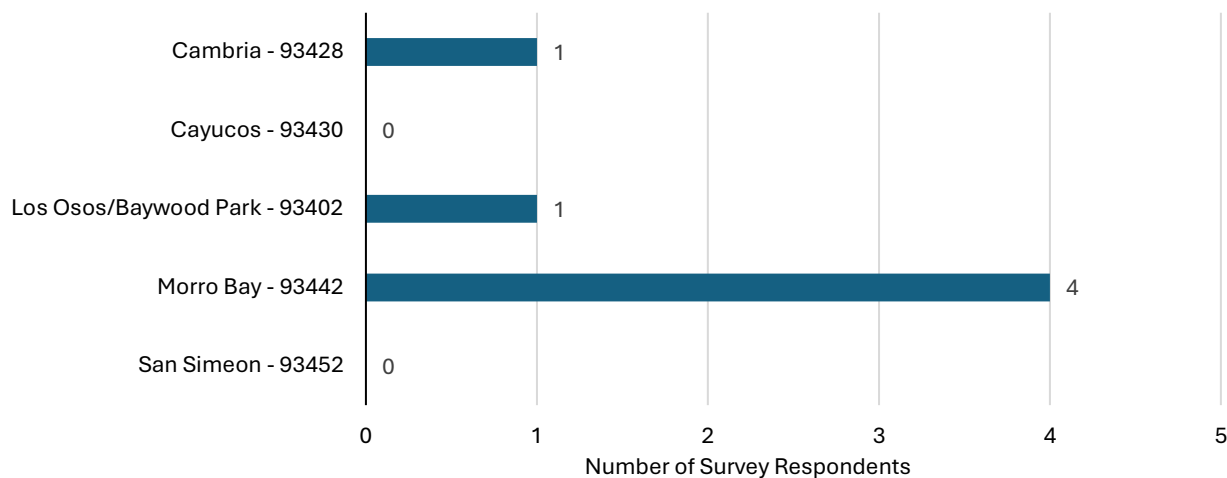
17% of North Coast respondents lived in Cambria (N=1), 17% lived in Los Osos/ Baywood Park (N=1), and 67% lived in Morro Bay (N=4).

What region of the county do you primarily work in?
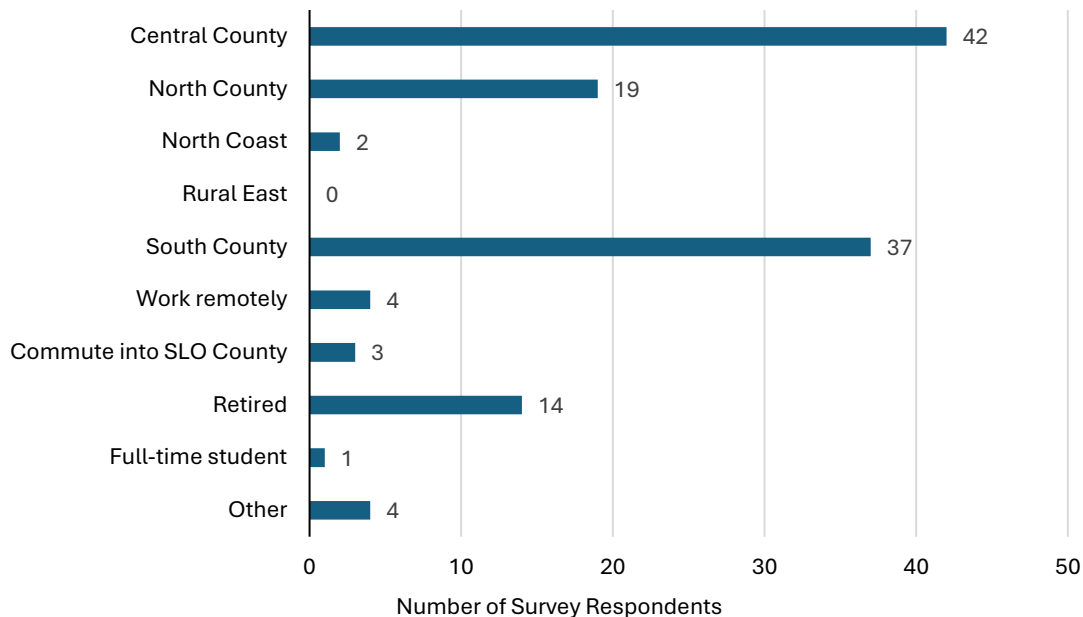
33% of respondents work in the Central County (N=42), 15% work in North County (N=19), 2% work in the North Coast (N=2), 29% work in South County (N=37), 11% are retired (N=14), and 5% work remotely for an entity outside of San Luis Obispo County (N=4).

How old are you?
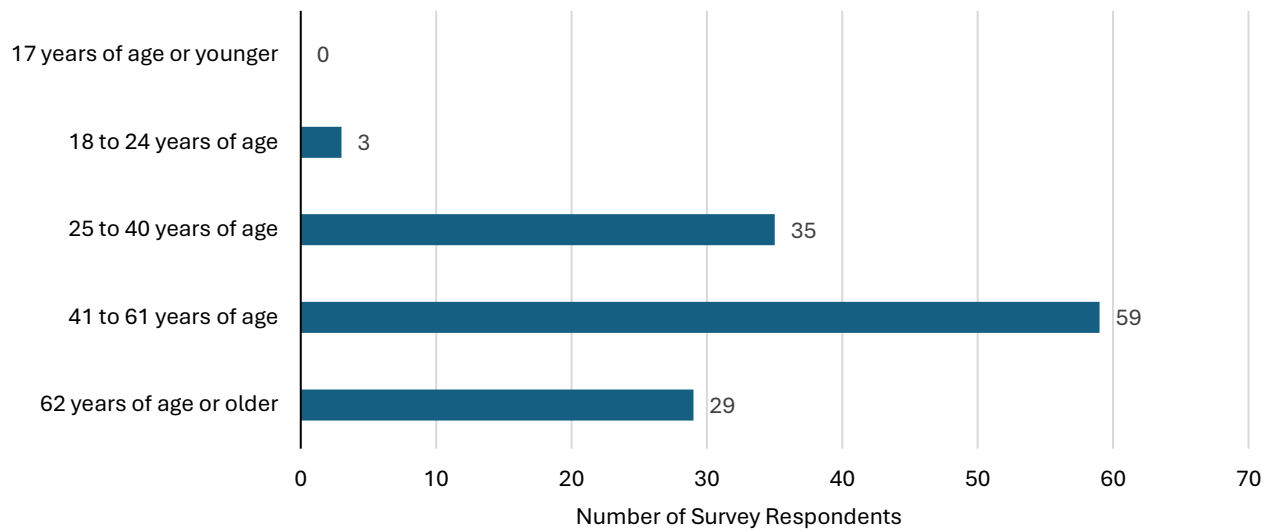
47% of respondents were 41 to 61 years of age (N=59), 23% were 62 years of age or older (N=29), 28% were 25 to 40 years of age (N=35), and 3% were 18 to 24 years of age (N=3).

Are you a parent or guardian to any children, including those over 18 years of age?
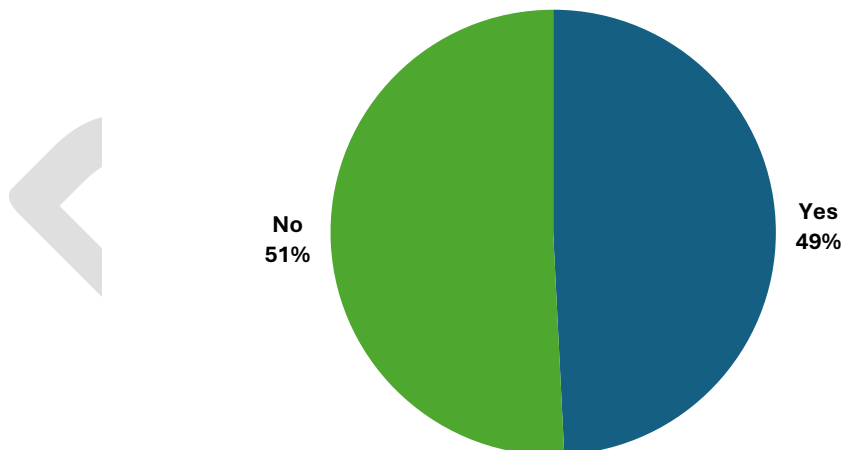
49% of respondents are a parent or guardian, including those over 18 years of age.

How many dependents under 18 (children, foster youth, or those under guardianship) live with your household?
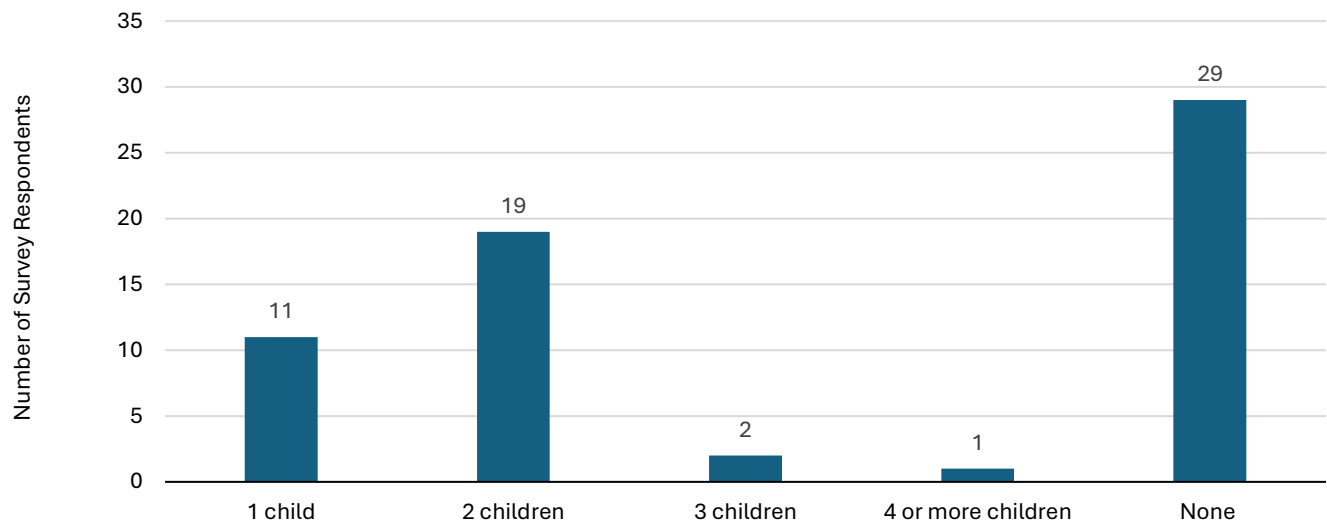
Nearly half of survey respondents are a parent or guardian. Of these, 47% did not currently have dependents under the age of 18 living in their household (N=29). Among those who did, 31% had two children (N=19), 18% had one child (N=11), 3% had three children (N=2), and 2% had four or more children (N=1).

Do you have any adult children or former dependents over the age of 18 currently living with you?
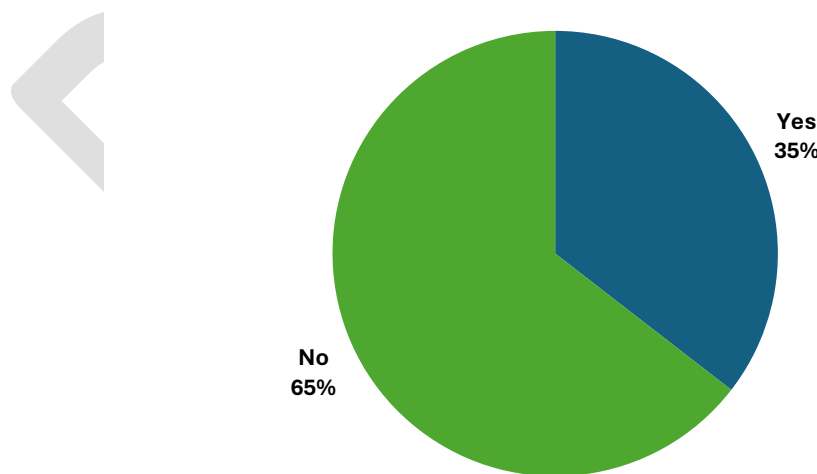
65% of respondents did not have any adult children or former dependents over the age of 18 currently living with them (N=40), and 35% did (N=22).

In total, how many people live in your household?
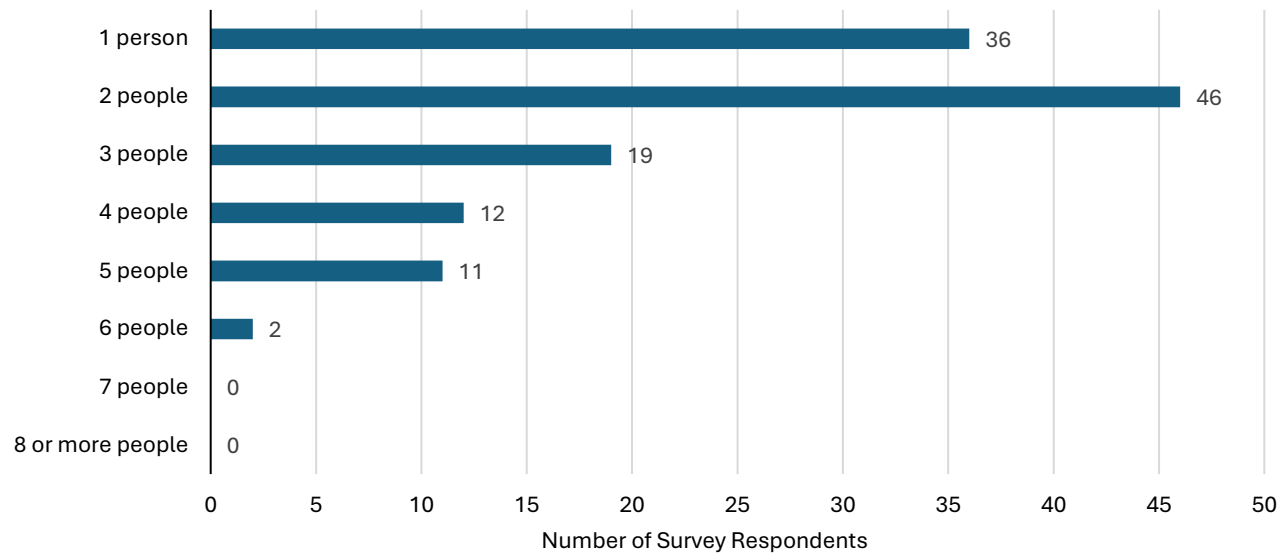
29% of respondents had one person living in their household (N=36), 37% had two people (N=46), 15% had three people (N=19), 10% had four people (N=12), 9% had five people (N=11), and 2% had six people (N=2).

What is your household's gross annual income?

For this question, respondents were provided four choices of income brackets that represented the 2025 Income Limits set by the U.S. Department of Housing and Urban Development. Which income bracket choices provided to a respondent were based on their response to the previous question, "In total, how many people live in your household?" Respondents also had the option to decline to provide a response to this question.
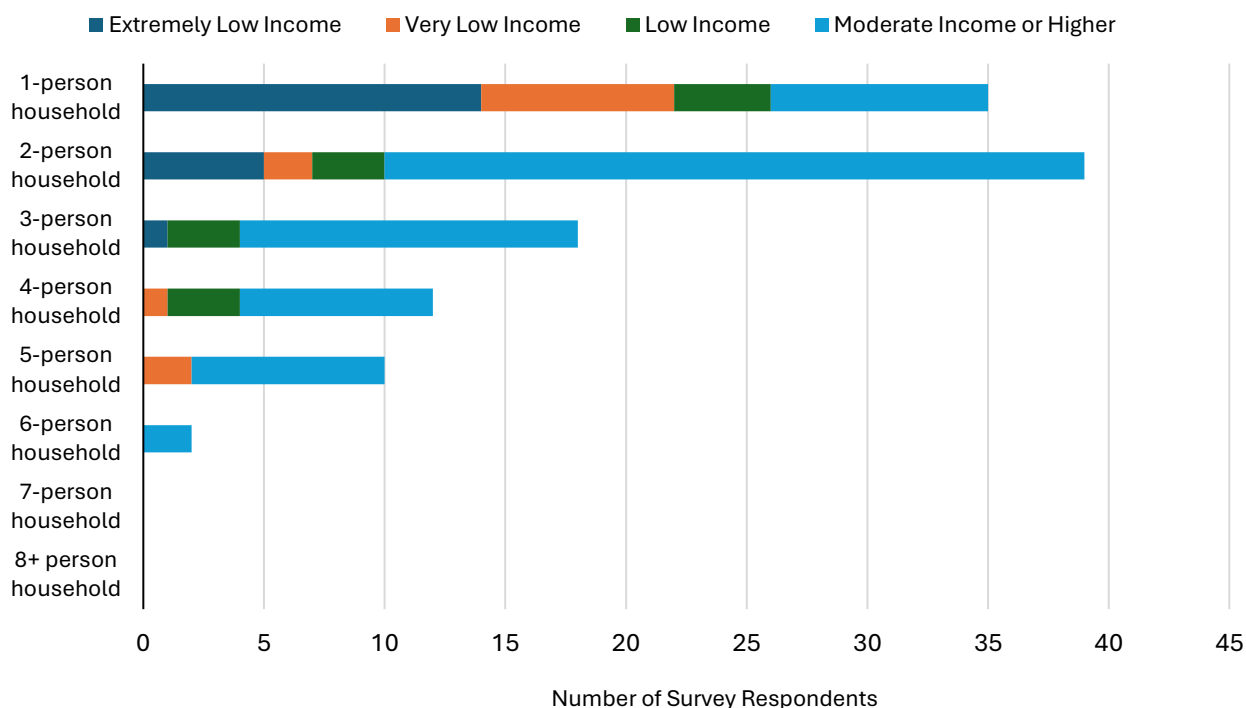
Of the 116 responses to this question, 17% (N=20) were reported as extremely low income, 11% (N=13) were reported as very low income, 11% (N=13) were reported as low income, and 60% (N=70) were reported as moderate income or higher.
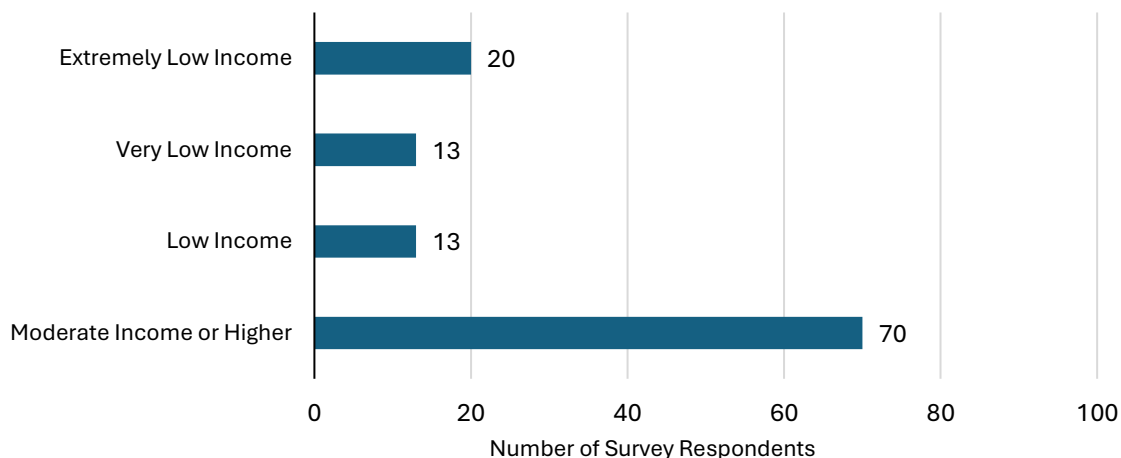
Housing Experience

The second portion of the survey focused on the housing experience of the respondents. Respondents were asked questions regarding their primary residence type, their experience finding housing, and housing costs related to their household income. The following information is the result of those questions.

What type of place do you primarily reside in?

Number of Survey Respondents
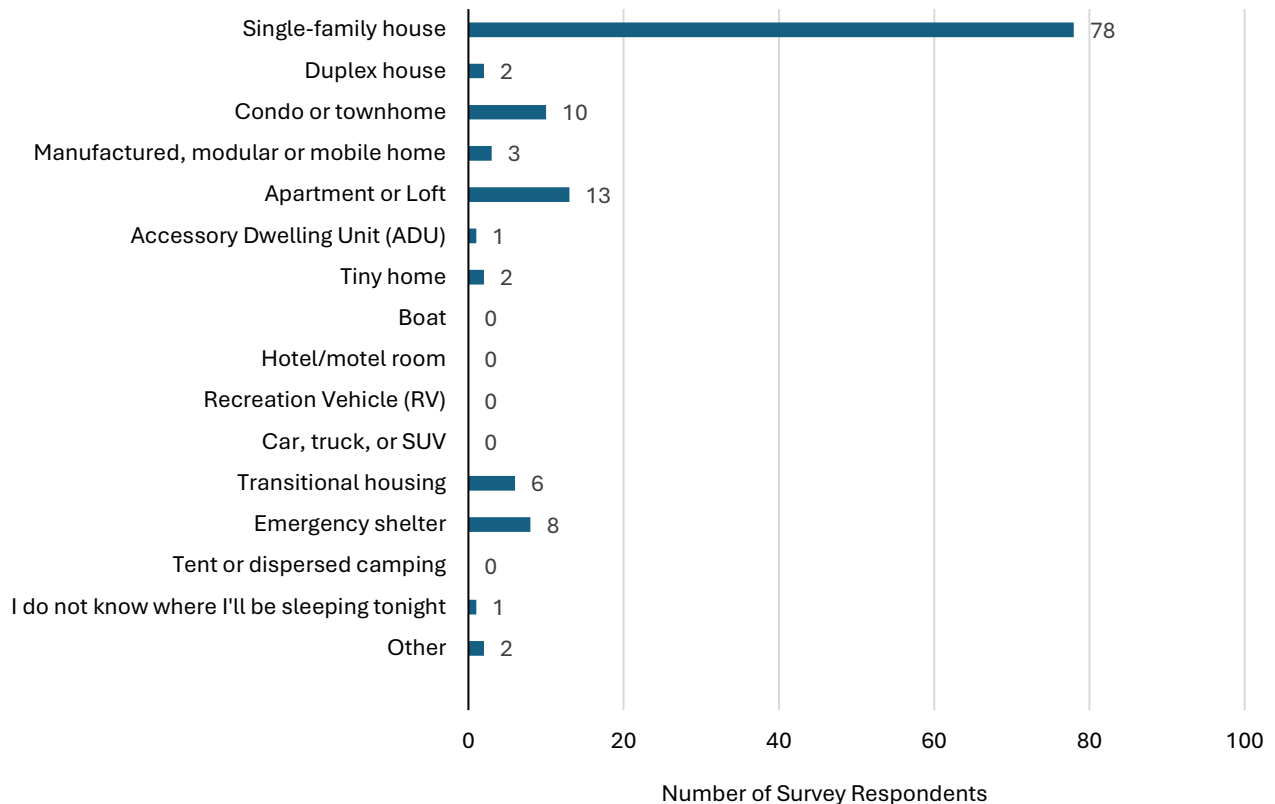
62% of respondents reside in a single-family house (N=78), 10% reside in an apartment or loft (N=13), and 8% reside in a condo or townhome (N=10) Additionally, 6% of respondents reported residing in an emergency shelter (N=8) and 5% residing in transitional housing (N=6).

Do you rent or own your primary residence?
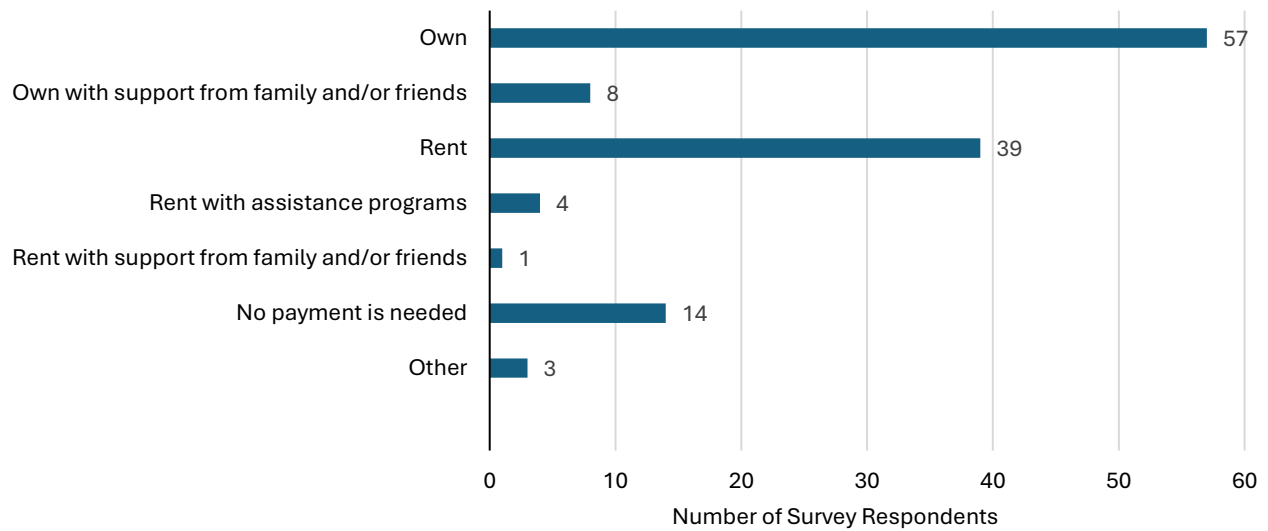
45% of respondents own their primary residence (N=57), 31% rent (N=39), 6% own with support from family and/or friends (N=8), 1% rent with support from family and/ or friends (N=1), and 11% report no payment is needed (N=14).

Since January 2020, have you found it difficult to secure housing within San Luis Obispo County?
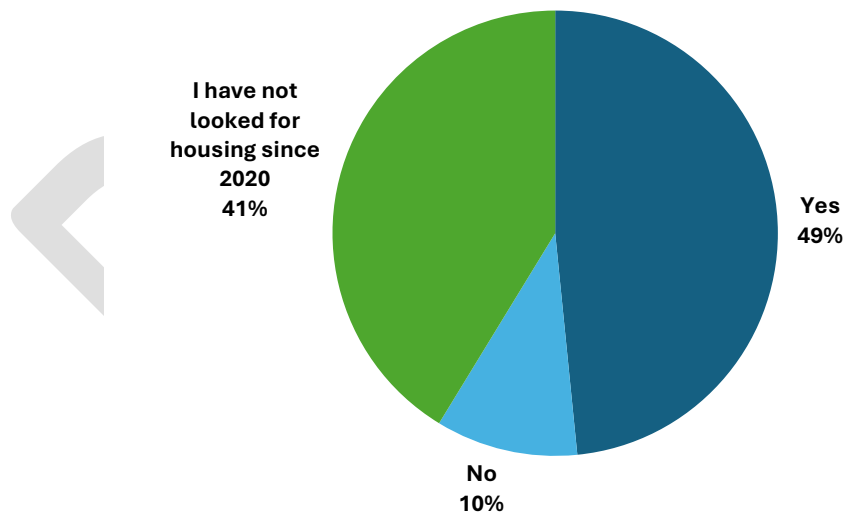
41% of respondents have not looked for housing since 2020. Of those who have looked for housing since 2020, 49% had difficulty (N=61) and 10% did not have difficulty (N=13).

What are the reasons that you found it difficult to secure housing?

Horizontal bar chart showing number of survey respondents by reason:

Reason	Number of Survey Respondents
Competition from other renters/buyers	33
Lack of housing options near my work, school, family or transportation	29
Available housing options were outside of my budget	50
Difficulty meeting income or credit requirements	27
Difficulty providing rental or loan requirements (reference, proof of income, etc.)	11
Unable to secure a loan or mortgage	9
Unable to find roommates	3
Unable to secure a cosigner for rent	6
Unable to find housing with required ADA and/or other disability-related accomodation	3
Discrimination against me or my room/housemates by landlord, lender, or property manager	6
Difficulty finding a home with required amenities, such as yard, ramps, garage, etc.	8
Lack of housing options that accept a pet	19
Other	3

Number of Survey Respondents

Of those who have had difficulty finding housing since 2020, 72% of respondents said this difficulty was related to affordability (N=50). This question allowed multiple responses per respondent.

Approximately what percentage of your household's gross monthly income goes towards housing costs?
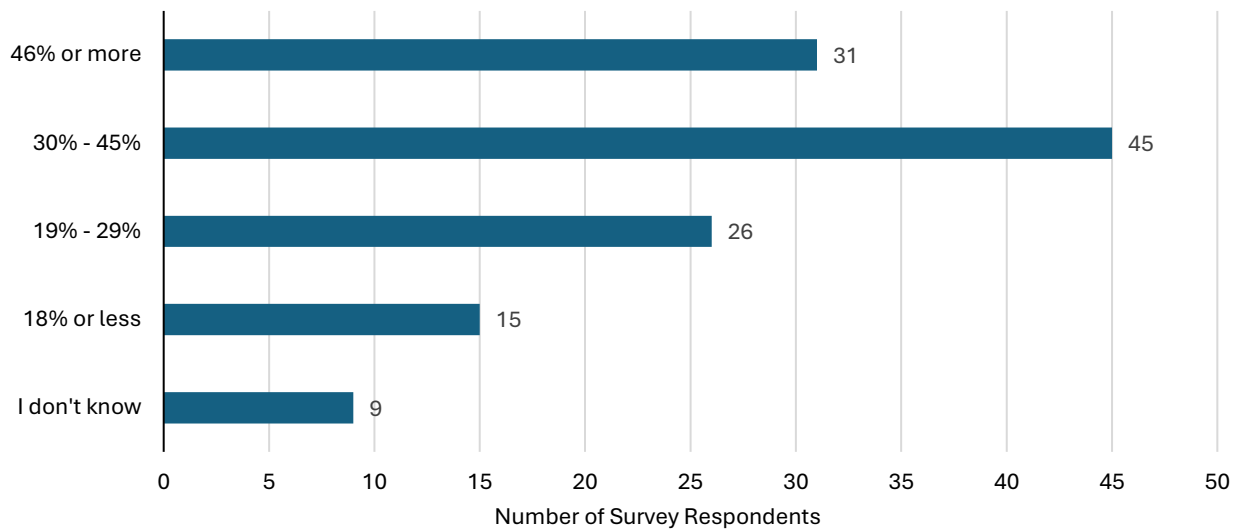
60% of respondents are cost burdened by their housing costs (N=76), with costs being over 30% of their gross monthly income.

Identified Needs

The final portion of the survey asked respondents to determine which of the 2025-2029 Consolidated Plan priorities have the greatest need and/or importance for our County: Housing Facilities, Public Services, Public Facilities, Housing Services, and Public Infrastructure. Respondents ranked the priorities by choosing the level for each priority from the most important (1st choice) to the least important (5th choice). The priorities included in this survey are the eligible activities that may be funded by the three HUD grants included in a Consolidated Plan and accessory Action Plans: CDBG, HOME, and ESG.

Chart legend: ■ 1st Choice ■ 2nd Choice ■ 3rd Choice ■ 4th Choice ■ 5th Choice

Priority	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice
Increase affordable housing including affordable rental housing, single family housing and senior housing	70	25	15	9	7
Increase public services including health care services, mental health services and homeless services	26	35	42	16	7
Increase public facilities including health care facilities, mental health facilities and childcare facilities	9	22	34	46	15
Increase housing services including homelessness prevention, rental assistance and emergency shelter services	31	36	21	30	8
Increase public infrastructure including high-speed internet, water/sewer improvements and sidewalk improvements	14	6	9	16	81

Ranked Priorities

Housing Facilities (μ=4.127) have the highest weighted average; thus, it is considered the highest need among all priorities. Followed by Public Services (μ=3.452), which has the second highest weighted average; thus, it is considered the second highest need. Housing Services (μ=3.413) have the third highest weighted average; thus, it is considered the third highest need.

Priority	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice	Weighted Average
Housing Facilities	70	25	15	9	7	**4.127**
Public Services	26	35	42	16	7	**3.452**
Housing Services	31	36	21	30	8	**3.413**
Public Facilities	9	22	34	46	15	**2.714**
Public Infrastructure	14	6	9	16	81	**1.857**

Percentages of all respondents for each priority

Priority	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice
Housing Facilities	55.6%	19.8%	11.9%	7.1%	5.6%
Public Services	20.6%	27.8%	33.3%	12.7%	5.6%
Housing Services	24.69%	28.6%	16.7%	23.8%	6.3%
Public Facilities	7.1%	17.5%	27%	36.5%	11.9%
Public Infrastructure	11.1%	4.8%	7.1%	12.7%	64.3%

Recommendations

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

1. Housing Facilities
2. Public Services
3. Housing Services
4. Public Facilities
5. Public Infrastructure

Staff will present the findings to the County of San Luis Obispo Board of Supervisors during a public hearing on December 9th. Public comments will be accepted during the hearing. Comments from the Community Development Needs Assessment Survey and the Community Development Needs Assessment Hearing will be considered when evaluating projects for funding allocations for the 2026 Action Plan.

Appendices

Appendix 1 - 2026 Community Development Needs Assessment Survey

2026 Community Development Needs Assessment

The County of San Luis Obispo is conducting a community-wide needs assessment to determine the best way to use the 2026 Action Plan funds from HUD. We encourage the public to participate in this process by completing a quick 10-minute online survey. The survey is open through October 14, 2025.

Your input will help us prioritize how funds should be allocated to the goals established in the development of the 2025-2029 Consolidated Plan. The following priorities were identified by public comment, needs assessments and workshops conducted in 2024.

- **Housing Facilities**, including affordable rental housing, single family housing, and senior housing
- **Public Services**, including health care, mental health, and homeless services
- **Public Facilities**, including health care and mental health facilities, and childcare centers
- **Housing Services**, including homelessness prevention, rental assistance, and emergency shelters
- **Public Infrastructure**, including high-speed internet, water/sewer improvements, and sidewalk improvements

A link to the online Community Development Needs Assessment Survey is ***shown below.***

Thank you for participating in the survey. We value your time and input. Your responses play an important role in the County of San Luis Obispo's community development priorities.

1. In what capacity are you responding to this survey? **Select all that apply**
   a. Community member
   b. Local government representative
   c. Non-profit organization representative
   d. For-profit organization representative
   e. Elected official in local government
   f. Other

2. What region of the county do you primarily reside in? **Select one answer**
   a. North County
   b. South County
   c. Central County
   d. North Coast
   e. Rural East
   f. I do not reside in San Luis Obispo County
   g. Other

3. If you primarily reside in **North County**, please select your zip code:
   a. 93422 (Atascadero)
   b. 93432 (Creston)
   c. 93446 (Paso Robles)
   d. 93452 (San Miguel)
   e. 93453 (Santa Margarita)
   f. 93461 (Shandon)
   g. 93465 (Templeton)
   h. Other

4. If you primarily reside in **South County**, please select your zip code:
   a. 93420 (Arroyo Grande)
   b. 93424 (Avila Beach)
   c. 93433 (Grover Beach)
   d. 93444 (Nipomo)
   e. 93449 (Pismo Beach)
   f. 93445 (Oceano)
   g. Other

5. If you primarily reside in **Central County**, please select your zip code:
   a. 93401 (Southeastern San Luis Obispo)
   b. 93405 (Northwestern San Luis Obispo)
   c. 93409 (Edna Valley)
   d. 93410 (Cal Poly campus)
   e. Other

6. If you primarily reside in the **North Coast**, please select your zip code:
   a. 93428 (Cambria)
   b. 93430 (Cayucos)
   c. 93402 (Los Osos/Baywood Park)
   d. 93442 (Morro Bay)
   e. 93452 (San Simeon)
   f. Other

7. If you primarily reside in the **Rural East**, please select your zip code:
   a. 93432 (Creston)
   b. 93453 (Pozo/California Valley)
   c. 93461 (Shandon)
   d. Other

8. What region of the county do you primarily work in? **Select one answer**
   a. I primarily work in *North County*, such as Paso Robles, Atascadero, or Templeton.
   b. I primarily work in *South County*, such as Arroyo Grande, Nipomo, or Grover Beach.
   c. I primarily work in the *Central County*, such as San Luis Obispo, Los Ranchos, or Edna.
   d. I primarily work in the *North Coast*, such as Los Osos, Morro Bay, or Cambria.
   e. I primarily work in the *Rural East*, such as Shandon, California Valley, or Pozo.
   f. I primarily work remotely for an entity outside of San Luis Obispo County.
   g. I primarily commute to work outside of San Luis Obispo County.
   h. I am retired.
   i. I am a full-time student.
   j. Other

9. How old are you?
   a. 17 years of age or younger
   b. 18 to 24 years of age
   c. 25 to 40 years of age
   d. 41 to 61 years of age
   e. 62 years of age or older

10. Are you a parent or guardian to any children, including those over 18 years of Age?
   a. Yes
   b. No

11. How many dependents under 18 (children, foster youth, or those under guardianship) live with your household?
   a. 1 child
   b. 2 children
   c. 3 children
   d. 4 or more children
   e. None - my dependents are all 18 years of age or older

12. Do you have any adult children or former dependents over the age of 18 currently living with you?
   a. Yes
   b. No

13. In total, how many people live in your household?
    a. 1 person
    b. 2 people
    c. 3 people
    d. 4 people
    e. 5 people
    f. 6 people
    g. 7 people
    h. 8 or more people

14. Approximately, what is your household's annual gross income?
    a. $0 to $26,750 per year
    b. $26,751 to $44,600 per year
    c. $44,601 to $71,350 per year
    d. $71,351 or more per year
    e. I don't know / decline to answer

15. Approximately, what is your household's annual gross income?
    For a 2-person household.
    a. $0 to $30,600 per year
    b. $30,601 to $50,950 per year
    c. $50,951 to $81,550 per year
    d. $81,551 or more per year
    e. I don't know / decline to answer

16. Approximately, what is your household's annual gross income?
    For a 3-person household.
    a. $0 to $34,400 per year
    b. $34,401 to $57,300 per year
    c. $57,301 to $91,700 per year
    d. $91,701 or more per year
    e. I don't know / decline to answer

17. Approximately, what is your household's annual gross income?
    For a 4-person household.
    a. $0 to $38,200 per year
    b. $38,201 to $63,650 per year
    c. $63,651 to $101,900 per year
    d. $101,901 or more per year
    e. I don't know / decline to answer

18. Approximately, what is your household's annual gross income?
For a 5-person household.
- a. $0 to $41,300 per year
- b. $41,301 to $68,750 per year
- c. $68,751 to $110,100 per year
- d. $110,101 or more per year
- e. I don't know / decline to answer

19. Approximately, what is your household's annual gross income?
For a 6-person household.
- a. $0 to $44,350 per year
- b. $44,351 to $73,850 per year
- c. $73,851 to $118,250 per year
- d. $118,251 or more per year
- e. I don't know / decline to answer

20. Approximately, what is your household's annual gross income?
For a 7-person household.
- a. $0 to $47,400 per year
- b. $47,401 to $78,950 per year
- c. $78,951 to $126,350 per year
- d. $126,351 or more per year
- e. I don't know / decline to answer

21. Approximately, what is your household's annual gross income?
For an 8+-person household.
- a. $0 to $52,720 per year
- b. $52,721 to $84,050 per year
- c. $84,051 to $134,500 per year
- d. $134,501 or more per year
- e. I don't know / decline to answer

22. Approximately what percentage of your household's gross monthly income goes toward housing costs?
- a. 46% or more
- b. 30-45%
- c. 19-29%
- d. 18% or less
- e. I don't know

23. What type of place do you primarily reside in?
    a. Single-family house
    b. Duplex house
    c. Condo or townhome
    d. Manufactured, modular, or mobile home
    e. Apartment or loft
    f. Accessory dwelling unit (ADU)
    g. Tiny home
    h. Boat
    i. Hotel/motel rooms
    j. Recreation vehicle (RV)
    k. Car, truck, or SUV
    l. Transitional housing
    m. Emergency shelter
    n. Tent or dispersed camping
    o. I do not know where I'll be sleeping tonight
    p. Other

24. Do you rent or own your primary residence?
    a. Own
    b. Own with support from family and/or friends
    c. Rent
    d. Rent with assistance programs
    e. Rent with support from family and/or friends
    f. No payment is needed
    g. Other

25. Since January 2020, have you found it difficult to secure housing within San Luis Obispo County?
    a. Yes.
    b. No, I have easily found housing since 2020
    c. I have not looked for housing since 2020

26. What are the reasons that you found it difficult to secure housing? **Select all that apply**
      a.   Competition from other renters/buyers
      b.   Lack of housing options near my work, school, family, or transportation
      c.   Available housing options were outside of my budget
      d.   Difficulty meeting income or credit requirements
      e.   Difficulty providing rental or loan requirements, such as references or proof of income
      f.   Unable to secure a loan or mortgage
      g.   Unable to find roommates
      h.   Unable to find a cosigner for rent
      i.   Unable to find housing with required ADA and/or disability-related accommodation
      j.   Discrimination against me or my room/housemates by the landlord, lender, or property manager
      k.   Difficulty finding a home with required amenities, such as yard, ramps, garage, etc.
      l.   Lack of housing options that accept a pet
      m. Other

27. Are you currently experiencing homelessness or at risk of becoming homeless?
      a. Yes
      b. No

28. Have you, or a member of your current household, ever experienced homelessness?
      a. Yes
      b. No

29. Please indicate which of the following 2025-2029 Consolidated Plan priorities have the greatest need and/or importance for our County. Please rank the priorities by choosing the level for each priority from the most important to you (1st choice) to the least important to you (5th choice).

    The Consolidated Plan is a five-year strategic planning document that identifies community needs, anticipated funding resources, and associated outcomes/goals. The following priorities were identified during the 2025-2029 Consolidated Plan Needs Assessment and approved by the Board of Supervisors on April 8, 2025. The identified needs include:
    - *Increase affordable housing including affordable rental housing, single family housing and senior housing.*
    - *Increase public services including health care services, mental health services and homeless services.*
    - *Increase public facilities including health care facilities, mental health facilities and childcare facilities.*
    - *Increase housing services including homelessness prevention, rental assistance and emergency shelter services.*
    - *Increase public infrastructure including high-speed internet, water / sewer improvements and sidewalk improvements.*

    Please indicate which statement is your first choice, second choice, third choice, fourth choice and fifth choice by selecting the corresponding circle.
    a. Increase affordable housing including affordable rental housing, single family housing and senior housing.
    b. Increase public services including health care services, mental health services and homeless services.
    c. Increase public facilities including health care facilities, mental health facilities and childcare facilities.
    d. Increase housing services including homelessness prevention, rental assistance and emergency shelter services
    e. Increase public infrastructure including high-speed internet, water/sewer improvements and sidewalk improvements

30. Is there a goal, not included above, that you feel needs to be addressed within the community? Describe.

Appendix 2 – Sorted Public Comment

This section includes all answers to the last question in the Community Development Needs Assessment Survey, "Is there a goal, not included above, that you feel needs to be addressed within the community? Describe". Please note that comments may appear in multiple categories depending on the nature of the comment. All comments provided are those shared by respondents and do not necessarily represent the views or positions of the County.

Health Care

- **Health Care – General**
- **Mental Health Services**
- **Mental Health Facilities**
- **Substance Use Disorder Treatment Services**
  Substance Use Disorder Treatment Facilities

There MUST be rent controls placed. It's absurdly unsustainable right now. The rental prices and choices. Landlords and property management companies have driven prices up so unsustainably, it's not a place we could live or continue to work and live. And we don't have access to healthcare providers as we're both in our fifties. And work for the county and have access to the free county Health clinic I don't know what I would be doing that right now but it wouldn't be living here. Greed is a huge factor and the rent prices in this area so there must be laws implemented for rent control.
I would love to see if SLO county can somehow attract more doctors. There is a huge shortfall, leading to ppl using er and urgent care for basic services. It takes months to get an appointment. Every single thing on your list above are incredible priorities - it was hard to pick just one. Thank you…
More mental health beds at the hospitals.
therapy and mental health service should be mandated for individuals and families in need of community support services
Creation of a behavioral health urgent care or another system to help people experiencing mental health crises get into a facility without going to an Emergency Room.
Continue to invest in "homeless services" long term, as those are our most vulnerable population including drug/addiction services.
Provide more sober living housing. Reopen Morro Bay Recovery Center for male Cen-Cal clients only. Establish new sober living housing including outpatient program for women without children in SLO County that takes Cen-Cal and other insurance.

Economic Development

Increase employment services for those able to work who need assistance finding/keeping a job.
making sure that wages keep up with housing costs
Strengthen Transitional Support and Integration Services While the listed goals cover critical infrastructure and direct services, one area that feels underrepresented is transitional support which is the bridge between receiving help and regaining independence. This could include: • Job training and placement programs tailored to individuals exiting homelessness, mental health treatment, or emergency housing. • Life skills education such as financial literacy, parenting support, and digital access training. • Peer mentorship and community integration programs to reduce isolation and build resilience. • Support for youth aging out of foster care or transitional housing, who often fall through the cracks. These services help ensure that investments in housing, mental health, and public facilities lead to lasting stability, not just temporary relief.

Housing:

- **General**
- **Affordable Housing**
- **Minor Home Repair**
- **Flexible Housing Options**
- **Housing Regulation Reform**
- **Rent Control**
- **Section 8 Housing**
- **Workforce Housing**

just finding a place to live.
Housing, housing, housing -- stop letting private equity destroy the middle class
Increase affordable housing
considered affordable housing is not affordable
More studios or 1 bedroom units that are cost effective for our adult children that can not afford to live on there own here. This can also be used for homeless persons, disabled and seniors. We need smaller places for 1 person for an affordable price.
We do not need affordable housing. There are plenty of affordable housing units available in this county. The issue being the AMI is higher than average for the U.S. "Affordable" housing is not affordable for a great number of people in this county. What needs to be implemented is low income, very low income and extremely low income rentals that are available for people other than migrants. The housing locally that is within OUR price range is only open for migrants. There is an overrepresentation of programs targeted at children and veterans given the population demographics for the area. This leaves shortages in other programs that are inclusive of the largest demographic of the homeless community in this area, which are adult white men and women.
Remove unnecessary regulations/restrictions for housing developments. I believe building more housing, whether it's classified as affordable or not, is a good thing. I want more affordable housing for everyone but I worry that instead of building, we debate the number of low-income units. While well intentioned, relief is delayed or never arrives.
Low cost/no cost home repairs and maintenance for seniors so they can stay in their home. This would also include resources to keep their home safe such as grab bars, ramps, heating, etc.
I'm in need of much needed repairs to make my home safe but need assistance since my income prevents me from doing so
Increase in market rate housing options including public market rate housing. An increase in deed restricted or income-limited housing options is the absolute slowest way to increase housing stock due to onerous labor restrictions and extremely difficult financing, especially in shaky financial times. It is deeply unfortunate that those seeking input on increasing housing

options fail to recognize the importance of making it easy to build new units at any affordability level.
Tiny houses community (like Community 1st in Austin, TX) in Paso Robles.
There MUST be rent controls placed. It's absurdly unsustainable right now. The rental prices and choices. Landlords and property management companies have driven prices up so unsustainably, it's not a place we could live or continue to work and live. And we don't have access to healthcare providers as we're both in our fifties. And work for the county and have access to the free county Health clinic I don't know what I would be doing that right now but it wouldn't be living here. Greed is a huge factor and the rent prices in this area so there must be laws implemented for rent control.
Monthly Sec 8 allowance needs to be increased like other surrounding counties. Our rents are just as expensive but Haslo monthly allowance is the lowest in California. Water assistance for low income residents in arroyo grande. Water in AG is 2x more expensive than any other community in slo county. Leaving residents on fixed incomes to pay rent and not the water. Matt downing does not care about lower income residents. His office will not response to these concerns.
a way to get on sec.8 list. THEERE IS A DIRE NEED FOR A PHASE ONE SETFREE DISCIPLESHIP PROGRAM IN THIS COUNTY TO ADRESS THE   LOST.VERY VERY AFFECTIVE...browse on web threw setfree Yucipa.Ca. testimonys......thank u and god bless.....
Workforce housing.

Homelessness:

- **Emergency Shelter**
- **Homeless Services**
- **Safe Parking**
- **Transitional Housing**

Some type of shelter for the unhoused who are unable to access a homeless shelter facility
Emergency Shelters for our youth and the elderly.
Continue to invest in "homeless services" long term, as those are our most vulnerable population including drug/addiction services.
improve/create programs to guide homeless individuals through a step down process into housing. Encouraging a smoother transition to society.
Reduce the stigma towards the unhoused and those battling addictions. Increase empathy amongst service providers.
Provide public lockers for storage of belongings for unhoused- manned by city, or parks, or outreach teams/community partners
Safe parking for those who live in vehicles. Warming stations in the winter when the temperature drops and/or it rains.
Strengthen Transitional Support and Integration Services While the listed goals cover critical infrastructure and direct services, one area that feels underrepresented is transitional support which is the bridge between receiving help and regaining independence. This could include: • Job training and placement programs tailored to individuals exiting homelessness, mental health treatment, or emergency housing. • Life skills education such as financial literacy, parenting support, and digital access training. • Peer mentorship and community integration programs to reduce isolation and build resilience. • Support for youth aging out of foster care or transitional housing, who often fall through the cracks. These services help ensure that investments in housing, mental health, and public facilities lead to lasting stability, not just temporary relief.
Balay Ko on Barca has an excellent model to follow for future temporary housing. It allows ones such as myself time to get back on their feet after very sudden unexpected life changes. I hope that there are more projects like this one in the works.

Other Community Needs

- **None**
- **Food Cost**
- **Climate**
- **Public Transportation**
- **Public Infrastructure**
- **Water Assistance**
- **Prop 36**

na
Shout out to the person sorting these answers!
No
Less government in our lives is better.
N/A
no
I think our county dose and gives enough already to the homelessness issue. What I feel needs to be worked on is HELP for the WORKING POOR in our county. The single person who has to work two jobs to just get by, because they cant get anything for FREE. The group of people who pay for the so the rest can have free stuff.
a way to get on sec.8 list. THEERE IS A DIRE NEED FOR A PHASE ONE SETFREE DISCIPLESHIP PROGRAM IN THIS COUNTY TO ADRESS THE   LOST.VERY VERY AFFECTIVE...browse on web threw setfree Yucipa.Ca. testimonys......thank u and god bless.....
Lower food prices!!
Climate Resilience
improve public transportation system so that all buses run at least twice an hour on weekdays
Increase transportation options for seniors, especially low-income disabled seniors.
Improve public transportation. Encourage developments/public improvements that make communities more "walkable" and foster increased opportunities for social/community gatherings/interactions by multi-generations.
sidewalks in Oceano
Ensure infrastructure is abundant before allowing further housing development in the community of Nipomo. The current situation is less than sufficient infrastructure, yet net development continues more quickly than infrastructure development.
Monthly Sec 8 allowance needs to be increased like other surrounding counties. Our rents are just as expensive but Haslo monthly allowance is the lowest in California. Water assistance for low income residents in arroyo grande. Water in AG is 2x more expensive than any other community in slo county. Leaving residents on fixed incomes to pay rent and not the water. Matt

downing does not care about lower income residents. His office will not response to these concerns.

The programs promised by the passing of Prop 36 are not built yet. We (as a homeless service provider) are facing an ever growing backlog of unhoused people who are accruing felony arrests for PC 11395 and due to the lack of programs, are being released back to the situation that has caused them to be arrested and unable to enter treatment. The blame for this belongs to many people, but the district attorney's office, state attorney general, and court system bears the brunt of this failure. We must do better. We have a mandate to build and properly staff these programs, and we only do more harm to the community and those unfortunate few that deal with addiction.