

The 2024 Action Plan

The Fifth Action Plan of the 2020-2024 Consolidated Plan

The Urban County of San Luis Obispo

The City of Arroyo Grande

The City of Atascadero

The City of Morro Bay

The City of Paso Robles

The City of Pismo Beach

The City of San Luis Obispo

The County of San Luis Obispo

Table of Contents

Executive Summary.....	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) coordination.....	3
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	10
AP-12 Participation – 91.105, 91.200(c)	145
Expected Resources	18
AP-15 Expected Resources – 91.220(c) (1, 2)	18
HOME Program	18
Emergency Solutions Grants Program (ESG).....	18
Annual Goals and Objectives	19
AP-35 Projects – 91.220(d)	21
Projects	22
AP-38 Projects Summary.....	22
AP-50 Geographic Distribution – 91.220(f).....	28
Affordable Housing	29
AP-55 Affordable Housing – 91.220(g)	29
AP-60 Public Housing – 91.220(h).....	30
AP-75 Barriers to Affordable Housing – 91.220(j)	33
AP-85 Other Actions – 91.220(k)	34
Program Specific Requirements.....	37
AP-90 Program Specific Requirements – 91.220(l) (1,2,4).....	37

Executive Summary

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

1. Introduction.

The Urban County of San Luis Obispo (Urban County) consists of seven units of general local government (UGLGs): the City of Arroyo Grande, City of Atascadero, City of Pismo Beach, City of Paso Robles, City of Morro Bay, City of San Luis Obispo, and the County of San Luis Obispo (County). The County serves as the lead entity in preparing and submitting the annual action plan to the U.S. Department of Housing and Urban Development (HUD). Each action plan describes how the Urban County will spend entitlement federal block grant funds to address the Urban County's housing and community development needs during the Program Year. Grant funds include the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) and the Emergency Solutions Grant Program (ESG).

The County estimates the upcoming program year's allocation amounts for each program. These estimates are included in the Notice of Funding Availability (NOFA) issued to solicit project proposals for affordable housing projects, public services, public facilities, and administration. The Urban County utilizes grant review committees made up of industry experts, community members, and County staff from various departments, to review and score applications received in response to the NOFA. Each UGLG holds a public hearing with their respective advisory bodies to consider needs identified during the Annual Needs Assessment and Survey in order to recommend eligible proposals within each jurisdiction. Draft recommendations for public service awards are presented to the Homelessness Services Oversight Committee (HSOC) for review and approval. Draft recommendations for Affordable Housing Projects are posted for a 30-day public review and comment period prior to a publicly noticed hearing in front of the County of San Luis Obispo Board of Supervisors (Board). The draft Annual Action Plan and funding recommendations are posted for a 30-day public review and comment period prior to a publicly noticed hearing in front of the Board to be considered and approved. Once HUD releases the final program year's allocations and Board approval is obtained, the County submits the Action Plan to HUD for review and approval.

2. Summarize the objectives and outcomes identified in the Plan.

The Urban County community engagement process included a published public notice in The Tribune, four posts on the County of San Luis Obispo Government Facebook page, four posts on the County of San Luis Obispo Instagram, one post on Nextdoor using the Homeless Services Division handle, distribution of Community Development Needs Assessment Flyers to public-serving County offices, Department of Social Services Community Outreach Booth at Downtown's Farmers' Market and Dia De Los Muertos at Mission Plaza in San Luis Obispo and a press release asking for community input on San Luis Obispo County affordable housing and homelessness needs. The Urban County held two virtual need assessment workshops and a public hearing to establish the highest priority needs to be addressed through the 2024 Annual Action Plan. These goals are consistent with the County's 2020 – 2024 Consolidated Plan.

The top needs identified through the Needs Assessment process are as follows:

- Create Housing Opportunities
 - Objective: Provide decent housing
 - Outcome: Availability/ Accessibility
- Reduce the Number of Individuals/ Families Experiencing Homelessness
 - Objective: Support short-term emergency shelter and homelessness prevention activities
 - Outcome: Decrease Homelessness
- Stabilize and Revitalize Neighborhoods through Infrastructure Projects
 - Objective: Create suitable living environments.
 - Outcome: Support and Enhance Neighborhoods

3. Evaluation of past performance.

The Urban County submitted the Consolidated Annual Performance Evaluation Report (CAPER) for the 2022 program year.

Table 1 below summarizes the Urban County's 2022 CAPER report.

Draft

Table 1 – 2022 CAPER report

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create, preserve, maintain housing/shelter operations	Affordable Housing Homeless	CDBG: \$154,712; HOME: \$886,396	Rental units constructed	Household Housing Unit	195	0	0.00%	101	0	0.00%
Prevent, reduce, and manage homelessness	Homeless	CDBG: \$134,752; HOME: \$0; ESG: \$139,823	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11,815	2,304	19.5%	2,950	2,304	78.1%
Infrastructure in support of affordable housing	Non-Housing Community Development	CDBG: \$225,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2700	0	0.00%	0	0	0%
Improve educational and job readiness	Non-Housing Community Development	CDBG: \$65,000	Businesses assisted	Businesses Assisted	30	365	121.7%	365	257	70%
Create suitable living environment: Public Services	Non-Homeless Special Needs	CDBG: \$39,346	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	225	37.5%	225	569	252.9%
Stabilize and revitalize diverse neighborhoods	Non-Housing Community Development	CDBG: \$1.3 million	Revitalize the neighborhoods through street and public facilities improvements	Persons Assisted	20,000	0	0.00%	10,259	1,2220	12%

4. Summary of Community Participation Plan and consultation process.

The table below summarizes steps taken to engage the community during the development of the 2024 Annual Action Plan, consistent with the Community Participation Plan (CPP) procedures and timelines.

Activity	Dates
Release of NOFA, Applications, and Needs Survey	October 6, 2023
Virtual Needs Public Workshops (2)	October 11, 2023
Virtual Application Office Hours	October 24, 2023
Grant Applications Due	November 5, 2023
Needs Hearing before the Board of Supervisors	December 12, 2023
Application Review	November 2023 – January 2024
City Council Hearings – Draft Recommendations	November -December 2023
Publish Affordable Housing Recommendations for 30-day Public Review and Comment Period	December 29, 2023
HSOC Public Services Funding Recommendations Approval	January 17, 2024
Affordable Housing Recommendations Hearing before the Board of Supervisors	February 6, 2024
City Council Hearings – Final Recommendations	February - March 2024
Publish the Draft Action Plan for 30-day Public Review	March 6, 2024
Action Plan Hearing before the Board of Supervisors	April 9, 2024
Deadline to submit the Action Plan to HUD	May 16, 2024

5. Summary of public comments.

Below is a summary of housing and community development needs identified during the development of the 2024 Action Plan:

Affordable Housing:

- Create housing opportunities for residents
- Lack of affordable housing options
- Workforce housing
- Supportive housing for more vulnerable clientele
- Downpayment assistance

Homelessness Services:

- Increased case management
- More interim shelter beds
- Street outreach
- Increased substance abuse and mental health services
- Direct financial assistance (rapid re-housing, homeless prevention)
- Maintenance and operation of existing facilities

Public Facilities:

- Public improvements needed to help ensure residents can acquire services (sidewalks, ADA ramps, etc.)
- Improved transportation options

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

The Urban County accepted all the comments on community and affordable housing needs expressed through public workshops, surveys, public hearings, advisory and stakeholder meetings.

7. Summary.

The overall goal of the Urban County's community development programs is to develop viable communities by providing affordable housing and a suitable living environment. The 2024 Action Plan allows the Urban County to examine the housing and community development needs of this community, and to propose projects that effectively utilize the available resources to address these needs and improve the quality of life for low- and moderate-income residents.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan.

Describe the agency/entity responsible for preparing the 2024 Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department
Lead Agency	County of San Luis Obispo	Department of Social Services – Adult and Homeless Services Branch
HUD Funding (CDBG, ESG, HOME, etc.) Administration	County of San Luis Obispo	Department of Social Services – Adult and Homeless Services Branch Grants Unit
Action Plan/Consolidated Plan Development	County of San Luis Obispo	Department of Social Services – Adult and Homeless Services Branch Grants Unit
CoC Administration	County of San Luis Obispo	Department of Social Services – Adult and Homeless Services Branch CoC Unit

Table 2 – Responsible Agencies

Narrative.

On August 9th, 2022, the Board of Supervisors adopted the “The Countywide Plan to Address Homelessness (2022-2027)” and approved the formation of the Homeless Services Division within the Department of Social Services. In January 2024, the Homeless Services Division became part of a new branch within the Department of Social Services, the Adult and Homeless Services Branch. Homeless Services is the primary entity responsible for developing and administering the Consolidated Plan, Action Plans, and associated funding. Homeless Services includes the Grant Unit, Continuum of Care Unit, and the Data and Communications Unit. This change allows funding streams administered across County Departments designated to support community development, housing, and public services to assess and leverage grants to successfully create lasting and sustainable impacts for the community (Line of Effort 4, “The Countywide Plan to Address Homelessness”).

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

1. Introduction.

Key participants in developing methods associated with the Annual Action Plan included health agency staff, community members with and without lived experience of homelessness, housing authority staff, law enforcement staff, city staff, and council members. Data analyses from the following sources was utilized to inform the plan and establish funding priorities:

- Homeless Management Information System (HMIS) data.
- Needs Assessment Survey responses from 348 community members.
- Community Engagement efforts including multiple outreach venues i.e., website, social media (Facebook, Instagram, Nextdoor). 469 Website visitors recorded for the Needs Assessment Survey.
- Community Outreach at two events in Mission Plaza, San Luis Obispo.
- Homeless Services Oversight Council public hearing including recommendations from persons with lived experience.
- Twenty-one public hearings (Board of Supervisors, City Councils).

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

Members and staff of the County’s Health Agency Department, Housing Authority of the City of San Luis Obispo (HASLO), affordable housing providers, and service agencies were consulted in developing strategies for mitigating homelessness and associated community development challenges. A primary strategy, or “line of effort”, identified to support community development is to improve and expand data management efforts through HMIS and the coordinated entry system (CES) to strengthen data-driven operational guidance and strategic oversight. This coordination allows for streamlined and automated referral processes throughout the continuum of care; including but not limited to services, housing, resources, etc. Additionally, with improved data sharing and coordination among housing providers, governmental health, mental health, and service agencies, the Urban County is better positioned to identify populations with greater medical and behavioral health needs to increase the coordination of services and determine appropriate funding sources and thresholds (Line of Effort 3, “Countywide Plan”).

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

The County’s Homeless Services staff regularly attend meetings of the full Homeless Services Oversight Council (HSOC) as well as the HSOC’s Housing Committee to discuss ongoing housing issues and needs of persons experiencing homelessness within the community. The HSOC serves as the governing body for the Continuum of Care (CoC) program. The following efforts are ongoing to address the needs of homeless individuals and families:

- Housing and supportive services for veterans and their families through the HUD-VASH and Supportive Services for Veteran Families (SSVF) programs. The Urban County staff worked with

the nonprofits and the U.S. Department of Veterans Affairs to coordinate housing efforts for homeless veterans.

- Rapid Rehousing program for homeless families receiving CalWORKS assistance, including those families participating in the federal Temporary Assistance to Needy Families program.
- A County-funded Housing First Program called '70 Now' is overseen by the local non-profit Transitions Mental Health Agency (TMHA) and the Housing Authority of the City of San Luis Obispo (HASLO) to quickly house and provide intensive supportive services to 70 of the most vulnerable, chronically homeless individuals countywide.
- Tenant Based Rental Assistance for families and individuals funded by the HOME grant and Rapid Rehousing assistance funded by the Emergency Solutions Grant.
- Permanent supportive housing, and supportive services to homeless individuals and families funded by the CoC program.
- Case management and emergency shelter provided by Emergency Solutions Grant funding. These services are available to single adults, families, and unaccompanied Transitional Aged Youth (aged 18-24).

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

Each year, the HSOC evaluates public service award recommendations established by a non-bias grant review committee. Evaluation of recommendations consists of analysis of any past funding received, compared to past performance standards achieved as well as beneficiaries served.

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

The San Luis Obispo Countywide Plan to Address Homelessness (2022-2027) is an essential document driving Homeless Services efforts and entitlement funding recommendations. This plan was adopted by HSOC, July 18, 2022, and the Board of Supervisors, August 9, 2022. The County was the lead agency in developing this plan with the support of a cross-community steering committee consisting of various individuals representing numerous agencies to develop this plan. Agencies involved included: the County of San Luis Obispo Health Agency, HASLO, service providers, city police departments, city staff, city managers, and council members. This plan was adopted to inform and streamline the Division's efforts associated with community development and homeless services related to the Con Plan to be supported by entitlement funding and other leveraged resources.

Table 3 – Agencies, groups, organizations who participated.

Agency <i>Agency / Group / Organization</i>	Type <i>Agency / Group / Organization Type</i>	Section <i>What Section of the Plan was Addressed?</i>	Consultation (Full sentences) <i>How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</i>
County of San Luis Obispo, Health Agency	Local government	Lead-based paint	<ul style="list-style-type: none"> • Annual lead-based paint data is compared against project beneficiary data. • This helps inform needed technical assistance, education, etc.
Homeless Services Oversight Council	Advisory Body for Continuum of Care	Homeless Strategy & Associated Funding Recommendations	<ul style="list-style-type: none"> • The HSOC met and prepared draft funding recommendations for the Full HSOC. • The full HSOC approved the recommendations for the Board of Supervisors.
Housing Trust Fund	A private nonprofit corporation for affordable housing	Affordable housing	<ul style="list-style-type: none"> • Participated in the review of Housing applications.

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

The County consulted many different agencies, groups, and organizations that provide services in housing, homelessness, community development, and economic development to the vulnerable population of the County and the six participating cities. While not all groups responded to the invitation to participate, the County did not intentionally exclude groups from the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Countywide Plan to Address Homelessness	County of San Luis Obispo	<p>Lines of effort identified within this plan include:</p> <ol style="list-style-type: none"> 1. Create affordable and appropriately designed housing and shelter options. 2. Reduce or eliminate barriers to housing stability through prevention, diversion, supportive services, and housing navigation efforts. 3. Improve and expand data management through HMIS and Coordinated Entry System. 4. Create, identify, and streamline funding and resources. 5. Strengthen Regional Collaboration. 6. Build public engagement through information-sharing and partnership.
Continuum of Care	County of San Luis Obispo	HUD encourages prioritizing projects that address the goals of Ending Chronic Homelessness, Youth Homelessness, Veteran Homelessness, and utilize a Housing First approach.
Housing Element, County General Plan	County of San Luis Obispo	Both the Housing Element and the Consolidated Plan assess housing needs and market. The assessment is utilized to develop strategies and goals to promote affordable housing over the next five years. The General Plan contains land use policies that were considered in the Consolidated Plan.
Economic Element, County General Plan	County of San Luis Obispo	The Economic Element has policies and programs that were included with the preparation of the non-Housing needs and analysis of the Consolidated Plan.
Analysis of Impediments to Fair Housing Choice "Fair Housing Plan"	County of San Luis Obispo	Identifies Impediments and Action Steps in achieving Consolidated Plan objectives.
SLO County Economic Strategy	Economic Vitality Corporation	SLO County Economic Strategy Report contained goals that were included with the preparation of the non-Housing needs and analysis of the Consolidated Plan.
Vital Signs	The Community Foundation San Luis Obispo County	The Vital Signs report contained information on housing needs that were incorporated with the Consolidated Plan.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the 2024 Action Plan.

The County collaborated with the six participating cities (City of Arroyo Grande, City of Atascadero, City of Morro Bay, City of Paso Robles, City of Pismo Beach, and City of San Luis Obispo) of the Urban County to host virtual public workshops to identify community needs to establish recommendations for projects and programs to be funded with entitlement funds to address the identified needs. State funding has been awarded through competitive processes to the County's Adult and Homeless Services Branch to be leveraged against entitlement funds to help ensure goals are achieved. State funds secured include the Permanent Local Housing Allocation (PLHA), Homeless Housing, Assistance and Prevention (HHAP) funds, state-administered Emergency Solutions Grant (ESG) funds, and others.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of community participation process/Efforts made to broaden community participation.

Summarize community participation process and how it impacted goal setting.

The County initiated community participation through a Needs Assessment Survey to assist in establishing goals for the upcoming program year. The survey was shared through the Notice of Funding Availability, public notice published in the local newspaper, the County's website, four posts on the County's Facebook page, four posts on the County's Instagram page, one post on Nextdoor, distribution of Community Development Needs Assessment flyers to public-serving County offices, Community Outreach booths at two events, one at Downtown Farmers' Market and one at Dia De Los Muertos, a press release, and an email blast to the public outreach list. Three hundred forty-eight (348) responses were collected and considered. Additionally, the County held two virtual "Needs Workshops" to explain funding eligibility and solicit feedback regarding the highest needs within the community and/or the best way to allocate funds. Following these efforts, both the County and each participating jurisdiction held public hearings before respective advisory boards to allow for an additional opportunity for the public to identify needs to be met with funds available.

As a result of market and data analysis, efforts related to community development were identified as critical in ensuring underserved populations needs are met ("Countywide Plan," 2022). Goals identified to be addressed with entitlement funds and other leveraged resources include:

- Create affordable and appropriately designed housing opportunities and shelter options for underserved populations.
- Reduce or eliminate barriers to housing stability for those experiencing homelessness or at risk of homelessness.
- Improve and expand data management efforts through HMIS and the coordinated entry system.

These results were presented to the Homelessness Services Oversight Council (HSOC) that governs the San Luis Obispo County's Continuum of Care (CoC) during review of funding recommendations established by the public services grant review committee. Goals and related funding recommendations were approved by HSOC as identified within this plan.

Table 5 - Community Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted
Needs Assessment Survey	Non-targeted	348 responses received from community members, non-profit agency representatives, housing developers, local government staff, etc. 239 responses contained additional comments.	Con Plan goals in order of preferred priority, based on survey, as follows: Create housing opportunities, Reduce number of individuals experiencing homelessness, Preserve and maintain existing affordable housing, Create suitable living environments through public services, Improve educational and job readiness, Stabilize and revitalize neighborhoods.	None
Needs Workshops (2)	Non-targeted	Workshops were held during business hours and in the evening. Approximately 32 people attended the two public workshops.	Comments received included the need to fund homeless services, homeless shelter operations, affordable housing projects, and supportive housing projects.	None
Public Review and Comment Period	Non-targeted	The Needs Assessment Survey was published for a 30-day public review and comment period. No additional responses were received.	None	None
Needs Assessment Hearing	Non-targeted	The Needs Assessment Survey results were presented to the Board of Supervisors. No responses were received during the hearing.	None	None

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted
Public Review and Comment (30-days)	Non-targeted	The draft affordable housing projects were published for a 30-day public review and comment period. Two responses were received.	1) Comment advocating funding for a community member who provides services for persons experiencing homelessness. 2) Comment requesting an allocation for an affordable housing project be considered during the hearing.	None
Public Review and Comment (30-days)	Non-targeted	The draft Action Plan was published for 30-day public review and comment. No responses were received.	None	None
Public Hearings (14)	City Council meetings, Board of Supervisors Hearings	All meetings included regular attending members including community members, staff, non-profit agency representatives, etc. City Council meetings and Board Hearings are recorded and made available online. City Councils, or respective advisory boards for each city (6), convened twice throughout the Action Plan process. The County held two (2) public hearings during the Action Plan process.	None	None

Expected Resources

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

Introduction.

The County provides funding estimates in the Notice of Funding Availability. Estimates are determined by averaging the last three years' allocations then reducing those averages by 5%. The estimated funding amounts used in the 2024 Notice of Funding Availability were \$1,693,770 in CDBG funds, \$890,582 in HOME funds, and \$149,655 in ESG funds.

HUD has not announced the 2024 allocations as of the date of this plan.

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

Federal entitlement funds will be leveraged against state funding sources to support homeless services / shelter operations, permanent supportive housing, and interim shelter development during program year 2024. Sources available to potential subrecipients through competitive application cycles include the State Emergency Solutions Grant (\$105,059); Homeless Housing, Assistance and Prevention funds (\$4,652,793); and Permanent Local Housing Allocation funds (\$1,171,202). Local funding being leveraged to support homeless services and affordable housing projects includes General Fund Support from the County (\$379,000) and Title 29 Affordable Housing Fund (\$519,227). Approximately \$6,827,281 will be leveraged in 2024.

HOME Program.

Federal regulations require a 25% match for the HOME funds. Matching sources used to leverage HOME dollars include California Tax Credits (TCAC), permit fees, volunteer labor, social services expenses, etc.

Emergency Solutions Grants Program (ESG).

The ESG regulations require a 100% match for awards received. Typically, ESG match is met through establishing the fair market value of any donated property, volunteer services, cash donations, or via a non-federal grant award (such as General Fund Support awarded by the County).

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

Not applicable.

Annual Goals and Objectives

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

Table 7 - Goals Summary Information

Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Estimated Funding	Estimated Goal Outcome Indicator
1	Create, preserve, and maintain diverse housing/shelter opportunities	2024	2025	Affordable Housing	Not Applicable	Provide affordable housing to very low-, low-, and moderate-income households.	\$807,136 HOME; \$322,923 HOME-ARP; \$800,745 CDBG	Rental units constructed: 126 units Owner occupied housing rehabilitation: 15 households
2	Prevent, reduce, and manage homelessness	2024	2025	Affordable housing, Homeless	Not Applicable	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless.	\$237,605 CDBG \$138,431 ESG	Public services activities other than low/mod income housing: 2,250 persons Tenant-based rental assistance/Rapid Re-housing:30 households
3	Stabilize and revitalize diverse neighborhoods	2024	2025	Non-Homeless Special Needs	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements.	\$183,675 CDBG	Public facility or infrastructure activities for low/mod housing benefit: 3,415 persons
4	Create suitable living environment through public services	2024	2025	Non-Homeless Special Needs	Not Applicable	Provide social services to low-income families.	\$12,500 CDBG	Public services other than low/mod housing benefit: 50 persons
5	Improve Education and Job Readiness	2024	2025	Non-Housing Community Development	Not Applicable	Provide training to individuals and business assistance to microenterprises.	\$0 CDBG	Businesses assisted: 0 businesses

Goal Descriptions.

The Action Plan contains goals based on the identified needs during the public outreach process as well as the needs identified during the preparation of the 2020-2024 Consolidated Plan. The intent of the goals is to address community development and affordable housing needs. The top priority needs identified are affordable housing for various income levels and reduce the number of individuals/families experiencing homelessness. Other medium and low priority needs include stabilizing and revitalizing neighborhoods through infrastructure projects, creating suitable living environments through public services, and improving education and job readiness. The goals and the associated funding allocations will help the Urban County invest future federal funds on projects that result in additional affordable housing, continued support of public services for homeless and elderly persons, and public facility improvements in low-income neighborhoods.

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

Affordable housing as defined by HOME 91.215(b):

During 2024, the Urban County plans to use both CDBG and HOME funds to finance affordable housing projects that provide approximately 147 new affordable housing units, per the 2020-2024 Consolidated Plan.

Per the established 2023 funding recommendations, a total of 159 affordable housing units will be supported through entitlement funding.

AP-35 Projects – 91.220(d)

Introduction.

The Urban County will use its 2024 federal funds for projects benefiting very low to low-income families. Projects include development of affordable rental housing units, various ADA compliance architectural barrier removal projects, and operations of homeless shelter programs. The County will not exceed program expenditure limits for administration and public services, as specified by the regulations for each program.

Table 8 - Projects

#	Housing	Source
H01	Rolling Hills III (PSHH)	HOME, HOME-ARP
H02	Monterey Crossing Senior Apts. (SLONP)	CDBG
H03	Arroyo Terrace Apts. (SLONP)	CDBG
H04	Minor Home Repair (CAPSLO)	CDBG
Public Services		
PS05	40 Prado (CAPSLO)	CDBG, ESG
PS06	Adult Day Center (CAPSLO)	CDBG
PS07	Homeless Shelter (ECHO)	CDBG, ESG
PS08	Homeless Prevention, Rapid Re-Housing, Subsistence payments (SCHC)	CDBG, HOME
PS09	Youth Scholarships (City of Atascadero)	CDBG
Public Facilities		
PF10	Viejo Camino Barrier Removal (City of Atascadero)	CDBG
PF11	Quintana Rd ADA Improvements (City of Morro Bay)	CDBG
PF12	Curb Ramp and Sidewalk Improvement Project (City of Arroyo Grande)	CDBG
PF13	Riverside Avenue Pedestrian Improvements (City of Paso Robles)	CDBG

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

The Urban County's rationale to allocate funding to the above projects is based on several criteria and analysis. For example, the commitment of other funding sources, status of land-use entitlements, organizational capacity to undertake the project, to name a few.

First and foremost, the projects are consistent with the 2020-2024 Consolidated Plan. The Urban County held virtual public workshops to collect information on community needs. The comments received at these workshops and the public hearings pointed out a strong need for affordable housing for those experiencing homelessness, are at-risk of homelessness, and low-income families.

For the above-mentioned reasons, the Urban County plans to invest federal funds in affordable housing projects that lead to the preservation and development of affordable housing units for very low, low, and moderate-income households. The Urban County will also consider community-based projects such as services aimed at preventing homelessness and public facilities projects benefiting low-income neighborhoods.

Alternative back-up projects.

Alternative projects were not identified by grant review committees during the development of the 2024 Action Plan. Recommendations were established with the following provision: “All proposed activities’ budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts”.

Upon receipt of the 2024 HUD Allocation Announcement, draft recommendations will be proportionally increased/ decreased per the funding levels identified for each source (CDBG, ESG, and HOME).

Projects

AP-38 Projects Summary

Table 9 - Project Summary Information

H01	Project Name	Rolling Hills III – Peoples’ Self-Help Housing
	Target Area	Templeton, CA
	Goals Supported	Create, preserve, and maintain diverse housing/ shelter opportunities
	Needs Addressed	Provide affordable housing to very low-, low-, and moderate-income households
	Funding	HOME: \$807,136, HOME-ARP \$322,923
	Description	28 units with supportive services for households.
	Target Completion Date	June 2026
	Estimate the # and defined beneficiary	28 individual and multi-family units.
	Location Description	246 Bennett Way, Templeton, CA 93465
	Planned Activities	Project will provide 28 units with supportive services to low-income households.
H02	Project Name	Monterey Crossing Senior Apts. – San Luis Obispo Nonprofit Housing Corporation
	Target Area	San Luis Obispo, CA
	Goals Supported	Create, preserve, and maintain diverse housing/ shelter opportunities
	Needs Addressed	Provide affordable housing to very low-, low-, and moderate-income senior households
	Funding	CDBG: \$295,620
	Description	Funds will be used to acquire the property for a 56-unit affordable housing project for seniors.
	Target Completion Date	October 2026
	Estimate the # and defined beneficiary	56 units for extremely low, low, and moderate-income seniors.
	Location Description	1480 Monterey St, San Luis Obispo, CA 93401
	Planned Activities	Funds will be used to acquire property for an affordable senior residential apartment (56 units) project.

H03	Project Name	Arroyo Terrace Apartments – San Luis Obispo Non-Profit Housing Corporation
	Target Area	Arroyo Grande, CA
	Goals Supported	Create, preserve, and maintain diverse housing/ shelter opportunities
	Needs Addressed	Provide affordable housing to very low-and low-income households
	Funding	CDBG: \$406,079
	Description	Funds will be used to acquire property to develop 63 affordable units within the City of Arroyo Grande.
	Target Completion Date	October 2026
	Estimate the # and defined beneficiary	63 affordable housing multi-family residential units for extremely low and low-, and moderate-income persons including 16 units for persons experiencing homelessness or those at-risk for homelessness.
	Location Description	Arroyo Grande, CA
	Planned Activities	Funds will be used to acquire property for an affordable multi-family residential apartment (63 units) project including 16 units for persons experiencing homelessness or those at risk of homelessness.
H04	Project Name	Minor Home Repair – Community Action Partnership of San Luis Obispo (CAPSLO)
	Target Area	Pismo Beach, County of San Luis Obispo
	Goals Supported	Create, preserve, and maintain diverse housing/ shelter opportunities
	Needs Addressed	Maintain affordable housing for vulnerable populations including low-income senior and disabled households.
	Funding	CDBG: \$99,046
	Description	15 households
	Target Completion Date	June 2025
	Estimate the # and defined beneficiary	15 low/mod income households
	Location Description	Multiple residents within the County of San Luis Obispo
	Planned Activities	Rehabilitation of 15 affordable units for low/mod income households.
PS05	Project Name	40 Prado – CAPSLO
	Target Area	San Luis Obispo, CA
	Goals Supported	Prevent, reduce, and manage homelessness
	Needs Addressed	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless
	Funding	CDBG: \$134,467; ESG \$87,751
	Description	Operations of emergency shelter.
	Target Completion Date	June 2025
	Estimate the # of defined beneficiary	1,300 (800 – CDBG; 500 – ESG) low-income individuals and families at-risk of homelessness or are currently experiencing homelessness.
	Location Description	San Luis Obispo, CA
	Planned Activities	Staffing- case management,

PS06	Project Name	Adult Day Center - CAPSLO
	Target Area	Paso Robles and county-wide
	Goals Supported	Create suitable living environment through public services
	Needs Addressed	Provide social services to low-income families
	Funding	CDBG: \$14,500
	Description	Providing respite to family caregivers and quality care to older adults with early stages of Alzheimer's, dementia, or other cognitive impairments
	Target Completion Date	June 2025
	Estimate the # and defined beneficiary	30 adult participants
	Location Description	Paso Robles
	Planned Activities	Provide quality care to older adults.
PS07	Project Name	Operation of the Homeless Shelter - El Camino Homeless Organization (ECHO)
	Target Area	North County (Paso Robles and Atascadero)
	Goals Supported	Prevent, reduce, and manage homelessness
	Needs Addressed	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless
	Funding	CDBG: \$57,846; ESG \$50,680
	Description	Funds will be used to operate the Navigation Centers to provide services to people experiencing homelessness.
	Target Completion Date	June 2025
	Estimate the # and defined beneficiary	950 Persons
	Location Description	6370 Atascadero Ave, Atascadero, CA 93422
	Planned Activities	Operations of Navigation Centers – case management, shelter coordination, street outreach, volunteer coordination, and meal programs.
PS08	Project Name	Homeless Prevention, Rapid Re-Housing, and Subsistence Payments - 5CHC
	Target Area	Countywide
	Goals Supported	Prevent, reduce, and manage homelessness
	Needs Addressed	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless
	Funding	CDBG: \$30,792, HOME \$81,531
	Description	Rapid re-housing activities will involve intensive case management.
	Target Completion Date	June 2025
	Estimate the # and defined beneficiary	30 Households (CDBG: 16 households; HOME: 14 households)
	Location Description	Countywide
	Planned Activities	Conduct coordinated assessment and case management to provide rapid re-housing and homeless prevention services to residents.

PS09	Project Name	Youth Activities Scholarship Fund City of Atascadero
	Target Area	Atascadero
	Goals Supported	Create suitable living environment through public services
	Needs Addressed	Provide social services for low-income families
	Funding	CDBG: \$12,500
	Description	The scholarship program supports low-income youth participation in organized sports, recreation, social and cultural activities throughout the community.
	Target Completion Date	June 2025
	Estimate the # and defined beneficiary	50 low-moderate income individuals
	Location Description	City of Atascadero
	Planned Activities	The scholarship program provides recreational opportunities for low-income families throughout the community.
PF10	Project Name	Viejo Camino Barrier Removal – City of Atascadero
	Target Area	Atascadero, CA
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$87,233
	Description	Removal of architectural barriers to improve ADA accessibility.
	Target Completion Date	August 2025
	Estimate the # and defined beneficiary	150 people within the community of Atascadero
	Location Description	Atascadero
	Planned Activities	Improve accessibility
PF11	Project Name	Quintana ADA – City of Morro Bay
	Target Area	City of Morro Bay
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$37,482
	Description	Removal of architectural barriers to improve ADA accessibility
	Target Completion Date	June 2026
	Estimate the # and defined beneficiary	470 disabled
	Location Description	Morro Bay, CA
	Planned Activities	Improve accessibility

PF12	Project Name	Curb Ramp and Sidewalk Improvement – City of Arroyo Grande
	Target Area	City of Arroyo Grande
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$58,960
	Description	Removal of architectural barriers to improve ADA accessibility
	Target Completion Date	December 2025
	Estimate the # and defined beneficiary	250 disabled
	Location Description	Arroyo Grande, CA
	Planned Activities	Improve accessibility
PF13	Project Name	Riverside Avenue – City of Paso Robles
	Target Area	City of Paso Robles
	Goals Supported	Stabilize and revitalize diverse neighborhoods
	Needs Addressed	Revitalize the neighborhoods through street and public facilities improvements
	Funding	CDBG: \$128,768
	Description	This project will replace a section of non-compliant sidewalk.
	Target Completion Date	December 2025
	Estimate the # and defined beneficiary	2,545 disabled adults
	Location Description	Paso Robles, CA
	Planned Activities	Improve accessibility
PC14	Project Name	Urban County Capacity Building
	Target Area	County of San Luis Obispo
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$25,468.80
	Description	Planning and Capacity Building
	Target Completion Date	June 2025
	Estimate the # and defined beneficiary	N/A
	Location Description	City of San Luis Obispo, CA
	Planned Activities	Capacity Building
PC15	Project Name	Homeless Management Information System
	Target Area	County of San Luis Obispo
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$14,245.17
	Description	Planning and Capacity Building
	Target Completion Date	June 2025
	Estimate the # and defined beneficiary	N/A
	Location Description	Countywide
	Planned Activities	Planning and Capacity Building

GA16	Project Name	Urban County Administration for CDBG, HOME, HOME-ARP and ESG
	Target Area	County of San Luis Obispo
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$338,754.00; HOME \$89,058.22; HOME-ARP \$48,438.45, ESG \$11,224.15
	Description	Administration
	Target Completion Date	June 2025
	Estimate the # and defined beneficiary	N/A
	Location Description	City of Arroyo Grande, City of Atascadero, City of Morro Bay, City of Paso Robles, City of San Luis Obispo, and the County of San Luis Obispo
	Planned Activities	Administration of CDBG, HOME, HOME-ARP and ESG

AP-50 Geographic Distribution – 91.220(f)

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

Not Applicable

Table 10 - Geographic Distribution

Target Area	Percentage of Funds
Not Applicable	Not Applicable

Rationale for the priorities for allocating investments geographically.

The Urban County does not geographically prioritize the allocation of funds. The County uses a HUD formula to allocate each share of CDBG funds amongst the County and the six cities of the Urban County. The six participating cities include the City of Arroyo Grande, the City of Atascadero, the City of Pismo Beach, the City of Morro Bay, the City of Paso Robles, and the City of San Luis Obispo. Each city council makes recommendations based on priority needs to fund eligible projects in their respective jurisdictions.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction.

The recommended affordable housing projects will benefit very low, low, and moderate-income households. Generally, it takes three to four years for the developers of affordable housing projects to produce housing units ready for occupancy. The Urban County strategy is to provide gap financing for these multi-year projects as grant funds become available every year.

Draft

AP-60 Public Housing – 91.220(h)

Introduction.

HASLO builds and maintains affordable housing for low-income families and elderly people. The Section 8 program provides subsidized rent for 2,746 households in San Luis Obispo County monthly. HASLO also owns 39 apartments within the City of San Luis Obispo to house low-income families. Finally, HASLO uses the Veterans Affairs Supportive Housing Program to offer Housing Choice Voucher rental assistance for veterans experiencing homelessness with case management and clinical services provided by the Department of Veterans Affairs.

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

HASLO converted 100% of its public housing stock under the HUD RAD Program in August 2019.

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

HASLO, considered the local Public Housing Authority (PHA), has a very active Resident Advisory Board that assists HASLO meet the needs of tenants.

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

HASLO consistently rates a "High Performer" score for PHAs by HUD. Thus, the section on troubled housing authorities would not apply to HASLO.

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

Introduction.

Per the 'San Luis Obispo Countywide Plan to Reduce Homelessness (2022-2027), three efforts have been identified as critical to support within the first two years of the plan (2022-2023). Efforts identified include Build Interim Housing Capacity, Prevention, and Data Improvement.

The Urban County continues to invest federal funds to projects providing benefits to very low- and low-income persons who are experiencing homelessness or at-risk of experiencing homelessness. During the public outreach process, the Urban County reconfirmed that homelessness is a major issue the community faces. For this reason, the Urban County will allocate federal funds to homeless shelters and will give priority to affordable housing projects that provide housing units to people experiencing homelessness.

Describe the jurisdictions' goals and actions for reducing and ending homelessness.

Reaching out to people experiencing homelessness (especially unsheltered persons) and assessing their individual needs.

The County recommends allocating state and local funds to 5 Cities Homeless Coalition to conduct street outreach activities to connect individuals and families experiencing homelessness to services and housing. 5 Cities Homeless Coalition engages individuals and families experiencing homelessness who are on the streets, in camps, under bridges, in temporary motels, shelters, meal sites, libraries, County Jail, Arroyo Grande Hospital, and other public facilities. 5 Cities Homeless Coalition helps clients overcome system complexities, provides basic necessities, conducts a coordinated assessment and referral to access appropriate services in the community.

Addressing the emergency shelter and transitional housing needs of people experiencing homelessness.

The County recommends allocating CDBG and HOME funds to 5 Cities Homeless Coalition to fund their Homeless Prevention, Rapid Re-Housing and Subsistence Payment Project. 5 Cities Homeless Coalition's housing and stabilization services include landlord cultivation, case management support, and subsistence payments for rent, application fees and deposits to individuals and families based on income and anticipated need, following a coordinated entry assessment and progressive engagement model.

Other essential projects addressing emergency shelter and transitional housing needs of persons experiencing homelessness include 40 Prado Homeless Shelter Operations (Community Action Partnership of San Luis Obispo County), Homeless Shelter Services (El Camino Homeless Organization), and Emergency Support and Supportive Services for Domestic Violence Survivors (Lumina Alliance).

Helping people experiencing homelessness (especially individuals and families experiencing chronic homelessness, 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 individuals and families experiencing homelessness to affordable housing units, and preventing individuals and families who recently experiencing homelessness from experiencing homelessness again.

The County will use CDBG and HOME funds to provide Rapid Rehousing assistance to households experiencing chronic and non-chronic homelessness that do not need Permanent Supportive Housing. Rapid Rehousing programs work to shorten the amount of time that individuals and families experience homelessness.

Rolling Hills III Apartments, Monterey Crossing Senior Apartments, and Arroyo Terrace Apartments were identified as projects that could assist persons experiencing homelessness, or those at-risk of homelessness. Projects target low-income seniors and those experiencing homelessness.

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

Foster care social workers identify and establish permanent connections through adoption or guardianship for youth aging out of foster care. Youth (16-19 years old) not placed with relatives are eligible to apply for voluntary transitional housing assistance to rent an apartment or room in a host family home. The youth are teamed with a resident advisor, social worker, and youth development specialist. Transitional housing assistance is also available for former foster youth up to 24 years old. Youth who age out of foster care without an adoption or family placement but want to attend higher education or trade school, can receive financial assistance to cover living expenses while the youth are attending their chosen school.

There are no publicly funded hospitals in the CoC's geographic location, so the CoC's efforts have focused on building collaborative partnerships. Each hospital in the CoC has a social worker who interviews each homeless person admitted, assessing medical needs, community resources, financial/payer options, and anticipated levels of care upon discharge and works to connect the patient with available services. Hospital staff work closely with homeless services agencies and a hospital representative holds a seat on the CoC board. Hospital staff may make referrals of chronically homeless persons for assessment and placement on the Housing Prioritization Master List for the CoC's Permanent Supportive Housing programs. Two respite care programs operate in the County that can take persons recently discharged from the hospital who need additional support but who do not require Skilled Nursing Facilities.

The County's Psychiatric Health Facility (PHF) has a staff member who works on discharge planning for clients about to be released from the PHF. The County has also developed a mobile telepsychiatry unit that can see clients at shelters and give prescriptions for psychiatric medications that are needed.

The County Jail has created a discharge planning group of corrections staff and community partners. The group meets regularly to plan for people who have served their time and who are expected to be released within the next few months. The County also has 123 Sober Living beds available to clients coming out of jail who would benefit from living in a recovery-oriented environment upon discharge. Additionally, the County has created a Re-Entry team for persons with mental illness who are being discharged from jail to help connect them to resources at re-entry.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction.

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

Federal law requires the Urban County to affirmatively further fair housing and produced the Analysis of Impediments to Fair Housing Choice, known as the “Fair Housing Plan”. The plan identifies barriers to affordable housing and action steps to be taken to provide equal affordable housing choices. These actions are highlighted below.

As part of implementing the Fair Housing Plan, the County contracts services with the California Rural Legal Assistance (CRLA). The County pays CRLA a yearly amount of \$50,000 to provide fair housing services to the public. CRLA hosts a rental clinic twice annually either in person or online. This clinic is open to both landlords and tenants who need help on understanding rental laws and obligations, including fair housing laws and prohibitions against discrimination.

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

One main strategy that the County continues to use for the removal of barriers to affordable housing is to rezone vacant or underutilized land to Residential Single Family and Residential Multi-Family land use categories through amending the Land Use and Circulation Elements. In addition to designating land for residential development, the County offers incentive programs to encourage affordable housing development, including density bonuses, exemptions from the Growth Management Ordinance, and expedited permit processing. The County’s recently adopted Housing Element includes objectives, policies, and programs to facilitate the production and preservation of affordable housing. The objectives are:

- Objective HE 1.00: Facilitate the development and preservation of housing units that are diverse in type, size, and ownership level to meet the needs of residents of varying lifestyles and income levels.
- Objective HE 2.00: Facilitate the development and preservation of housing that is affordable to households of moderate-income or lower, households of workforce-income, and seniors.
- Objective HE 3.00: Provide support for services that reduce homelessness and housing of persons experiencing or at risk of experiencing homelessness.

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

The following Goals and Strategies are excerpts from the Fair Housing Plan.

Goal 1: Strengthen Public and Private Fair Housing Enforcement Infrastructure throughout San Luis Obispo County

Strategy 1: Increase financial support for fair housing services through a collaborative strategy that engages city governments, the private sector, and local philanthropy.

Goal 2: Increase the Supply of Affordable Housing in High Opportunity Areas (areas of high-quality jobs, education, and services) throughout San Luis Obispo County.

Strategy 1: Increase financial resources for affordable housing through a countywide bond issue.

Strategy 2: Reform local zoning and land use regulations to facilitate the development of housing types that are more likely to be affordable.

Strategy 3: Build upon efforts to encourage cities' use of Community Development Block Grant (CDBG) for affordable housing development.

Strategy 4: Encourage more cities to reduce fees, waive fees, or use CDBG funds to cover part or all the cost of fees for affordable housing developments.

Goal 3: Meet the Supportive Housing Needs of Persons with Disabilities

Strategy 1: If a bond issue is passed, require that 25% of all affordable units in developments assisted with bond proceeds be set aside for persons with disabilities who need supportive services.

Strategy 2: Provide funding to public housing authorities or non-profits for the purchase of affordable, inclusionary housing units for use as supportive housing for extremely low-income persons with disabilities.

Goal 4: Increase Public Transportation to Connect Protected Class Members to Opportunity.

Strategy 1: Advocate for greater state and federal resources for public transportation.

AP-85 Other Actions – 91.220(k)

Introduction.

The Urban County continues to invest federal funds for the 2024 program year in projects and programs meeting the priority needs of the community. The priority needs include the need for rental affordable housing, homeless shelters and services, and public facility improvements. In 2017, the County increased its General Fund Support (GFS) contribution from \$180,000 annually, to \$218,000 for homeless shelters and services addressing homelessness and homeless prevention. In 2019, the County added a \$35,000 GFS contribution set aside specifically for warming/cooling stations and safe parking bringing the total GFS to \$253,000. For program year 2023, the County added \$126,000 to support affordable housing and homelessness related programing, bringing the total GFS contribution to the annual Action Plan process up to \$379,000. For the 2024 Action Plan, the County has committed \$379,000 in General Fund Support.

Actions planned to address obstacles to meeting underserved needs.

A critical obstacle in meeting underserved needs is obtaining sustainable funding for projects and programs. Per the 'Countywide Plan to Reduce Homelessness', leveraging funds that support these types of projects and programs will be essential in reducing the population of those experiencing homelessness by 50%. In developing the 2024 Action Plan, staff found that HUD entitlement funds contribute approximately \$3,000,000 annually (or 30% of funds managed by the Division), state entitlement funds contribute around \$750,000 annually (7%), local funds contribute approximately \$897,500 annually (or 9%), while competitive state funding the Division applies for offers about \$5,500,000 (or 54%) to projects each year.

Actions planned to foster and maintain affordable housing.

The Urban County will use CDBG, HOME and HOME-ARP funds to foster and maintain affordable housing. Affordable housing and homeless shelters are the top priority needs. The Urban County strives to help facilitate the development and preservation of affordable housing units by collaborating with nonprofit and for-profit housing developers.

Actions planned to reduce lead-based paint hazards.

The Urban County will continue working closely with the County'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), CHDP (Child Health Disability Program) or Head Start receive services at the Community Health Center clinics. Pursuant to program guidelines, the CHC screens these children to check against elevated blood lead levels (EBLL). The California Department of Public Health/ Childhood Lead Poisoning Prevention Branch (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 as little as 3.5 micrograms of lead in a deciliter of blood. The County's Public Health Department has certified EBLL (elevated blood lead level) staff with a special XRF inspection device. The EBLL trained staff conducts home inspections and health monitoring for children with 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. Home inspections are also conducted when parents request them or on a case-by-case basis with lower levels. The County's Public Health Department typically has 2-3 cases per year with venous blood lead levels above 9.5 micrograms per deciliter of blood. There are currently 33 cases between 3.5 mcg/dl and 19 mcg/dL range.

The County Health Agency/Public Health Department has a Childhood Lead Poisoning Prevention Program which helps to educate the public on the hazards and resources available for lead-based poisoning and provides lead paint hazards testing. The Public Health Department distributes lead-based paint information pamphlets throughout the County. Locations include Arroyo Grande Home and Garden, Paso Robles Children's Museum, Charles Paddock Zoo, 5 Cities Homeless Coalition, First 5 San Luis Obispo, County of San Luis Obispo Planning and Building Department, and various pediatric offices. Community

outreach including presentations and community events are also conducted.

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 conducts a quarterly review to safeguard against possible matches between TBRA rental units and children who have EBL (i.e., a child with an active EBL case). The County Public Health Department and the County Planning & Building Department prepare the quarterly reviews.

When an application is submitted to the County for HUD funds, the applicant utilizes forms that reflect HUD's lead-based paint regulations (24 CFR 35, particularly Subparts J, K, and M). Applicants must provide a programmatic description of all work proposed for pre-1978 residential structures.

Actions planned to reduce the number of poverty-level families.

The Urban County works diligently to reduce the number of poverty-level families. As stated earlier in this section, the homeless-related issues are considered important enough for the County to budget General Fund Support on an annual basis for homeless shelters and services.

Actions planned to develop institutional structure.

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

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

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

Program Specific Requirements

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

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

- | | |
|---|-----|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | \$0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | \$0 |
| 3. The amount of surplus funds from urban renewal settlements | |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | \$0 |
| 5. The amount of income from float-funded activities | \$0 |
| Total Program Income | \$0 |

Other CDBG Requirements

- | | |
|---|------|
| 1. The amount of urgent need activities | \$0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
Not Applicable. Section 92.205(b) describes acceptable financial methods of handling the HOME funds. The County only uses two of those methods - which is using the HOME funds to create interest-bearing loan and deferred payment loans. The County has not used HOME funds to create grants or other forms of financial assistance.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
Not Applicable. The County has not used HOME funds to create homebuyer assistance loans since 2016.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:
All the County "first-time homebuyer loans" are structured to recapture the total amount of HOME funds used. The loans have a 50-year term. No payments are required during the first 20 years. From Year 20 to 50, monthly payment of principal and interest are due on the original loan amount, as well as interest payment on the initial 20-year "grace period" of the loan.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
Not Applicable. The County has not used HOME funds to refinance existing debts.

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

1. Include written standards for providing ESG assistance (may include as attachment)
Refer to the attached "County of SLO ESG P&P" document.
2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. The San Luis Obispo Continuum of Care has established a Coordinated Entry System (CES) that meets HUD requirements. There are five primary CES intake sites, three of which are ESG recipients. There are additional intakes completed at County Health Agency offices and the Domestic Violence shelters. The two-step screening tools are used to assess clients seeking services and refer them to the appropriate service for their level of need. CES sites connect the clients with Rapid Rehousing, Permanent Supportive Housing, Transitional Housing, or less intensive programs or assistance designed to help the clients obtain housing. At the first step, case managers use prevention and diversion from entering homelessness through housing prevention, Rapid Rehousing and other income services.

Coordinated Entry case managers enter the results of the client assessment into the County's Homeless Management Information System (HMIS) and case conference monthly. Client assessment results entry in HMIS occurs within 3 days of the assessment. Additionally, when determining which specific program within the appropriate intervention category a household should be referred to, the ESG grantees will use the coordinated referral criteria developed for the Continuum of Care (CoC).

All clients are assessed using the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) Version 3.0. This is a tool which enables the provider to uniformly provide resources to those in need based on 1) level of need, 2) appropriate housing interventions, and 3) available housing

resources within the Coordinated Entry System (CES). The Continuum of Care implemented Version 3.0 of the tool on March 4, 2024, with the migration to a new HMIS software.

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

The County issues a Notice of Funding Availability (NOFA) requesting that interested agencies apply for ESG eligible activities. After submittal of the applications, a non-conflicted grant review committee reviews the applications and makes funding recommendations to the full Homeless Services Oversight Council (HSOC). The full HSOC then makes final funding recommendations. These recommendations are noticed in the local newspaper, website and social media for public review and comment. The funding recommendations are presented to the Board of Supervisors for review and approval at a publicly noticed hearing. This process is consistent with the Urban County's Community Participation Plan.

5. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Not applicable; a homeless and/or formerly homeless individual participates in the Homeless Services Oversight Council, the CoC governing body to consider policy and funding decisions related to the ESG program.

6. Describe performance standards for evaluating ESG.

The following are the performance standards for each program when evaluating ESG:

a. Emergency Shelter Programs

Ensuring assistance provided is reducing housing barriers:

- i. Eighty Percent (80%) of work orders, which include health and safety needs, will be responded to and solutions identified within two (2) business days.
- ii. Program and Facility Teams will review Quarterly Health and Safety Checklist & will have corrective actions documents.