

The logo is a dark blue silhouette of the County of San Luis Obispo. Inside the silhouette, the words "COUNTY of SAN LUIS OBISPO" are written in white, sans-serif, uppercase letters. The "of" is smaller and positioned between "COUNTY" and "SAN LUIS".

COUNTY
of SAN LUIS
OBISPO

The background of the entire page is a photograph of a rolling green landscape under a blue sky with white clouds. In the middle ground, there are green hills with some trees and a small, light-colored building. The foreground shows more greenery and a small stream or path.

County of San Luis Obispo Department of Social Services

2025 COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

Preface

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.

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. The results will inform the development of our five-year Consolidated Plan, guiding the allocation of funding for community development programs and projects.

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.

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Table of Contents

Preface.....	1
Introduction	3
Key Findings	3
Background.....	4
Community Development Block Grant.....	4
HOME Investment Partnerships Program	5
Emergency Solutions Grant	5
Purpose	6
Community Outreach.....	7
Methodology	9
Data Analysis.....	9
Results	10
Demographics.....	10
Housing Experience.....	17
Identified Needs	20
Public Services	20
Housing Facilities.....	22
Housing Services.....	23
Public Infrastructure.....	24
Public Facilities.....	25
Recommendations	26
Appendices.....	27
Appendix 1 - 2025 Community Development Needs Assessment Survey	27
Appendix 2 – Sorted Public Comment.....	35
Health Care	35
Economic Development.....	48
Housing	51
Homelessness.....	96
Public Facilities and Infrastructure.....	105
Other Community Needs.....	116

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 a community's five-year Consolidated Plan, which outlines 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.

Key Findings

On September 3, 2024, the Homeless Services Division released an online Community Development Needs Assessment survey utilizing Microsoft Forms. A total of 918 responses were collected; a 264% increase in responses from the 2024 survey. The community members who participated in the survey prioritized housing facilities, public services, and public facilities as the highest level of need.

The community needs identified in the survey is an affirmation of the FY2024/25 First Tier Priorities established by the County of San Luis Board of Supervisors on November 7, 2023, which included Homelessness and Mental Health, and Housing and Economic Development.

The priorities identified from the Community Development Needs Assessment will be strategically aligned with the efforts to reduce homelessness per the [San Luis Obispo Countywide Plan to](#)

[Address Homelessness](#) that was approved by the Homeless Services Oversight Council on July 18, 2022, and adopted by the County of San Luis Obispo Board of Supervisors on August 9, 2022.

While reducing homelessness is the goal, solely building housing is not the answer. Reducing homelessness requires not just a physical increase in housing, but also requires increasing the services needed to support people to secure and retain housing. Reducing homelessness must also address specific barriers such as trauma, mental illness, addiction, and medical challenges. Attention must be placed on the individual needs that may differ by culture, language, family type, age, and an individual's specific experience with trauma.

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 all cities except for Grover Beach, which has opted to participate in the State's non-entitlement program.

Community Development Block Grant

The primary purpose of the Community Development Block Grant (CDBG) program is to promote community development activities that benefit at least fifty-one (51) percent low- and moderate-income individuals and improve overall living conditions.

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

- Providing decent housing.

- Creating suitable living environments.
- Expanding economic opportunities.

At least seventy (70) percent of the annual CDBG funds must be used for activities that benefit low- and moderate-income individuals. This ensures that the program is targeting those most in need of assistance, such as underserved neighborhoods or vulnerable populations.

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.

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. This assessment is essential for several key reasons. 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 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 (the 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 it 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 2024, staff estimate that the Urban County will receive approximately \$2.24 million in HUD grants for Program Year 2025. 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 2025 program year. Even though Public Services are identified as a high need, only 15% of CDBG funding can be allocated to public services projects during any grant period.

Action Plan	Approval by Board of Supervisors	CDBG	HOME	ESG	Total
Action Plan 2022	April 19, 2022	\$1,775,529	\$984,884	\$157,105	\$2,917,518
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	Considered in April 2025	\$1,668,952*	\$855,310*	\$146,598*	\$2,670,860*

**Numbers are estimates based on trends observed in previous years.*

Community members had multiple opportunities to provide input throughout this process, ensuring their voices contributed to the development of effective strategies. Notably, the 2025 Action Plan will be the first Action Plan of the newly developed five-year Consolidated Plan.

As part of this process, community members completed the Community Development Needs Assessment Survey, which categorized activities into five broad areas of focus:

1. Public Services: This includes essential services such as homelessness support.
2. Housing Facilities: This category covers the development of affordable housing options.
3. Housing Services: Activities here include down payment assistance programs.
4. Public Infrastructure: This encompasses improvements to critical infrastructure, such as sidewalks.
5. Public Facilities: This area includes facilities for services like substance use treatment.

These examples illustrate just a few of the community needs that can be addressed through feedback collected. Engaging the community in this assessment not only ensures that their voices are heard but also promotes accountability in how public funds are spent. Ultimately, the Community Development Needs Assessment is designed to be strategic, inclusive, and focused on creating lasting positive impacts for all residents.

Community Outreach

The Community Development Needs Assessment gathered input from community members through six workshops and an online survey.

The workshops were planned and conducted by County staff members and included an overview of the objectives of the assessment, an overview of the Consolidated Plan and Action Plans, and examples of projects supported throughout the region based on the priorities identified by previous needs assessments. Each workshop offered attendees the opportunity to ask questions and discuss

community needs. All attendees were encouraged to complete the survey either online at slocounty.gov/CommunityDevelopment or in paper format.

Five of the workshops were held in-person and at five different locations:

- Morro Bay Community Center Multipurpose Room, 1001 Kennedy Way, Morro Bay on September 17, 2024
- Paso Robles City Council Chambers, 1000 Spring Street, Paso Robles on September 18, 2024
- Atascadero Martin Polin Community Room on the 2nd floor of Atascadero Library, 6555 Capistrano Ave, Atascadero on September 23, 2024
- South County Regional Center, 800 W. Branch St., Arroyo Grande on September 25, 2024
- Department of Social Services, 3433 S. Higuera Street, Room 101, San Luis Obispo on September 30, 2024

The sixth workshop was held virtually using Zoom Workplace software on October 2, 2024. All in-person workshops were held from 6-7 P.M. and the virtual workshop was held from 12-1 P.M.

The Community Development Needs Assessment was promoted to the community through traditional media, social media, and at community-facing events. County staff released a press release and a public notice on September 3, 2024, and received published coverage from seven different media groups, resulting in seven news articles or televised segments and five interviews. Of the five interviews, two were conducted in Spanish on a Spanish-speaking radio station.

On social media, the County published 46 posts across three different social media platforms – Facebook, Instagram, Nextdoor, and Reddit. Of the 46 posts, 11 of them included payment to promote to larger audiences and six were in Spanish. There were 101,913 organic impressions and 38,776 paid impressions across the four social media platforms. County staff also worked with local organizations, agencies, and advocacy groups to promote the CDNA through their social media channels and newsletters.

In addition, the CDNA was promoted at community events using large poster boards and handouts and through posted flyers in local libraries and community-facing County offices.

All community outreach efforts directed people to the County of San Luis Obispo's Community Development website – slocounty.gov/CommunityDevelopment. Between September 3, 2024, and October 6, 2024, the Community Development website received 2,164 visitors, demonstrating a 42.4% conversion rate for website visitors to complete the online survey.

Methodology

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

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

Only activities that are eligible within the HUD Consolidated grants were listed for ranking within five different, overarching categories: public services, housing facilities, housing services, public infrastructure, and public facilities. For each activity within each category, respondents were able to respond with their perceived community need.

Each ranking question had the option of high need, moderate need, low need, no need, and no opinion. The last question on the survey was open for free response to allow community members to convey additional needs and priorities they might have felt were not covered in the survey.

Free response answers were coded based on the content of each comment. If there was more than one theme in a single comment, that comment was coded for multiple themes. See Appendix B 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 for each category and for each activity, 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 four, with one being no need and four being high need. The response "No Opinion" was removed before data analysis. After coding each response to their respective values, the average was measured for each activity in a category.

Once the average was known for each activity within the category, an average was calculated for the entire category to determine the weighted average. This weighted average allowed for comparison of level of need for each activity, relative to the average of the entire category. For example, the weighted average for public services was 3.149 and the average response for youth services was 3.213. Since the average for youth services is higher than the weighted average, youth services can be considered a higher need than activities that fall below the weighted average.

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

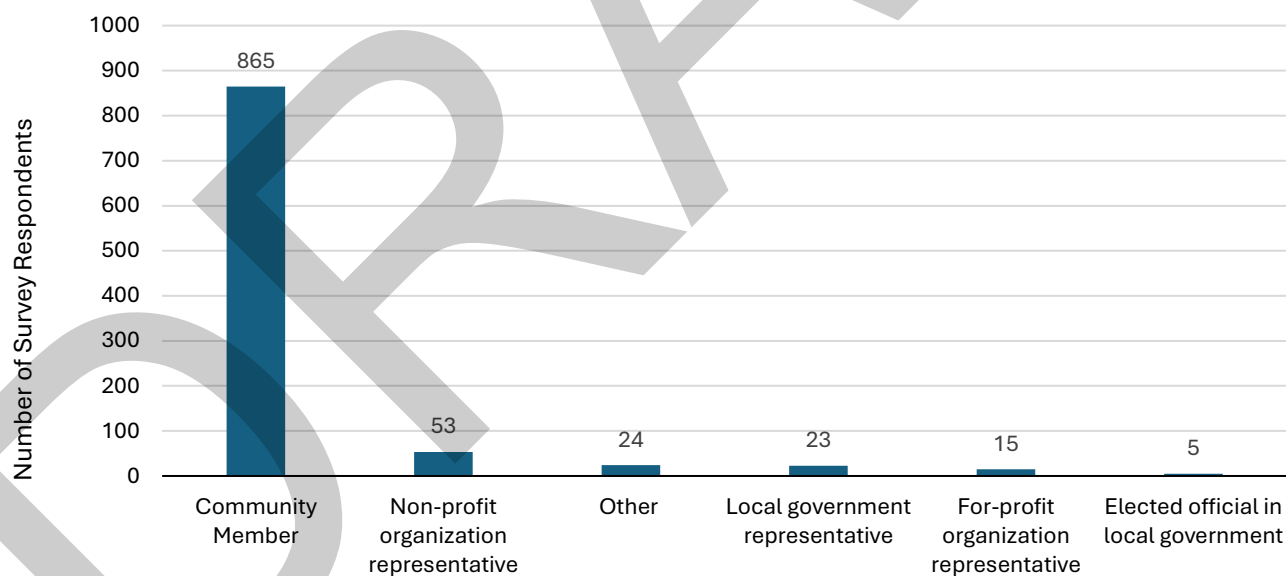
Results

The survey consisted of 17 to 20 questions and asked respondents to provide demographic information, experiences, and their assessment of potential community needs in San Luis Obispo County.

Demographics

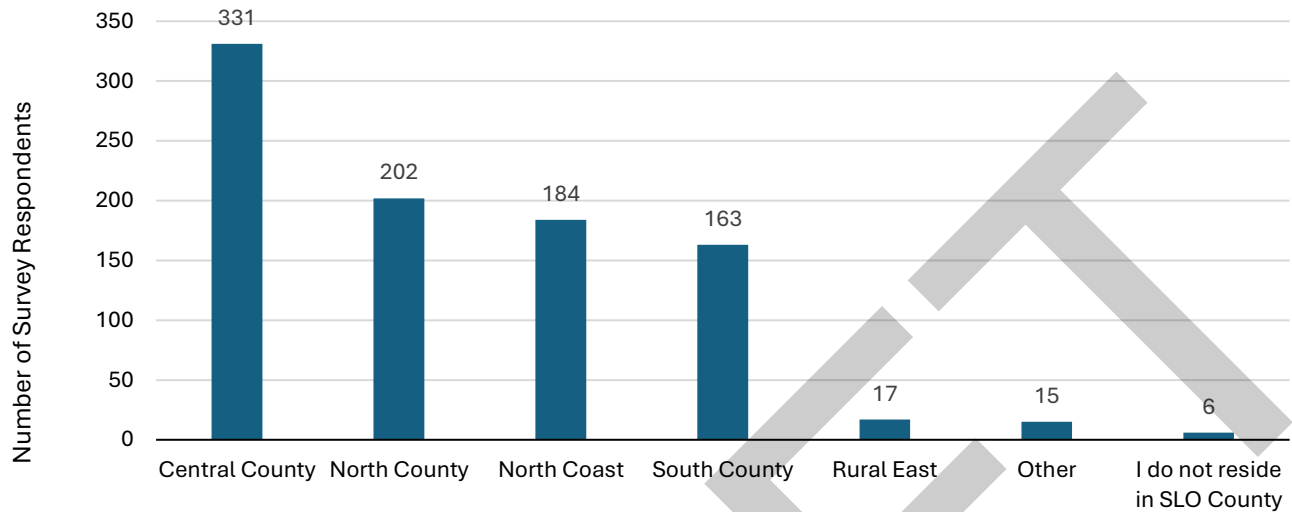
The first portion of the survey characterized the demographics and identities of those responding to the survey. Respondents were asked questions regarding their employment status, housing, and income bracket, and where they primarily lived and worked. The following information are the results of those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

In what capacity are you responding to this survey?



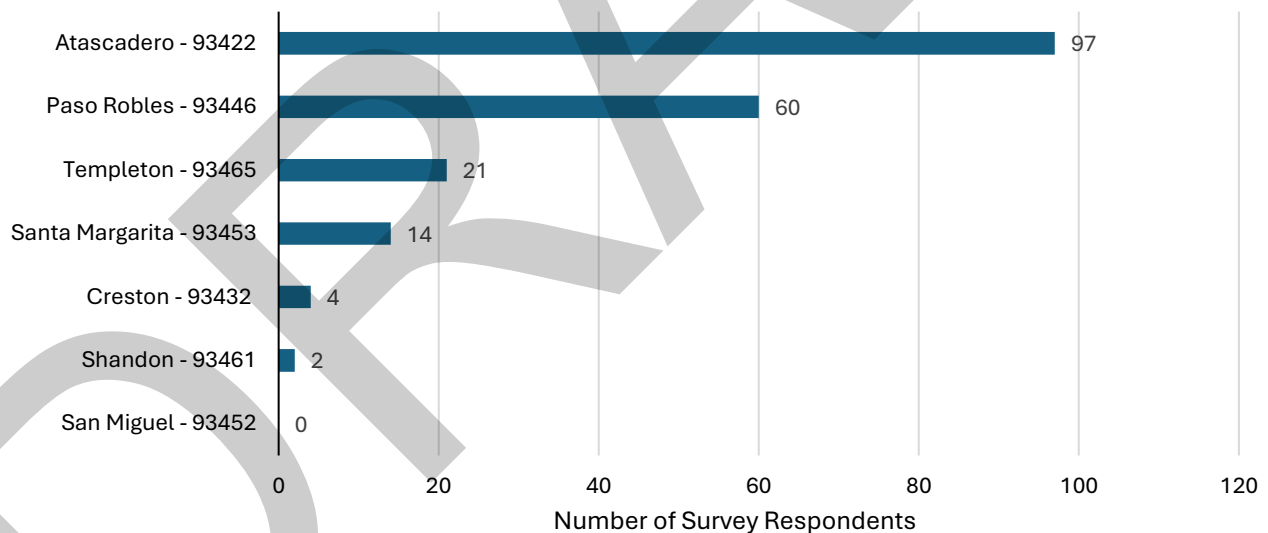
Of the 918 responses submitted, 87% identified as community members ($N^1=865$).

What region of the county do you primarily reside in?



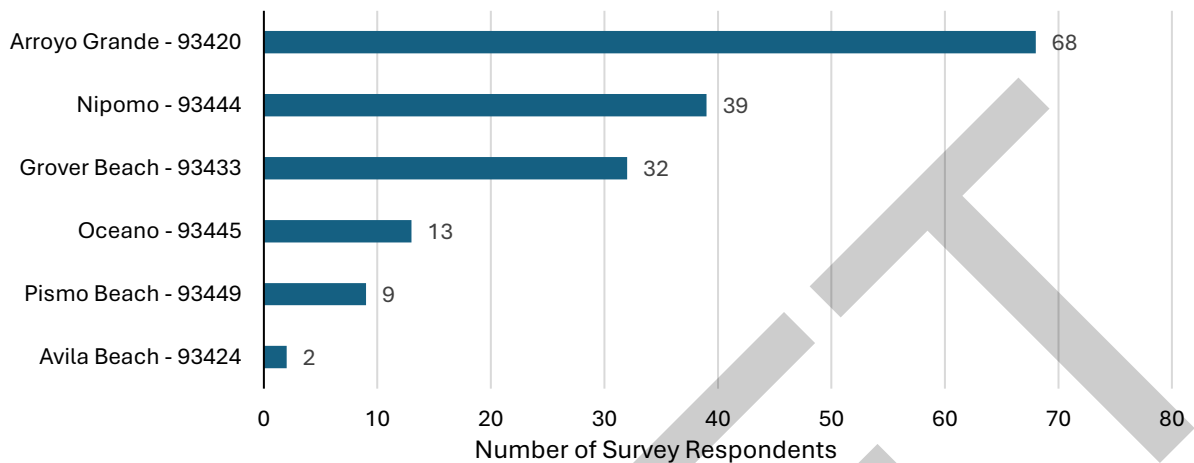
36% of respondents lived in Central County (N=331), 22% lived in North County (N=202), 20% lived in North Coast (N=184), and 17% lived in South County (N=163).

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



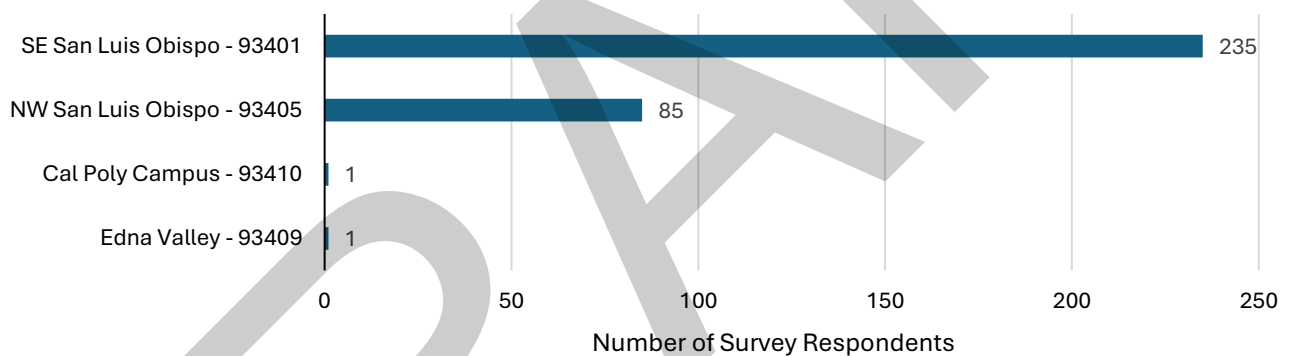
48% of North County respondents lived in Atascadero (N=97), 29% lived in Paso Robles (N=60), 10% lived in Templeton (N=21), and 6% lived in Santa Margarita (N=14).

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



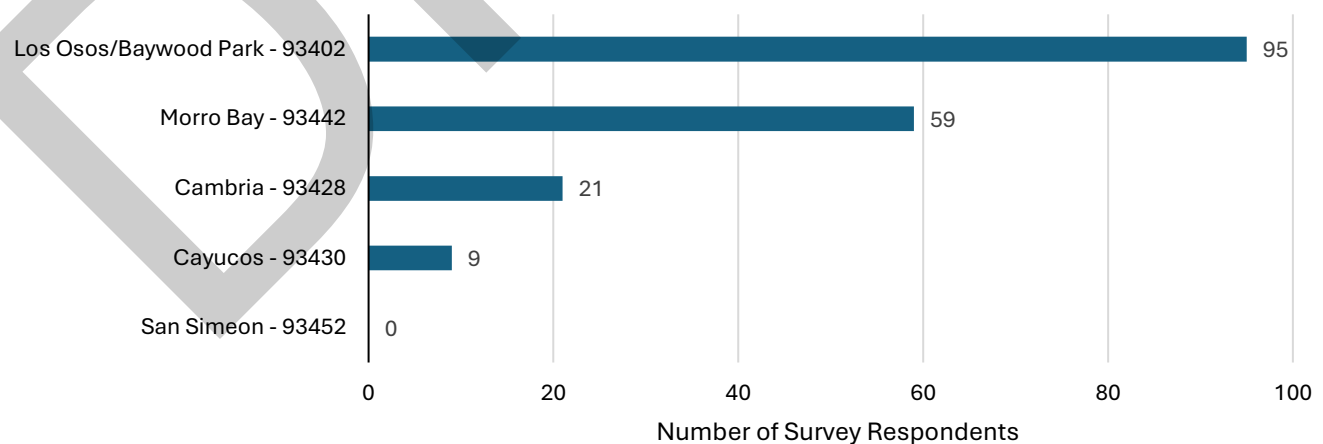
41% of South County respondents lived in Arroyo Grande (N=68), 23% lived in Nipomo (N=39), 19% lived in Grover Beach (N=32), 7% lived in Oceano (N=13), and 5% lived in Pismo Beach (N=9).

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



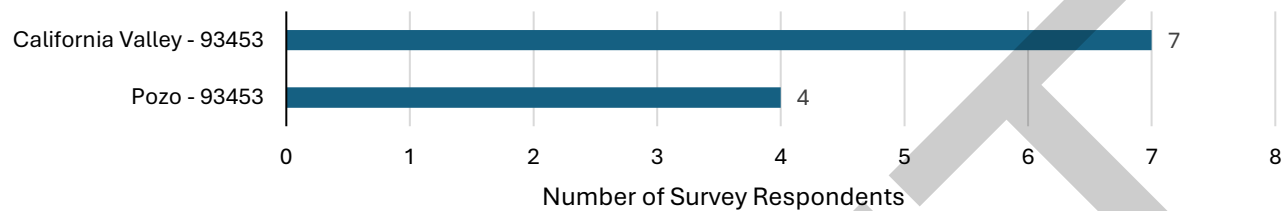
68% of Central County respondents lived in Southeastern San Luis Obispo (N=235), and 24% lived in Northwestern San Luis Obispo (N=85).

If you primarily reside in the North Coast, please select your zip code.



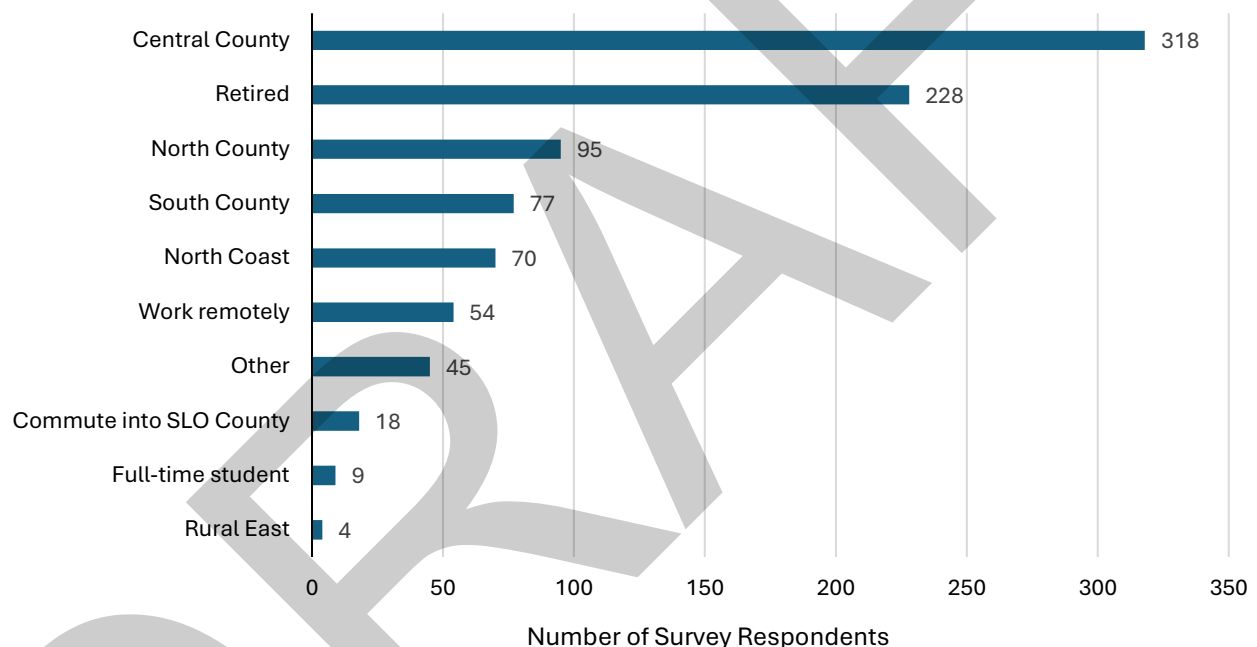
51% of North Coast respondents lived in Los Osos/ Baywood Park (N=95), 31% lived in Morro Bay (N=59), 11% lived in Cambria (N=21), and 4% lived in Cayucos (N=9).

If you primarily reside in the Rural East, please select your zip code.



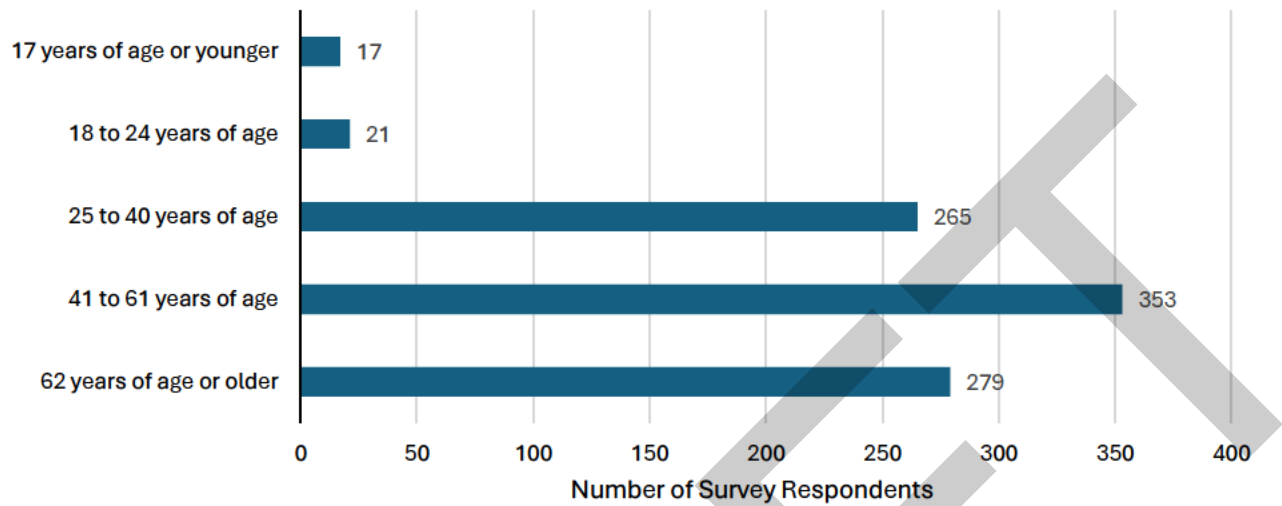
64% of respondents lived in California Valley (N=7) and 36% lived in Pozo (N=4).

What region of the county do you primarily work in?



34% of respondents work in the Central County (N=318), 24% are retired (N=228), 10% work in North County (N=95), 8% work in South County (N=77), 7% work in the North Coast (N=70), and 5% work remotely for an entity outside of San Luis Obispo County (N=54).

How old are you?



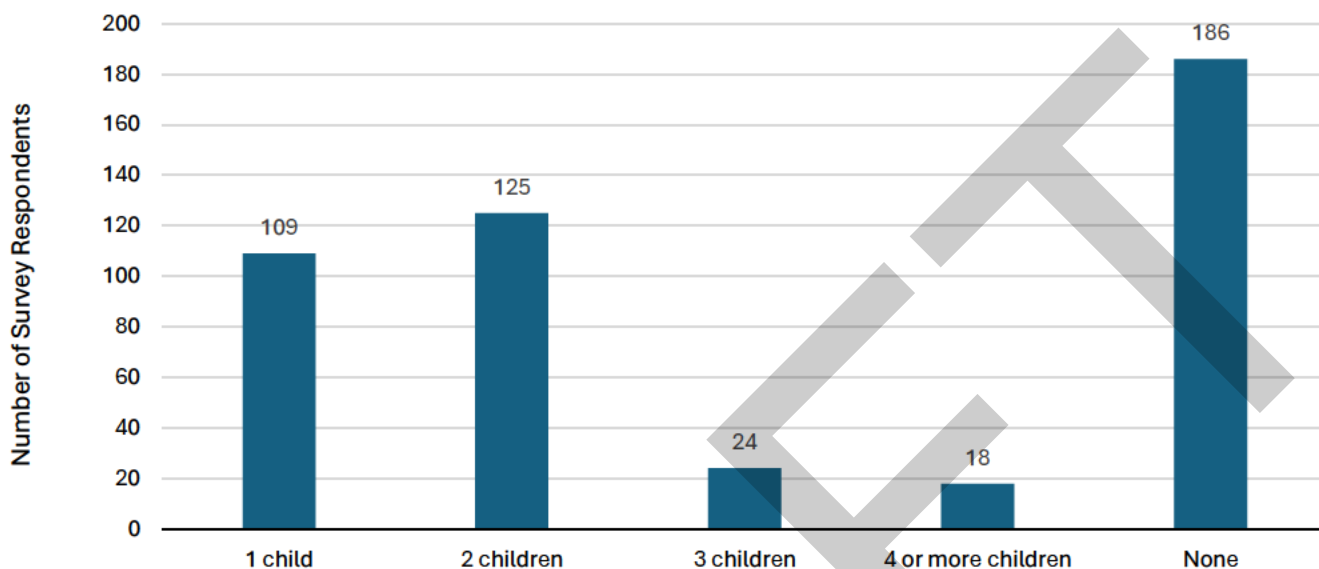
38% of respondents were 41 to 61 years of age (N=353), 30% were 62 years of age or older (N=279), 28% were 25 to 40 years of age (N=265), and 2% were 18 to 24 years of age (N=21).

Are you a parent or guardian to any children, including those over 18 years of age?



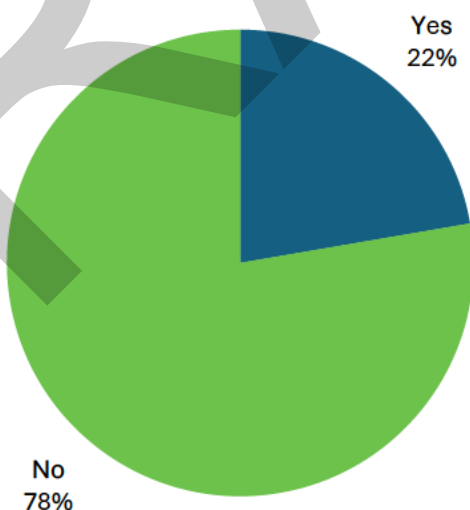
50% of respondents are a parent or guardian, including those over 18 years of age (N=462), and 49% respondents are not (N=456).

How many dependents under 18 (children, foster youth, or those under guardianship) live with your household?



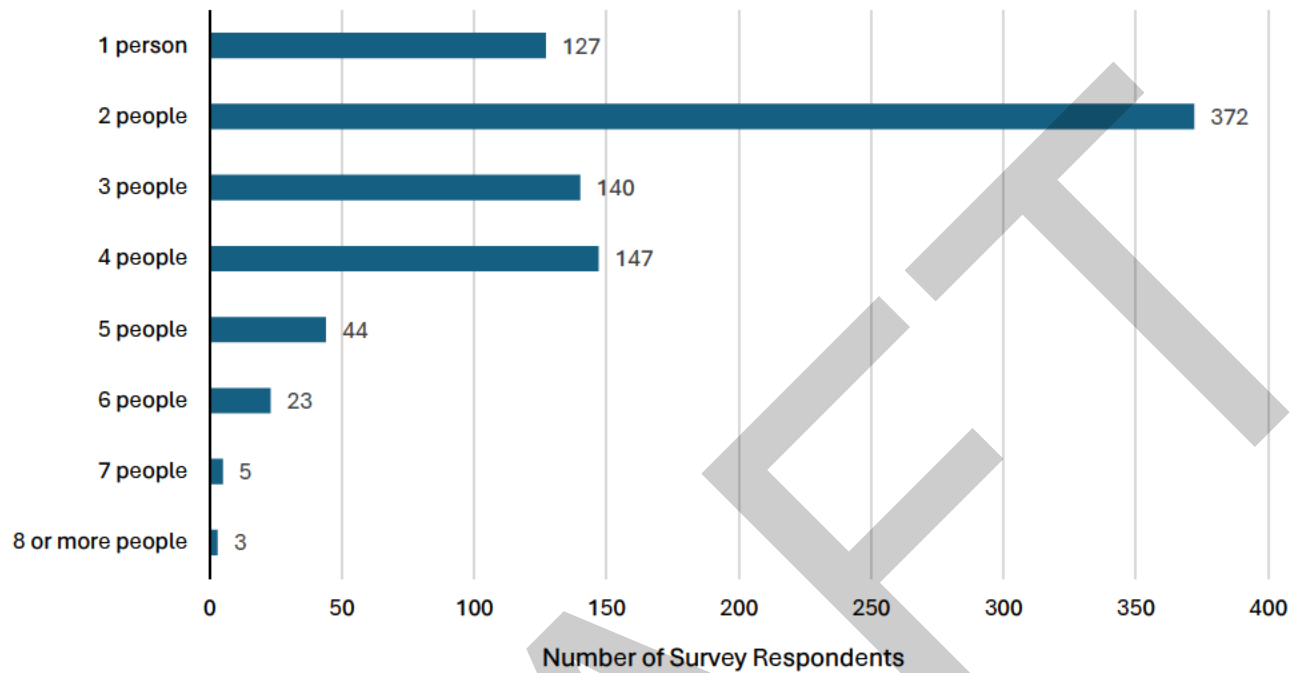
40% of respondents did not have any dependents under the age of 18 living with their household (N=186), 25% had two children (N=125), 23% had one child (N=109), 5% had three children (N=24), and 3% had four or more children (N=18).

Do you have any adult children or former dependents over the age of 18 currently living with you?



77% of respondents did not have any adult children or former dependents over the age of 18 currently living with them (N=359), and 22% did (N=103).

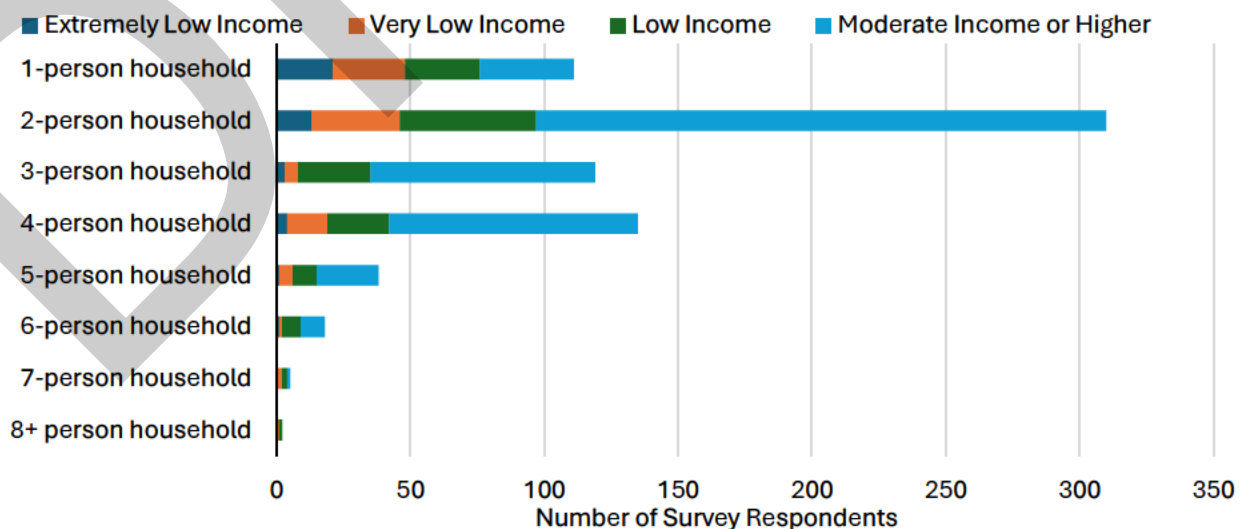
In total, how many people live in your household?



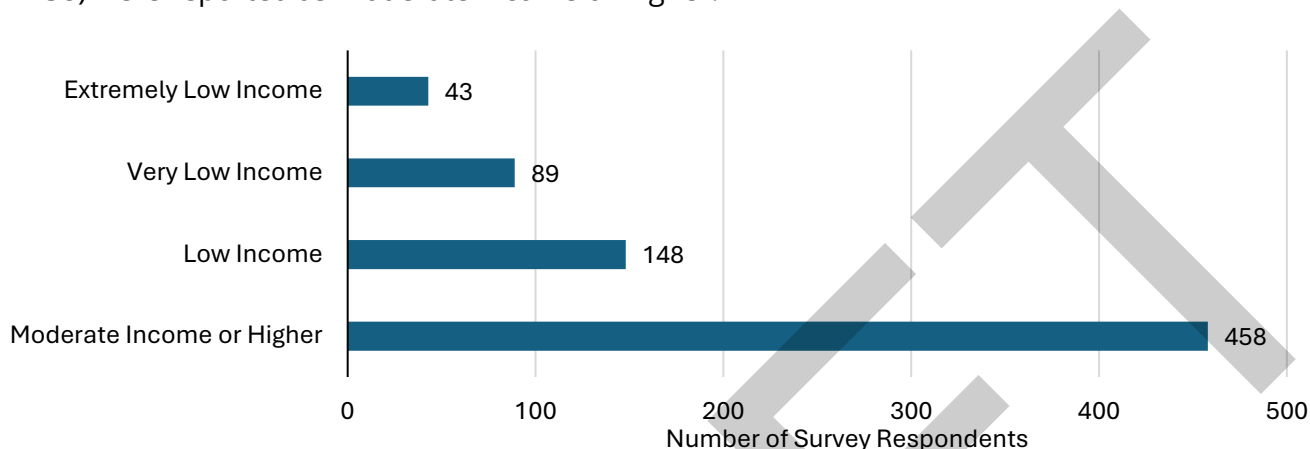
43% of respondents had two people living in their household (N=372), 17% had four people (N=147), 16% had three people (N=140), 14% had one person (N=127), 5% had five people (N=44), and 2% had six people (N=23).

What is your household's gross annual income?

For this question, respondents were provided four choices of income brackets that represented the 2024 State Income Limits set by the California Department of Housing and Community 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.



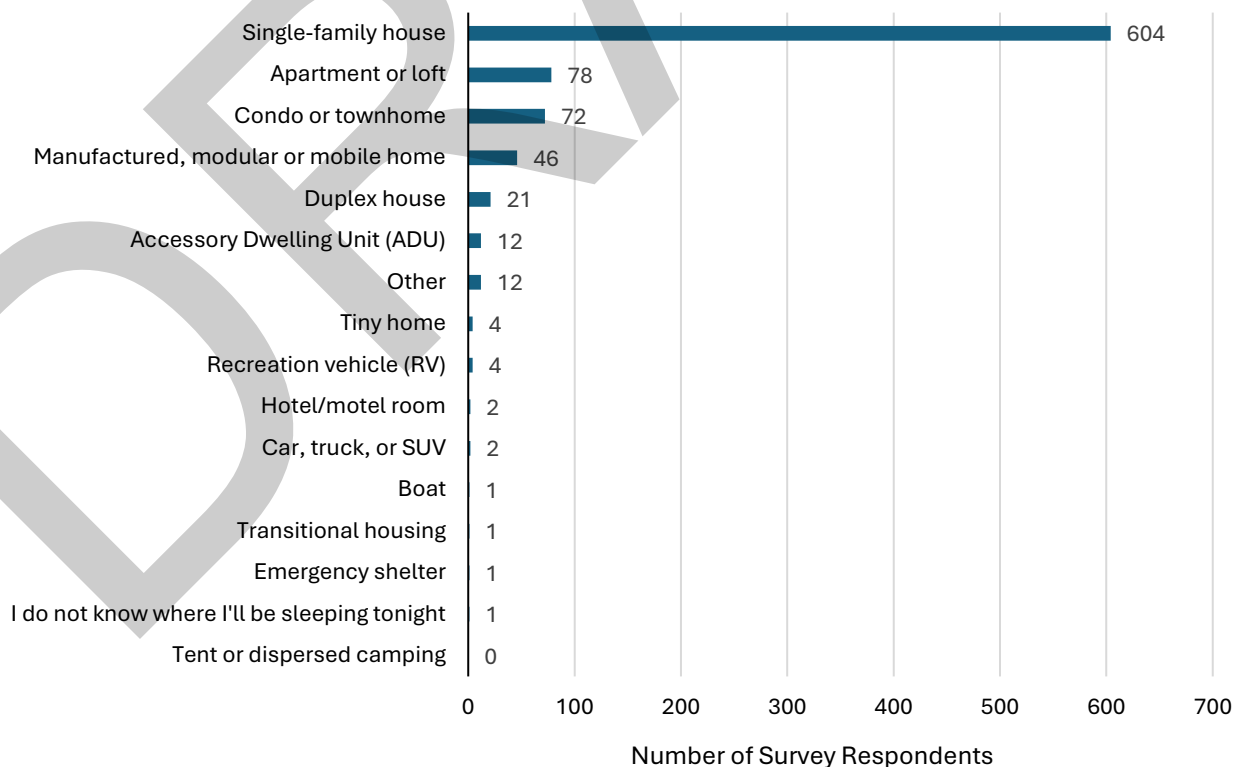
Of the 738 respondents to this question, 6% (N=43) were reported as extremely low income, 12% (N=89) were reported as very low income, 20% (N=148) were reported as low income, and 62% (N=458) were reported as moderate income or higher.



Housing Experience

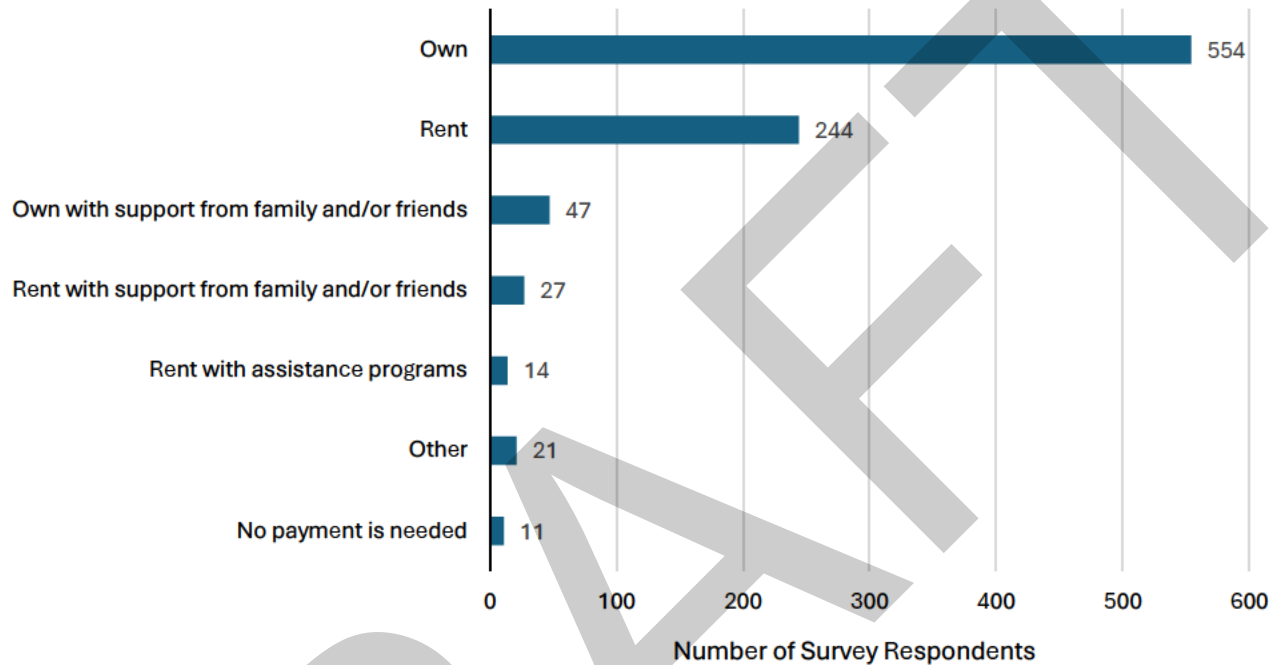
The second portion of the survey focused on the housing experience of the respondent. Respondents were asked questions regarding their primary residence type, their experience finding housing, and housing costs relative to their household income. The following information are the results of those questions.

What type of place do you primarily reside in?



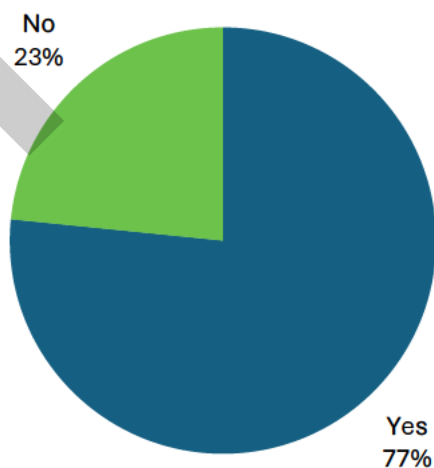
70% of respondents reside in a single-family house (N=604), 9% reside in an apartment or loft (N=78), 8% reside in a condo or townhome (N=72), 5% reside in a manufactured, modular, or mobile home (N=46), 2% reside in a duplex house (N=21), and 1% reside in an Accessory Dwelling Unit (ADU) (N=12).

Do you rent or own your primary residence?



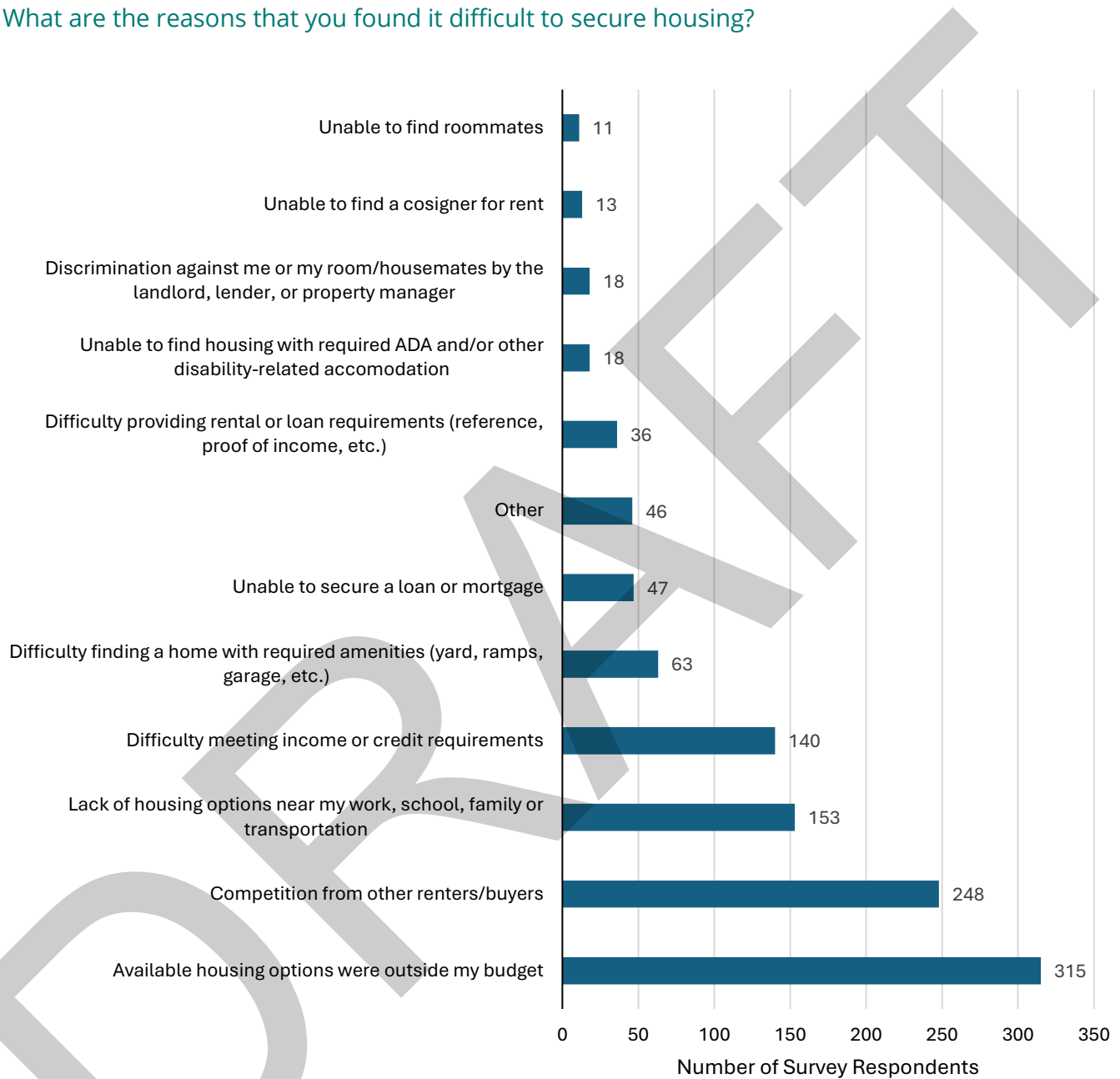
60% of respondents own their primary residence (N=554), 26% rent (N=244), 5% own with support from family and/or friends (N=47), and 2% rent with support from family and/or friends (N=27).

Since January 2020, have you found it difficult to secure housing within San Luis Obispo County?



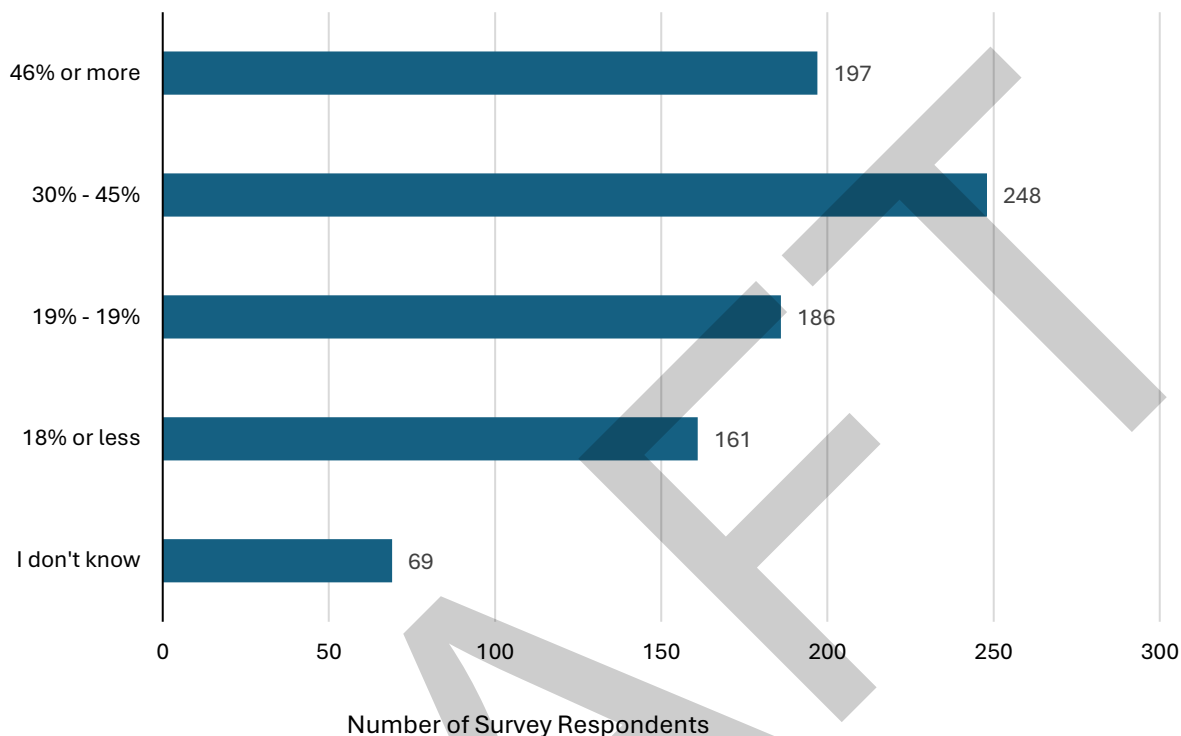
465 or 50% of all respondents have not looked for housing since 2020. Of those who have looked for housing since 2020, 77% had difficulty (N=347) and 23% did not have difficulty (N=106).

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



Of those who have had difficulty finding housing since 2020, 28% of respondents said this difficulty was related to affordability (N=315). This question allowed multiple responses per respondent.

Approximately what percentage of your household's gross monthly income goes towards housing costs?



51% of respondents are cost burdened by their housing costs (N=445), with costs being over 30% of their gross monthly income.

Identified Needs

The final portion of the survey asked respondents to rank different activities within five different categories – public services, housing facilities, housing services, public infrastructure, and public facilities. The activities 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. Respondents were asked to share their opinion on whether there was a high need, moderate need, low need, or no need for each activity in the San Luis Obispo County community. Respondents were also provided an option for no opinion for each activity.

Public Services

Public services ($\mu=3.149$) have the second highest weighted average; thus, it is considered the second highest need among all categories. Within public services, the three activities with the highest need are health care services ($\mu=4.574$), mental health services ($\mu=4.453$), and homeless services ($\mu=4.270$).

Activity	High Need	Moderate Need	Low Need	No Need	No Opinion	Average
Health care services	658 (71.7%)	189 (20.6%)	34 (3.7%)	13 (1.4%)	24 (2.6%)	3.669
Mental health services	605 (65.9%)	203 (22.1%)	41 (4.5%)	19 (2.1%)	50 (5.4%)	3.606
Homeless services	558 (60.8%)	211 (23.0%)	67 (7.3%)	47 (5.1%)	35 (3.8%)	3.450
Childcare services	450 (49.0%)	250 (27.2%)	63 (6.9%)	27 (2.9%)	128 (13.9%)	3.422
Substance use disorder services	444 (48.4%)	272 (29.6%)	63 (6.9%)	32 (3.5%)	107 (11.7%)	3.391
Services for youth at risk of or currently experiencing homelessness	392 (42.7%)	272 (29.6%)	104 (11.3%)	33 (3.6%)	117 (12.7%)	3.277
Senior services	336 (36.6%)	360 (39.2%)	82 (8.9%)	29 (3.2%)	111 (12.1%)	3.243
Youth services	306 (33.3%)	383 (41.7%)	80 (8.7%)	28 (3.1%)	121 (13.2%)	3.213
Services for survivors of sexual assault	249 (27.1%)	346 (37.7%)	102 (11.1%)	30 (3.3%)	191 (20.8%)	3.120
Services for survivors of domestic violence	248 (27.0%)	359 (39.1%)	104 (11.3%)	30 (3.3%)	177 (19.3%)	3.113
Transportation services	311 (33.9%)	345 (37.6%)	138 (15.0%)	41 (4.5%)	83 (9.0%)	3.109
Crime prevention	218 (23.7%)	355 (38.7%)	218 (23.7%)	45 (4.9%)	82 (8.9%)	2.892
Digital literacy services	114 (12.4%)	248 (27.0%)	249 (27.1%)	71 (7.7%)	236 (25.7%)	2.594
Translation services for non-English speakers	104 (11.3%)	310 (33.8%)	214 (23.3%)	98 (10.7%)	192 (20.9%)	2.579
Services for people with HIV/AIDS	91 (9.9%)	238 (25.9%)	241 (26.3%)	67 (7.3%)	281 (30.6%)	2.554
Weighted Average						3.149

Housing Facilities

Housing facilities ($\mu=3.161$) has the highest weighted average; thus it is considered the highest need among all categories. Within housing facilities, the three activities with the highest need are affordable rental housing ($\mu=3.712$), single family housing ($\mu=3.344$), and senior housing ($\mu=3.289$).

Activity	High Need	Moderate Need	Low Need	No Need	No Opinion	Average
Affordable rental housing	716 (78.0%)	116 (12.6%)	19 (2.1%)	25 (2.7%)	42 (4.6%)	3.712
Single family housing	474 (51.6%)	254 (27.7%)	38 (4.1%)	52 (5.7%)	100 (10.9%)	3.344
Senior housing	388 (42.3%)	305 (33.2%)	24 (2.6%)	98 (10.7%)	103 (11.2%)	3.289
Emergency homeless shelters	415 (45.2%)	268 (29.2%)	42 (4.6%)	88 (9.6%)	105 (11.4%)	3.272
Multi-family housing	368 (40.1%)	247 (26.9%)	46 (5.0%)	143 (15.6%)	114 (12.4%)	3.209
Housing for persons with disabilities	306 (33.3%)	316 (34.4%)	12 (1.3%)	156 (17.0%)	128 (13.9%)	3.202
Transitional housing	331 (36.1%)	282 (30.7%)	33 (3.6%)	148 (16.1%)	124 (13.5%)	3.183
Permanent supportive housing	332 (36.2%)	223 (24.3%)	49 (5.3%)	208 (22.7%)	106 (11.5%)	3.180
Housing for agricultural workers	266 (29.0%)	274 (29.8%)	59 (6.4%)	188 (20.5%)	131 (14.3%)	3.023
Accessory dwelling units (ADUs)	302 (32.9%)	232 (25.3%)	70 (7.6%)	134 (14.6%)	180 (19.6%)	2.977
Non-congregate interim housing	177 (19.3%)	200 (21.8%)	47 (5.1%)	382 (41.6%)	112 (12.2%)	2.946
High density housing	300 (32.7%)	222 (24.2%)	114 (12.4%)	149 (16.2%)	133 (14.5%)	2.921
Deed-restricted housing	147 (16.0%)	137 (14.9%)	62 (6.8%)	473 (51.5%)	99 (10.8%)	2.829
Weighted Average						3.161

Housing Services

Housing services ($\mu=3.016$) has the fourth highest weighted average; thus it is considered a low need among all categories. Within housing services, the three activities with the highest need are homelessness prevention ($\mu=3.490$), rental assistance ($\mu=3.252$), and emergency shelter ($\mu=3.165$).

Activity	High Need	Moderate Need	Low Need	No Need	No Opinion	Mean
Homelessness prevention	564 (61.4%)	207 (22.5%)	34 (3.7%)	45 (4.9%)	68 (7.4%)	3.490
Rental assistance	438 (47.7%)	238 (25.9%)	62 (6.8%)	78 (8.5%)	102 (11.1%)	3.252
Emergency shelters	340 (37.0%)	295 (32.1%)	35 (3.8%)	111 (12.1%)	137 (14.9%)	3.165
Utility assistance	304 (33.1%)	341 (37.1%)	37 (4.0%)	85 (9.3%)	151 (16.4%)	3.095
Transitional housing	286 (32.0%)	280 (31.4%)	44 (4.9%)	156 (17.5%)	127 (14.2%)	3.093
Down payment assistance	363 (39.5%)	231 (25.2%)	114 (12.4%)	118 (12.9%)	92 (10.0%)	3.054
Water conservation retrofits	288 (31.4%)	316 (34.4%)	42 (4.6%)	108 (11.8%)	164 (17.9%)	3.049
Housing rehabilitation	203 (22.1%)	315 (34.3%)	45 (4.9%)	215 (23.4%)	140 (15.3%)	2.962
Energy conservation retrofits	221 (24.1%)	324 (35.3%)	61 (6.6%)	133 (14.5%)	179 (19.5%)	2.898
Fair housing discrimination services	220 (24.0%)	253 (27.6%)	85 (9.3%)	193 (21.0%)	167 (18.2%)	2.839
Code enforcement	222 (24.2%)	243 (26.5%)	73 (8.0%)	171 (18.6%)	209 (22.8%)	2.822
Lead-based paint removal	108 (11.8%)	182 (19.8%)	91 (9.9%)	270 (29.4%)	267 (29.1%)	2.474
Weighted Average						3.016

Public Infrastructure

Public Infrastructure ($\mu=3.501$) has the fifth highest weighted average; thus, it is considered a low need among all categories. Within public infrastructure, the three activities with the highest need are high-speed internet infrastructure ($\mu=3.034$), water/sewer improvements ($\mu=2.984$), and sidewalk improvements ($\mu=2.931$).

Activities	High Need	Moderate Need	Low Need	No Need	No Opinion	Mean
High-speed internet infrastructure	317 (34.5%)	287 (31.3%)	59 (6.4%)	84 (9.2%)	171 (18.6%)	3.034
Water/sewer improvements	238 (25.9%)	336 (36.6%)	23 (2.5%)	116 (12.6%)	205 (22.3%)	2.984
Sidewalk improvements	286 (31.2%)	284 (30.9%)	57 (6.2%)	60 (6.5%)	231 (25.2%)	2.931
Accessibility improvements	211 (23.0%)	295 (32.1%)	52 (5.7%)	99 (10.8%)	261 (28.4%)	2.812
Street lighting	187 (20.4%)	298 (32.5%)	74 (8.1%)	80 (8.7%)	279 (30.4%)	2.714
Weighted Average						2.895

Public Facilities

Public facilities ($\mu=3.131$) has the third highest weighted average; thus, it is considered the third highest need among all categories. Within public facilities, the three activities with the highest need are health care facilities ($\mu=3.531$), mental health facilities ($\mu=3.483$), and childcare centers ($\mu=3.424$).

Activities	High Need	Moderate Need	Low Need	No Need	No Opinion	Mean
Health care facilities	571 (62.2%)	217 (23.6%)	13 (1.4%)	39 (4.2%)	78 (8.5%)	3.531
Mental health facilities	519 (56.5%)	240 (26.1%)	16 (1.7%)	67 (7.3%)	76 (8.3%)	3.483
Childcare centers	451 (49.1%)	262 (28.5%)	19 (2.1%)	114 (12.4%)	72 (7.8%)	3.424
Facilities for youth at-risk of or currently experiencing homelessness	390 (42.5%)	275 (30.0%)	21 (2.3%)	109 (11.9%)	123 (13.4%)	3.278
Facilities for older adults with cognitive impairments	342 (37.3%)	322 (35.1%)	14 (1.5%)	130 (14.2%)	110 (12.0%)	3.259
Addiction treatment facilities	373 (40.6%)	294 (32.0%)	33 (3.6%)	105 (11.4%)	113 (12.3%)	3.239
Homeless service centers	408 (44.4%)	275 (30.0%)	44 (4.8%)	71 (7.7%)	120 (13.1%)	3.236
Facilities for people with disabilities	272 (29.6%)	311 (33.9%)	24 (2.6%)	143 (15.6%)	168 (18.3%)	3.072
Public parks	279 (30.4%)	341 (37.1%)	38 (4.1%)	54 (5.9%)	206 (22.4%)	2.997
Senior centers	208 (22.7%)	359 (39.1%)	39 (4.2%)	136 (14.8%)	176 (19.2%)	2.941
Libraries	222 (24.2%)	336 (36.6%)	46 (5.0%)	85 (9.3%)	229 (24.9%)	2.881
Community centers	213 (23.2%)	325 (35.4%)	36 (3.9%)	97 (10.6%)	247 (26.9%)	2.871
Fire stations	205 (22.3%)	309 (33.7%)	43 (4.7%)	130 (14.2%)	231 (25.2%)	2.858
Accessibility improvements	160 (17.4%)	311 (33.9%)	56 (6.1%)	159 (17.3%)	232 (25.3%)	2.758
Weighted Average						3.131

Recommendations

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

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

Staff will present the findings to the County of San Luis Obispo Board of Supervisors during a public hearing on December 10th. Public comments will be accepted during the hearing. Comments provided during the Community Development Needs Assessment Survey and the Community Development Needs Assessment Hearing will be considered when evaluating projects for funding allocations and during the development of the 2025 - 2029 Consolidated Plan goals.

The following is a summary of the key housing and community development needs identified from the 2025 Community Development Needs Assessment Survey:

Housing Facilities

1. Affordable rental housing
2. Single family housing
3. Senior housing

Public Facilities

1. Health care facilities
2. Mental health facilities
3. Childcare centers

Public Infrastructure

1. High-speed internet infrastructure
2. Water/sewer improvements
3. Sidewalk improvements

Public Services

1. Health care services
2. Mental health services
3. Homeless services

Housing Services

1. Homelessness prevention
2. Rental assistance
3. Emergency shelters

Appendices

Appendix 1 - 2025 Community Development Needs Assessment Survey

2025 Community Development Needs Assessment

This survey is an opportunity to **share your thoughts, experiences, and community interests** regarding housing and community development needs you see in your community. Your feedback will be incorporated into the **2025-2029 Consolidated Plan** and the **2025 Action Plan**, which are strategic plans approved by the County, local Cities, and the Federal government to determine which public projects and programs are funded with federal and local grant dollars.

For more information regarding the Consolidated Plan and the County of San Luis Obispo's community development, please visit **slocounty.ca.gov/CommunityDevelopment**.

If you have additional questions, please reach out to Suzie Freeman, the Communications Program Manager for the County of San Luis Obispo's Homeless Services Division at sfreeman@co.slo.ca.us or 805-457-5007.

Your answers on this survey influence the community development funding priorities for the next five years. ***Thank you for taking the time to engage with us!***

This survey contains 17 to 20 questions and should take you 10 minutes or less. The survey will close on Sunday, October 6th at 11:59PM.

1. In what capacity are you responding to this survey? **select one answer**
 - 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 dorms)
 - 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)
 - 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?
- For this purpose, a household is defined as all people who live in a housing unit, including related and unrelated people.
- 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 a 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. 30-35%
 - 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 a 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.

27. Rank the level of need you see for the following **public services** in San Luis Obispo County:

High Need | Moderate Need | Low Need | No Need | No Opinion

Senior services
 Youth services
 Childcare services
 Transportation services
 Health care services
 Mental health services
 Substance use disorder services
 Homeless services
 Services for survivors of domestic violence
 Services for survivors of sexual assault
 Services for people with HIV/AIDS
 Digital literacy services
 Crime prevention
 Translation for non-English speakers
 Services for youth at risk of or currently experiencing homelessness

28. Rank the level of need you see for the following **housing facilities** in San Luis Obispo County:

High Need | Moderate Need | Low Need | No Need | No Opinion

Housing for persons with disabilities
 Senior housing
 Single family housing
 Affordable rental housing
 Deed-restricted housing
 Permanent supportive housing

Transitional housing
Emergency homeless shelters
Non-congregate interim housing
Multi-family housing
High density housing
Accessory dwelling units (ADUs)
Housing for agricultural workers

29. Rank the level of need you see for the following **housing services** in San Luis Obispo County:

High Need | Moderate Need | Low Need | No Need | No Opinion

Housing rehabilitation
Energy conservation retrofits
Water conservation retrofits
Rental assistance
Homelessness prevention
Utility assistance
Transitional housing
Emergency shelters
Fair housing discrimination services
Down payment assistance
Code enforcement
Lead-based paint removal

30. Rank the level of need you see for the following **public infrastructure** in San Luis Obispo County:

High Need | Moderate Need | Low Need | No Need | No Opinion

Water/sewer improvements
Street lighting
Sidewalk improvements
Accessibility improvements
High-speed internet infrastructure

31. Rank the level of need you see for the following **public facilities** in San Luis Obispo County:

High Need | Moderate Need | Low Need | No Need | No Opinion

Senior centers
Childcare centers

Public parks
Community centers
Health care facilities
Fire stations
Libraries
Accessibility improvements
Homeless service centers
Facilities for people with disabilities
Facilities for youth at-risk of or currently experiencing homelessness
Addiction treatment facilities
Mental health facilities
Facilities for older adults with cognitive impairments

32. Is there a housing and community development consideration for the 2025-2029 Consolidated Plan that you feel needs to be addressed within the community?

Appendix 2 – Sorted Public Comment

This section includes all answers to the last question in the Community Development Needs Assessment Survey, “Is there a housing and community development consideration for the 2025-2029 Consolidated Plan that you feel needs to be addressed within the community?”. In order to navigate this section more easily for the topics you are interested in, please return to the table of contents on Page 2 and select your topic of choice. 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**
- **Sobering Centers**
- **Substance Use Disorder Treatment Services**
- **Substance Use Disorder Treatment Facilities**

We need to solve the issue with getting more doctors here-it is unbelievable to have to wait a year to see a doctor, if you can even find an office who is accepting patients. We need to fix this.

Yes!! remove our rural designation so we can have more MD's here in our county. The lack of access to medical care is a community development need. Definitely rent control, section 8 access, and access to custodial care that stays in SLO County. Right now, people have to go outside of the county (sometimes to San Diego county) to receive custodial care because our local skilled nursing facilities won't take them. Psychiatric emergency care as well as access to geriatric psychiatrists is woefully lacking. Not sure this is the realm of what you are looking for but seems like a community development consideration since it feeds directly into programs that address the problems that arise in housing issues.

Health care, street lights, caregiver assistance, transportation needs for seniors, crime prevention, code enforcement in the community.

Plan to attract physicians. Housing credit, free housing, property tax credit, bonuses if they stay for 5 Years, etc. All these programs have been used for police or fire dept staffing. New physicians have big student loans, and A big cash bonus after five years would help pay off the loans.

My #1 issue/concern is the lack of doctors and limited healthcare facilities in the south county area especially.

Childcare and healthcare services

We need more healthcare services, particularly pediatric healthcare. We also need more affordable childcare services.

Senior care, including housing and health care. Health care in general - we need more doctors!

Our medical desert needs to be fixed - finding healthcare is almost impossible. Even for those of us with doctors, an "emergency" visit for a doctor takes MONTHS

We need affordable housing and affordable rent, both residential and business. We also are in dire need for medical professionals and need more jobs in general. there needs to be more cable providers for high speed internet. Some of the roads need some repair through out the county

Stop building new housing. We do not have enough resources. Concerns are healthcare, water, freeway, just to name a few. We do not want to become Orange County!

The EXTREME LACK of accessible MENTAL HEALTHCARE facilities , Rehabilitation Programs, CURRENT and effective medical equipment and care in ALL SLO County is the result for unhoused, preventable death, crime rate and rise in violence, the SUFFERING visible everywhere is due to NO RESOURCES. The County is not able to prevent anything without looking FIRST at this. The preventable DEATHS , most people's inability to navigate and or be online is a MAJOR factor to finding care (non existent anyway) this IS THE REASON for the LARGE POPULATION of our unhoused people, sick people and their families and children SUFFERING. The HORRIFIC FACT there is NO IMMEDIATE CARE for people in crisis even asking for help even begging!! I've witnessed a persons life or death in balance A VETERAN!!! This is shameful and a CRISIS. SLO County must provide IMMEDIATE TREATMENT AND HELP for ALL vulnerable people ranging from mental health care to alcoholics, drug addicted , and other vulnerable populations. The rehabilitation programs and mental health care- NON EXISTENT- SLO D&A. is OVERWHELMED AND CANNOT HELP, especially when critical! The wait time for help is MONTHS. Our Veterans are NOT MEDICAL CARE OR ANY care they need to LIVE! I JUST witnessed THE WORST NEGLIGENCE and PROVEN MALPRACTICE at SLO- VA - 'Dr.' [REDACTED] and staff at the VA SLO! Our Veterans saved lives , risked theirs and are SUFFERING! For YEARS a Veteran was ignored, hospitalized countless times, NEVER getting ANY medical attention from SLO- VA, NO mental health care NO REGULAR medical tests. I witnessed a Veteran ask for blood pressure test and BE DENIED at SLO-VA! 'Dr' [REDACTED] is supposed to be responsible and REFUSES to see our Veterans in person , provide REFERRALS FOR ALL VETERANS, it's the ONLY VETERANS RESOURCE!, He is mentally and physically absent, he sends in ' nurses' to say NO to ALL Veterans who ask for help. The appointment WAIT for a Veteran is 3 MONTHS! I was witness of A Veteran ALMOST DYING because of the SLO VA! I saved the life by taking emergent action but STILL cannot find access to proper IMMEDIATE CARE! The SLO -VA Center needs to be investigated IMMEDIATELY for malpractice. I have PROOF of this. The DIRE LACK of professional medical staff and accessible mental healthcare, NO Alcohol and Drug Rehabilitation Programs for ALL of the SLO County population who can't afford \$30,000 a month to get sobriety and mental health care IS the PROBLEM and needs IMMEDIATE ACTION. The last and VERY important MISSING CRITICAL issue is the FACT the school systems have NO EMERGENCY PLAN FOR THREATS AND SCHOOL VIOLENCE!!!!!!

The higher population from new housing needs more healthcare options in the area

Sanitariums

The homeless in downtown SLO are a bit out of control. There was never any crime, but I moved my business from the area because my clients were uncomfortable, being harassed, etc. These people are our community and should be treated as such, it seems to me that a lot are self-medicating and could benefit from proper health and mental health care. I appreciate the opportunity to share, thank you.
Public transportation and infrastructure improvements (cellular coverage, street surfaces) needed in Nipomo. We have inadequate primary-provider healthcare in the county and very limited options for those who seek non-denominational providers.
Continued bike safety improvements, addressing the health care desert, services for homeless populations, mental health care especially for youth, increasing childcare facilities.
San Luis Obispo is classified as "rural" for the purposes of healthcare insurance. That means lower billing rates for providers. This needs to change. San Luis Obispo is urban, with urban healthcare issues. This needs to change to attract more healthcare providers, especially primary care physicians.
We need to recruit and retain Medical professionals and medical specialists ^{SEP} SEP We need to build more housing
Access to more doctors, expansion of our medical health care system in slo including mental health professionals
We have health care facilities but not enough physicians. You did not ask questions about access to health care .
SLO County needs to do something about the CRITICAL need for primary care physicians and physician specialists in SLO, north county beach areas, and north county. This really is a "community development" problem. For the health of our communities, singles and families need to be self-supporting and, ideally, community-supporting. This becomes difficult to impossible when people have to wait for many months--even a year--to find a primary care physician taking new patients, when people suddenly find that their primary care physician has left, when people find that they can't get an appointment with a specialist. Poor health untreated can send people on a downward spiral to the point that they end up requiring public assistance. They can lose their jobs, their ability to pay rent, their homes. Yes! It's a community health emergency!
We need to provide enticements for health care providers to move here. Help with housing to offset the lower pay they receive in this area. Our shortage of Doctors in this area and long wait times to get an appointment is a major concern, especially to an aging population that requires more care each year. Perhaps lower interest rates on home loans or a help with down payment for Doctors and mid-level providers could be an attractive incentive to locate here.
In July 2022, a San Luis Obispo County Grand Jury investigation pointed out the deficiencies of the county mental health system, specifically for older adults with mental disorders who are taken to private service providers located outside of our SLO County. Several years ago a facility was to approved to be built in Templeton, but construction has yet to start. Why?

Mental Health Services

homelessness and mental health and need for affordable housing tiny homes perhaps

There is a severe shortage of sober living and transitional housing after people leave residential rehab treatment, so they end up back on the streets to "wash, rinse and repeat." Extended stays in residential rehab facilities (after the initial maximum of 90 days) under a second tier level for up to six months would be one way help with the transitional and sober living housing shortage and prevent relapse. Mental health services are critically low for many who need affordable and reliable counseling. The homeless shelter on Prado is, according to those who have experienced staying there, a drug den where any and all illicit substances are readily available. People who need homeless sheltering and are not "using" or do not have severe mental health needs often prefer living in their cars (if they even have one) to avoid the Prado shelter but there are those who have NO car and NO housing who need a SAFE place with some privacy even in a subsidized shelter like Prado. Often these people have poor credit and low paying jobs that forever close the renting option. Mentally ill people who are a danger to others and to themselves need institutional care. I have had two terrifying experiences that lead me to that conclusion. The high-density housing springing up over every square inch of vacant space is an unaffordable blight. No one with a salary less than \$120k can afford purchasing or renting these townhomes. Lower income people (earning less than \$60k) have no where to go and building more of those \$800k+ townhomes is not a solution.

Providing housing for low and middle income families. Providing mental health and substance abuse services. Providing safe sanitary living spaces that aren't in or near waterways or public parks or roadways for the unhoused who don't want to live inside.

Huge need for more mental health services for adults and youth

Water/sewer improvements in Los Osos would be great. Especially to the water quality in Los Osos specifically. County wide, mental health & homelessness assistance would be great. Affordable housing, in slo for students & young professionals. Possibly a cap on rent increases or other solutions. Sexual assault & gender based violence is not just a cal poly issue, but a county issue, more support to training officers & hospital support staff as well as funding for lumina alliance.

Rental reduction, getting rid of this credit score of 650+ and three times the rent proof of income. High food costs, high gas costs is affecting people not able to pay rentals. Also on a different note, I would like to see a Narcan distribution box behind Wendy's on the riverbed walking path in remembrance of my son in law Ben Pharis who was killed by fentanyl. He had been clean and sober, relapsed on meth and died by fentanyl poisoning. If there had been a Narcan box at his location he would've have survived. There are always people in that same location doing drugs and we have passed Narcan out to others in that area after his death. We don't want anyone else to die from fentanyl and just would like a box there in case someone else overdoses. He wasn't alone and the person there could have saved his life if there had been NARCAN available. Thanks. We will try every way possible to get a box available in his name to help save others. There also needs to be lock boxes placed in the echo homeless shelter for their residents that have been accepted there on the 90 day

program. Ben was a resident there, worked full time, but has to leave his food groceries and personal items there when he went to work, and his food and items were stolen from his room on several occasions. This frustration led to his relapse. I propose that lockers be assigned to the residents there so their production items are protected and a sense of security and stability is achieved. I also see a HUGE need for family therapy services for families of addicts. We're missing that element here on the central coast. It isn't available through the SLO county drug and alcohol services or any methadone clinic. We need to see more family support who are also involved in the recovery process of the addict. Family Addiction Services. Also daily AA, NA, and Alanon meetings being available AT ECHO in Atascadero, Paso Robles and SLO as well as NARCAN distribution boxes at all locations.

Mental health and addiction

Mental health services / facilities are lacking.

Primary use of the federal funds should go towards homeless housing and mental health services. Secondary use of the funds should go towards infrastructure, and public parks (please do something nice with Tank Farm road, it really needs attention).

Re new housing: I think we should avoid sprawling single family home developments and work on infill and higher density building, going up and not out, in developed areas. Re homelessness, I think the majority of unhoused people have a correlated problem with addiction, so I would prioritize mental health treatment and addiction treatment and support along those lines. I would NOT support deed restricted housing. We've experienced that in our own family and the result is a few people get the deed restricted property at a good price, and they never move, and no one else gets a benefit.

Home space can be small, but should be for individuals or individual families, no dorms. For mental health, pets should be allowed. Agencies that can give assistance should be near and active. Feel there are so many government groups and non-profits trying to help with the homeless issue and no real, effective coordination is established. Understand the vast complications of this. Thank you for doing something.

Hopefully it's just my own circumstances but in my personal experience (which includes living within SLO city limits for over 20 years, working here for over 15 years, raising 3 children here and both having money and having nothing), the "services" being provided to the homeless population are like putting band-aids on severed arteries. The damage has been done and the band-aid won't do much. I feel wholeheartedly that a program needs to be developed and implemented that helps these people in this order (and while not having to be a resident at some place that they can make money off of them for being there for) - FIRST: Mental health evaluation and services. SECOND: PAID job training (since no one can afford to pay rent and pay for job training while also taking time off work, let alone keep a job while you're emotionally bleeding all over the place from unresolved mental anguish), THIRD: Job placement, FOURTH: Services that help them maintain employment and LAST: Housing placement. Then and only then will people actually start to flourish in these homes.... or better yet, when and if they get to step 4, they may be far enough along to not even need housing assistance! I am unsure of all the plan details but since I have lived within the city limits of San Luis Obispo for over 20 years, used to have a lot of money and now

struggle, I feel I have a good perspective for this and wanted to share as perhaps others are experiencing it too. The one thing I have noticed that has gotten worse and continues getting worse, is mental health decline. When your community and workforce is mistreated by both employers and landlords, it will only cause more damage and keep the cycle running. After moving into "affordable family housing" which I am currently paying over \$1500 a month for, everything in my life started getting harder and harder. I have NEVER struggled to find work but suddenly did from 2020 - now. I am hopeful at every new job but the stress level everywhere I go has SKYROCKETED. I am treated horribly here. I am a completely different person than I used to be but strive to get back to the mother I was before moving in here and the ball of sunshine I always was before 2006. I want to love this city as much as I did when I first got here so lets try to bring things back, help others and leave the greedy people out of it!

What to do with unhoused people who have mental health and or substance abuse disorders who refuse to utilize local support services and repeatedly violate local laws/codes (sleeping in the park, littering lots of places, not using bathrooms). I feel that at some point, people in this situation need to lose the privilege to continue what they are doing and be required to accept help (whatever help they really need) in a substance abuse and/or mental health facility. If they improve, then they can "earn back" their right to independent living. Arresting them and returning them back to an unhouse situation is a waste of taxpayer money.

Any developments within the Plan that will curtail homelessness, substance abuse, and mental health (as a whole) issues of those most in need including, but not limited to, seniors and youth. We also need to plan for proper and upscale care facilities for seniors, at a reasonable price, and offer education on the financial support they can receive through Medical and other state and federal funding resources. We need to take care of our advancing aged populations with dignity.

There needs to be a LARGE building for the homeless to go to that followed the harm reduction model. This should have an in house physician and psychologists to help people with their physical and mental health to get them off of the streets. They also need addiction services available here as well.

My biggest issue is the growing homelessness problem. Please don't handle this issue like San Francisco, LA, Sacramento, and San Diego are doing--they've been taking that approach for 30 years and only making the problem worse. Homeless camps are unsafe (for their residents and for the rest of the community), unsanitary, unsightly, and unfair to law-abiding citizens. We need solutions that TREAT substance abuse and mental health issues, not false solutions that only enable destructive behavior. Please enforce the law fairly and consistently for everyone in our community.

Homelessness and mental health should be major considerations

Mental Health Services we need more and easier access to

Mental health and childcare

Need strict rent control / lower rent, multi-unit housing, creative solutions like turning old big box stores into multi-unit cooperative housing or into safe temporary housing for

unhoused, strict requirements for short term rentals like AirBnBs so most housing is only allowed for long term housing / families, incentives for EarthShip and environmentally friendly building, more mental health care workers / services, required mental health crisis staff for situations that are not for law enforcement to handle when it's obviously mental health issue and mental health care facility vs. jail for the same individuals, increase medical providers in all categories.
Accessible mental health services of varying severity. Support for people with disabilities especially intellectual/developmental
Housing and mental services offered by agencies other than Transitions-Mental Health, there is a high level of dissatisfaction with their services and no other options for help
The homeless in downtown SLO are a bit out of control. There was never any crime, but I moved my business from the area because my clients were uncomfortable, being harassed, etc. These people are our community and should be treated as such, it seems to me that a lot are self-medicating and could benefit from proper health and mental health care. I appreciate the opportunity to share, thank you.
Continued bike safety improvements, addressing the health care desert, services for homeless populations, mental health care especially for youth, increasing childcare facilities.
Access to more doctors, expansion of our medical health care system in slo including mental health professionals
Mental health services, addiction treatment, and free/low cost housing for those experiencing homelessness.
I think our county puts way too much emphasis on pleasing everyone and not often following through on common sense solutions. People employed and paying their taxes and mortgages ^[1] And groceries don't have much sympathy for those who sit there with their hand out. Parks and wireless internet seem like a luxury when our creeks are full of refuse from the homeless hordes and the police are unable to prosecute any criminals....I'd like to see employed residents actually get some benefit to this ridiculous survey. Not much common sense implementation has happened lately in Ca. Take prop 19 for example which was snuck in on the ballot in 2020 and now families inheriting farms and properties are having to face serious financial hurdles or sell. But we can give someone down payment assistance? I say no. I do believe there should be mental health intervention for people that want it but the mentally ill usually don't. Instead they are catered to and their rights mean more than those of an employed and tax paying homeowner. People disliked be responsible for their actions and not rewarded for poor behavior or lifestyle choices.... Not all homeless or welfare recipients are crap but im tired of seeing my tax dollars wasted on programs that aren't working and that my family will Not benefit from.

Mental Health Facilities

Yes. the mental health system has too much power and is not supported by the newest information on forced mental health medication, side effects of antidepressants or psych med side effects. Forcing people off benzos or forcing antidepressants is causing more

issues and more homelessness. In order to get help for housing or care, they rules say no cannabis, yet it is legal. But the more harmful meds are forced in order to comply with housing rules. Being forced off medications that are potentially harmful if stopped to fast is required if the person wants a roof. Investigation into the mental health forced treatments and side effects is imperative... it is misappropriated in housing and schools... Medicating people to better control them and then ripping them off the meds because the prescribed meds are deemed overly used it harming society. If invisible illness is not at least involved in the process, many deserving people are left on the streets or forced to acquiesce if they want to survive. addiction terms and blame and mental health labels, given by barely educated pop psychologists is destroying people, causing more anxiety and fear. The misuse by the mental health people and gov to keep people medicated and to make money must be at least addressed as it applies to homelessness. Mental health has more meoney focused on it, yet more mental health issues and illness's are being reported. It isn't working to help but to continue the money flow.
We need more county mental health inpatient facilities. We need high speed internet managed by the county with subscriptions available to residents. Relying on business to create competition to lower rates is not readily feasible. Astound has fiber but is unable to retrofit installation to my complex.
Safety of children in location of mental health and addiction and homeless facilities should be paramount.
The county needs comprehensive in-patient mental health services for youth and adults
Please get the mentally ill and addicted off our streets and into care facilities. Build housing for the many working citizens who cannot afford homes here. Our economic viability depends on both these things.
Mental health services / facilities are lacking.
I have an adult child with mental health disability and now from living homeless, a substance abuse issue. The Prado shelter offers help for men , but discriminate against women. She got into psych ward in slo, but will only keep them up to 2 weeks. A more permanent solution is highly needed! For almost 3 years trying to get her help. There are places, but she is always told that she is "beyond their scope" or "too bad off". On SSI there is no housing for that low of income or people with disability.
Local mental health facility
Supportive housing for the seriously mentally ill, especially schizophrenics
My biggest issue is seeing all the seriously mentally ill people roaming our streets, both major highways and downtown. I will do anything to avoid going downtown, it is too depressing. Rather than housing, I see the biggest issue is getting these desperate souls off the streets. It is no way to live and we can do better. I was told there are people on bikes roaming the streets addressing these folks but I have never seen them.
Mental health facilities
Mental Health facilities

Coring mental health and substance-abuse housing, that transition into low income housing. When these rental agencies are requiring three times the rent in income, most people are not qualifying to be able to rent
Mental Health and Substance Abuse facilities will provide the most benefit. Thank you!
More housing for mental health especially with the new conservatorship law in place.
Mental Health facilities, and housing for all age ranges experiencing or at risk for homelessness.
Housing for mentally ill adults aged 60+
Absolutely, we majorly need mental health support facilities
<p>The EXTREME LACK of accessible MENTAL HEALTHCARE facilities , Rehabilitation Programs, CURRENT and effective medical equipment and care in ALL SLO County is the result for unhoused, preventable death, crime rate and rise in violence, the SUFFERING visible everywhere is due to NO RESOURCES. The County is not able to prevent anything without looking FIRST at this. The preventable DEATHS , most people's inability to navigate and or be online is a MAJOR factor to finding care (non existent anyway) this IS THE REASON for the LARGE POPULATION of our unhoused people, sick people and their families and children SUFFERING. The HORRIFIC FACT there is NO IMMEDIATE CARE for people in crisis even asking for help even begging!! I've witnessed a persons life or death in balance A VETERAN!!! This is shameful and a CRISIS. SLO County must provide IMMEDIATE TREATMENT AND HELP for ALL vulnerable people ranging from mental health care to alcoholics, drug addicted , and other vulnerable populations. The rehabilitation programs and mental health care- NON EXISTENT- SLO D&A. is OVERWHELMED AND CANNOT HELP, especially when critical! The wait time for help is MONTHS. Our Veterans are NOT MEDICAL CARE OR ANY care they need to LIVE! I JUST witnessed THE WORST NEGLIGENCE and PROVEN MALPRACTICE at SLO- VA - 'Dr.' Camacho and staff at the VA SLO! Our Veterans saved lives , risked theirs and are SUFFERING! For YEARS a Veteran was ignored, hospitalized countless times, NEVER getting ANY medical attention from SLO- VA, NO mental health care NO REGULAR medical tests. I witnessed a Veteran ask for blood pressure test and BE DENIED at SLO-VA! 'Dr' Camacho is supposed to be responsible and REFUSES to see our Veterans in person , provide REFERRALS FOR ALL VETERANS, it's the ONLY VETERANS RESOURCE!, He is mentally and physically absent, he sends in ' nurses' to say NO to ALL Veterans who ask for help. The appointment WAIT for a Veteran is 3 MONTHS! I was witness of A Veteran ALMOST DYING because of the SLO VA! I saved the life by taking emergent action but STILL cannot find access to proper IMMEDIATE CARE! The SLO -VA Center needs to be investigated IMMEDIATELY for malpractice. I have PROOF of this. The DIRE LACK of professional medical staff and accessible mental healthcare, NO Alcohol and Drug Rehabilitation Programs for ALL of the SLO County population who can't afford \$30,000 a month to get sobriety and mental health care IS the PROBLEM and needs IMMEDIATE ACTION. The last and VERY important MISSING CRITICAL issue is the FACT the school systems have NO EMERGENCY PLAN FOR THREATS AND SCHOOL VIOLENCE!!!!!!</p>

1. Rent prices are extremely high and the market is super competitive when something becomes available at a reasonable price. 2. when a friend needed mental health support he had to be transported out of the county, it would be nice if we had more beds available

We need a real psychiatric hospital

Yes, mental health facilities and affordable housing

Sobering Centers

There is a severe shortage of sober living and transitional housing after people leave residential rehab treatment, so they end up back on the streets to "wash, rinse and repeat." Extended stays in residential rehab facilities (after the initial maximum of 90 days) under a second tier level for up to six months would be one way help with the transitional and sober living housing shortage and prevent relapse. Mental health services are critically low for many who need affordable and reliable counseling. The homeless shelter on Prado is, according to those who have experienced staying there, a drug den where any and all illicit substances are readily available. People who need homeless sheltering and are not "using" or do not have severe mental health needs often prefer living in their cars (if they even have one) to avoid the Prado shelter but there are those who have NO car and NO housing who need a SAFE place with some privacy even in a subsidized shelter like Prado. Often these people have poor credit and low paying jobs that forever close the renting option. Mentally ill people who are a danger to others and to themselves need institutional care. I have had two terrifying experiences that lead me to that conclusion. The high-density housing springing up over every square inch of vacant space is an unaffordable blight. No one with a salary less than \$120k can afford purchasing or renting these townhomes. Lower income people (earning less than \$60k) have no where to go and building more of those \$800k+ townhomes is not a solution.

Skilled nursing facilities for unhoused community members; detox facilities that serve females; more safe parking facilities/sites/programs.

Substance Use Disorder Services

Providing housing for low and middle income families. Providing mental health and substance abuse services. Providing safe sanitary living spaces that aren't in or near waterways or public parks or roadways for the unhoused who don't want to live inside.

Rental reduction, getting rid of this credit score of 650+ and three times the rent proof of income. High food costs, high gas costs is affecting people not able to pay rentals. Also on a different note, I would like to see a Narcan distribution box behind Wendy's on the riverbed walking path in remembrance of my son in law Ben Pharis who was killed by fentanyl. He had been clean and sober, relapsed on meth and died by fentanyl poisoning. If there had been a Narcan box at his location he would've have survived. There are always people in that same location doing drugs and we have passed Narcan out to others in that area after his death. We don't want anyone else to die from fentanyl and just would like a box there in

case someone else overdoses. He wasn't alone and the person there could have saved his life if there had been NARCAN available. Thanks. We will try every way possible to get a box available in his name to help save others. There also needs to be lock boxes placed in the echo homeless shelter for their residents that have been accepted there on the 90 day program. Ben was a resident there, worked full time, but has to leave his food groceries and personal items there when he went to work, and his food and items were stolen from his room on several occasions. This frustration led to his relapse. I propose that lockers be assigned to the residents there so their production items are protected and a sense of security and stability is achieved. I also see a HUGE need for family therapy services for families of addicts. We're missing that element here on the central coast. It isn't available through the SLO county drug and alcohol services or any methadone clinic. We need to see more family support who are also involved in the recovery process of the addict. Family Addiction Services. Also daily AA, NA, and Alanon meetings being available AT ECHO in Atascadero, Paso Robles and SLO as well as NARCAN distribution boxes at all locations.

Mental health and addiction

Separate the drug addicted from the rest of the homeless population. Drug addiction won't be solved by housing, public assistance or other traditional avenues used to support those who are homeless but WILL accept assistance and work to improve their position. Return to re-criminalizing drug use and apply mandatory compliance with treatment or jail to those who refuse or fail to comply. The only way an addict will be motivated to change is when using is more difficult than not using. The county needs to stop being an enabler to the drug addicted.

Re new housing: I think we should avoid sprawling single family home developments and work on infill and higher density building, going up and not out, in developed areas. Re homelessness, I think the majority of unhoused people have a correlated problem with addiction, so I would prioritize mental health treatment and addiction treatment and support along those lines. I would NOT support deed restricted housing. We've experienced that in our own family and the result is a few people get the deed restricted property at a good price, and they never move, and no one else gets a benefit.

Peoples self help housing build to own program has had great success. Do more of that. Re:homeless, those with addiction have to be provided assistance to become sober so that they can feel comfortable partaking of the spectrum of services offered to the homeless.

What to do with unhoused people who have mental health and or substance abuse disorders who refuse to utilize local support services and repeatedly violate local laws/codes (sleeping in the park, littering lots of places, not using bathrooms). I feel that at some point, people in this situation need to lose the privilege to continue what they are doing and be required to accept help (whatever help they really need) in a substance abuse and/or mental health facility. If they improve, then they can "earn back" their right to independent living. Arresting them and returning them back to an unhouse situation is a waste of taxpayer money.

Any developments within the Plan that will curtail homelessness, substance abuse, and mental health (as a whole) issues of those most in need including, but not limited to, seniors

and youth. We also need to plan for proper and upscale care facilities for seniors, at a reasonable price, and offer education on the financial support they can receive through Medical and other state and federal funding resources. We need to take care of our advancing aged populations with dignity.

The direction of the city of SLO is becoming increasingly hostile towards families and homeownership. Most new construction is in 3 bedroom single family homes or ADUs. Essentially, the new housing supply is geared towards single people or families with no or few children. Also, the attention within the homelessness issue is on housing. But housing alone is not going to help. The more important aspects are sobriety, job training, and ultimately getting folks to be productive members of society. That is how we advance as a city. Providing housing without these other components is simply enabling. The reality is that SLO and coastal California is expensive. It is probably unlikely that anything can be done to make it more affordable for homeless people. Let's stop kidding ourselves. Our primary responsibility should be to get people clean, if they need it, and build some life/employment skills. If there is no accountability towards these two goals, then the money is wasted. SLO in particular has lost sight of the goal, which is to create a welcoming, family friendly destination that improves the quality of life for its residents. Rather, we are just throwing money at ill conceived projects that might make us feel like we are doing something, but are not moving us in the right direction. The appeal of SLO has always been it's small town family friendliness; now it seems that the direction is to be a little San Francisco. The size and placement of Welcome Home Village on Johnson is absurd, downtown still suffers from big vacancies and the quality of new tenants is deteriorating, parking is expensive, homelessness is increasing, etc. Instead of looking at San Francisco and trying to emulate, let's look at SF and learn from their vast mistakes, most of which they are trying to claw back and correct now! Spend \$15 mil to locate WHV elsewhere. Spend it to create a community splash pad for kids, increase parking at Damon Garcia Fields, keep downtown clean, hire more staff at Sinheimer pool to have more open swim options for families, build more pickleball courts; make the city/county more desirable and kid friendly.

There needs to be a LARGE building for the homeless to go to that followed the harm reduction model. This should have an in house physician and psychologists to help people with their physical and mental health to get them off of the streets. They also need addiction services available here as well.

My biggest issue is the growing homelessness problem. Please don't handle this issue like San Francisco, LA, Sacramento, and San Diego are doing--they've been taking that approach for 30 years and only making the problem worse. Homeless camps are unsafe (for their residents and for the rest of the community), unsanitary, unsightly, and unfair to law-abiding citizens. We need solutions that TREAT substance abuse and mental health issues, not false solutions that only enable destructive behavior. Please enforce the law fairly and consistently for everyone in our community.

I believe the government should not control vacation rentals as they should have zero right to tell people what to do with their own property. I also believe the biggest issue with

homelessness is addiction problems by far. Let's address the addiction issues before wasting money to help these people who usually refuse to help Themselves.
Perhaps more outreach programs regarding substance abuse resources
Address the drug addiction problem for what it is rather than pretend it's the same as homelessness.
Overall I believe a better plan to combat drug use on our public streets needs to be created and enforced

Substance Use Disorder Facilities

Getting the homeless off of the streets and into drug and rehab facilities. Los Osos has seen a huge increase in hostile homeless around our community center and children. It's getting out of hand. Many thefts occurring as well. Keep our children and families safe!
Safety of children in location of mental health and addiction and homeless facilities should be paramount.
Please get the mentally ill and addicted off our streets and into care facilities. Build housing for the many working citizens who cannot afford homes here. Our economic viability depends on both these things.
Mental Health and Substance Abuse facilities will provide the most benefit. Thank you!
Do build treatment centers for tweakers, it will just encourage them to come to SLO.
The EXTREME LACK of accessible MENTAL HEALTHCARE facilities , Rehabilitation Programs, CURRENT and effective medical equipment and care in ALL SLO County is the result for unhoused, preventable death, crime rate and rise in violence, the SUFFERING visible everywhere is due to NO RESOURCES. The County is not able to prevent anything without looking FIRST at this. The preventable DEATHS , most people's inability to navigate and or be online is a MAJOR factor to finding care (non existent anyway) this IS THE REASON for the LARGE POPULATION of our unhoused people, sick people and their families and children SUFFERING. The HORRIFIC FACT there is NO IMMEDIATE CARE for people in crisis even asking for help even begging!! I've witnessed a persons life or death in balance A VETERAN!!! This is shameful and a CRISIS. SLO County must provide IMMEDIATE TREATMENT AND HELP for ALL vulnerable people ranging from mental health care to alcoholics, drug addicted , and other vulnerable populations. The rehabilitation programs and mental health care- NON EXISTENT- SLO D&A. is OVERWHELMED AND CANNOT HELP, especially when critical! The wait time for help is MONTHS. Our Veterans are NOT MEDICAL CARE OR ANY care they need to LIVE! I JUST witnessed THE WORST NEGLIGENCE and PROVEN MALPRACTICE at SLO- VA - 'Dr.' Camacho and staff at the VA SLO! Our Veterans saved lives , risked theirs and are SUFFERING! For YEARS a Veteran was ignored, hospitalized countless times, NEVER getting ANY medical attention from SLO- VA, NO mental health care NO REGULAR medical tests. I witnessed a Veteran ask for blood pressure test and BE DENIED at SLO-VA! 'Dr' Camacho is supposed to be responsible and REFUSES to see our Veterans in person , provide REFERRALS FOR ALL VETERANS, it's the ONLY VETERANS RESOURCE!, He is mentally and physically absent, he sends in ' nurses' to say NO to ALL Veterans who ask for help. The appointment

WAIT for a Veteran is 3 MONTHS! I was witness of A Veteran ALMOST DYING because of the SLO VA! I saved the life by taking emergent action but STILL cannot find access to proper IMMEDIATE CARE! The SLO -VA Center needs to be investigated IMMEDIATELY for malpractice. I have PROOF of this. The DIRE LACK of professional medical staff and accessible mental healthcare, NO Alcohol and Drug Rehabilitation Programs for ALL of the SLO County population who can't afford \$30,000 a month to get sobriety and mental health care IS the PROBLEM and needs IMMEDIATE ACTION. The last and VERY important MISSING CRITICAL issue is the FACT the school systems have NO EMERGENCY PLAN FOR THREATS AND SCHOOL VIOLENCE!!!!!!

I encourage strategies to make housing more affordable, from helping families purchase SFRs to affordable options for seniors needing a continuum of care. We very much need more SUD treatment residential programs!

Economic Development

Ultimately the quality of life we all experience in our community is not entirely decided by the money in our pocket (Does the money make the *insert pronoun*). Though stakeholders who are or have been in positions of financial authority do end up shouldering much more of the burden/responsibility of how "their" community is shaped (Not all stakeholders are the same). I appreciate all the work of state run, federal government agencies, and non-profit organizations that are trying to fill the gap in our society. Thank you to all who are trying to shed light on the complicated nature of economic systems and how they interface with human cognitive systems. Help support human cognitive growth, I can't force someone to change, they must decide to change on their own.

Community development should also include employment support and rehabilitation for those that are in a program or receiving services from county, state and federal dollars. It will stand a win-win if jobs to support the new infrastructure were available for those that benefit from it.

It would be nice to have more manufacturing jobs in North County. Also, a Costco and more entertainment facilities like "Boomers" would be nice to have in our area.

Improve quality of roads. Create more safe side walks and trails for all neighborhoods to enjoy outdoors. Support local small businesses. Create more affordable childcares. Financial assistant to families with elderlies to create safe and affordable dueling units for parents to live with their adult kids.

Add Room for disaster recovery in communities

The cost of living versus the ability to find work that aligns with that. There is no real work or industry here outside of cal poly

Eliminating parking requirements should be a priority in the 2025-2029 Consolidated Plan because it can increase housing supply, promote efficient land use, and support sustainable, transit-oriented development. This policy change can also foster greater equity and economic resilience by reducing car dependency and creating more vibrant, walkable communities.

Hopefully it's just my own circumstances but in my personal experience (which includes living within SLO city limits for over 20 years, working here for over 15 years, raising 3 children here and both having money and having nothing), the "services" being provided to the homeless population are like putting band-aids on severed arteries. The damage has been done and the band-aid won't do much. I feel wholeheartedly that a program needs to be developed and implemented that helps these people in this order (and while not having to be a resident at some place that they can make money off of them for being there for) - FIRST: Mental health evaluation and services. SECOND: PAID job training (since no one can afford to pay rent and pay for job training while also taking time off work, let alone keep a job while you're emotionally bleeding all over the place from unresolved mental anguish), THIRD: Job placement, FOURTH: Services that help them maintain employment and LAST: Housing placement. Then and only then will people actually start to flourish in these homes.... or better yet, when and if they get to step 4, they may be far enough along to not even need housing assistance! I am unsure of all the plan details but since I have lived within the city limits of San Luis Obispo for over 20 years, used to have a lot of money and now struggle, I feel I have a good perspective for this and wanted to share as perhaps others are experiencing it too. The one thing I have noticed that has gotten worse and continues getting worse, is mental health decline. When your community and workforce is mistreated by both employers and landlords, it will only cause more damage and keep the cycle running. After moving into "affordable family housing" which I am currently paying over \$1500 a month for, everything in my life started getting harder and harder. I have NEVER struggled to find work but suddenly did from 2020 - now. I am hopeful at every new job but the stress level everywhere I go has SKYROCKETED. I am treated horribly here. I am a completely different person than I used to be but strive to get back to the mother I was before moving in here and the ball of sunshine I always was before 2006. I want to love this city as much as I did when I first got here so lets try to bring things back, help others and leave the greedy people out of it!

We need responsible density. It would increase the economic base of our city and town centers. To do this we likely need to ease our parking restrictions. This will allow for developers to have enough units on a property to make projects pencil with the extremely high cost of land on the central coast. This would apply in downtown SLO and it would also apply in the heart of Oceano by the melodrama. Easing the ability of developers to increase densities will increase our housing supply which has the most direct positive impact on housing costs.

The direction of the city of SLO is becoming increasingly hostile towards families and homeownership. Most new construction is in 3 bedroom single family homes or ADUs. Essentially, the new housing supply is geared towards single people or families with no or few children. Also, the attention within the homelessness issue is on housing. But housing alone is not going to help. The more important aspects are sobriety, job training, and ultimately getting folks to be productive members of society. That is how we advance as a city. Providing housing without these other components is simply enabling. The reality is that SLO and coastal California is expensive. It is probably unlikely that anything can be done

to make it more affordable for homeless people. Let's stop kidding ourselves. Our primary responsibility should be to get people clean, if they need it, and build some life/employment skills. If there is no accountability towards these two goals, then the money is wasted. SLO in particular has lost sight of the goal, which is to create a welcoming, family friendly destination that improves the quality of life for its residents. Rather, we are just throwing money at ill conceived projects that might make us feel like we are doing something, but are not moving us in the right direction. The appeal of SLO has always been it's small town family friendliness; now it seems that the direction is to be a little San Francisco. The size and placement of Welcome Home Village on Johnson is absurd, downtown still suffers from big vacancies and the quality of new tenants is deteriorating, parking is expensive, homelessness is increasing, etc. Instead of looking at San Francisco and trying to emulate, let's look at SF and learn from their vast mistakes, most of which they are trying to claw back and correct now! Spend \$15 mil to locate WHV elsewhere. Spend it to create a community splash pad for kids, increase parking at Damon Garcia Fields, keep downtown clean, hire more staff at Sinheimer pool to have more open swim options for families, build more pickleball courts; make the city/county more desirable and kid friendly.

No. We do not have jobs here therefore giving handouts is not a long term solution

We need affordable housing and affordable rent, both residential and business. We also are in dire need for medical professionals and need more jobs in general. there needs to be more cable providers for high speed internet. Some of the roads need some repair through out the county

More "3rd space" buisness and services would be nice to see in the local area, especially if its available to a teen demographic

Housing affordability is inexorably tied to jobs. We need to attract and retain quality employers as job one. That is tied to (visible) homelessness, as San Francisco is well aware.

Need more grocery stores

Morro bay needs to have additional grocery store and pharmacy .

Housing is expensive. In order to afford housing, SLO residents need economic opportunity that pays wages commensurate with the cost of housing. We need economic activity development that creates jobs where people who live here can afford to live here.

Need more affordable/financial help for us hard working poor people

If SLO City would care about local citizen's and their input regarding doubling the population size of SLO, without roads to support the large growth of population. Reporting the truth. Our population has been 40000+ for years- and the census continues to say it's \$48000. Either you stopped counting Poly and CMC- I don't think ANYTHING going on in SLO is for the residents. It's all for \$\$\$\$. The new not needed parking structure being built on the corner of Monterey and Nipomo- just curious...are you trying to run life long locals out of business? Reis Mortuary buried my parents, my in laws, my husband and my son. They can't have services due to your need of a ridiculous high rise parking structure. This will probably send them straight out of business. I hope you are compensating them!

The city of SLO has spent an enormous amount of money converting streets to bicycle lanes resulting in a loss of many parking spaces. The bicycle lanes are used by VERY FEW people,

distract drivers and present confusion for many people. A total waste of taxpayers' money and very few people actually use them. There are much more pressing issues that would benefit more people. All of these new practices to save the environment are costing everyone way too much money

Nope, get building that nipomo mini city asap!

Housing:

- **Accessory Dwelling Units (ADUs)**
- **Affordable Housing**
- **Deed Restricted Housing**
- **Downpayment Assistance**
- **Flexible Housing Options**
- **Landlord Accountability**
- **Landlord Incentives**
- **Minor Home Repair**
- **Permanent Supportive Housing (PSH)**
- **Public Housing**
- **Housing Regulation Reform**
- **Rent Control**
- **Rental Registry**
- **Senior Housing**
- **Special Needs Housing**
- **Vacation Rental Restrictions**
- **Workforce Housing**
- **Zoning Reform**

ADUs

The County must make major headway on zoning reform and housing production incentives to address the underlying issue of lack of housing units. 95% of residential zoning in CA is single-family only and the current way of adding more units to those areas is an arduous process of ADUs and lot splits. Our county should be a leader in the state, but without zoning reform we will continue to fail to provide adequate housing.

More ADUs! There need to be more housing options for those in the middle. Not low income enough for low income housing, but that don't require a monthly income of \$8,000-\$10,000+ per month for a decent apartment or small house. Sometimes "low income" areas can have huge parking issues. And I've seen with some large apartment complexes, they become dangerous with a lot of calls to the PD for noise or other issues with neighbors. For example Bradley Gardens in Orcutt. A nice development is now overrun with many people living in

<p>small spaces and parking is impossible if you have more than one vehicle. How can we do high density housing but keep the quality up? How can we make it affordable for people to rent when landlords or other property owners rightfully want to maximize their income on their rental properties - there is no incentive to cater to mid income. I think creating bigger incentives for adding ADUs. Give incentives to property owners that rent out to pet owners. Thank you for addressing these huge challenges.</p>
<p>Building restrictions need to be relaxed to make it easier for people to build or to add an ADU to their property.</p>
<p>Lower building fees so homeowners can build ADU's. Mental health and addiction assistance is greatly needed. You should have included definitions to terms used in the questions.</p>
<p>Tax payers can't afford to support the housing cost of so many people. Also, by forcing builders to essentially give away housing at cost, it raises the cost to everyone else, creating a catch-22. Why can't the city or county build their own "low-cost" mini homes to sell? They can waive their own fees and cut out the middle-man. Also, the population is aging, we're going to need to allow for ADUs for aging parents, or build senior rentals/mobile homes, etc to be ready for the onslaught of aging adults.</p>
<p>ADU Homeless facilities</p>
<p>Residents in Los Osos able to build an ADU on their property. This would be a great alternative for the elderly who are on a fixed budget to live in an ADU for a reduced price.</p>
<p>First time home Byers need help buying a home. Low interest rates and down payment assistance- or. Rent to own option. ADU's should be allowed to be larger to house a family especially if the property is over an acre. Too many restrictions and not enough incentives to make it possible to build an ADU on my property. Nipomo has lots of acreage but</p>
<p>Expand home ownership and ADU grants</p>
<p>Home space can be small, but should be for individuals or individual families, no dorms. For mental health, pets should be allowed. Agencies that can give assistance should be near and active. Feel there are so many government groups and non-profits trying to help with the homeless issue and no real, effective coordination is established. Understand the vast complications of this. Thank you for doing something.</p>
<p>We need cheaper ways to get additional ADUs on properties that can support them, this current 1 per property limit despite some parcels being acres in size is ridiculous.</p>
<p>Too expensive to build an ADU on our property! 6 months and still waiting for required reports. They are so expensive therefore we are about to stop the project - we don't even have a bid yet! Crazy!! We're building a place for our granddaughter but now it looks unlikely!</p>
<p>I would like to see more dense housing options, and the codes to be modified so housing can be built upwards. It is nearly impossible for working class employees to live near their employment areas. <small>SEP</small> The only way we were able to buy a home in this area was with family help and by having a home-stay Airbnb in our home. We love having this option. It has been an incredible lifestyle for us and I would love to see more ADUs or relaxed standards for Airbnb permits, so more people could afford their housing. Creative on -roads for housing.</p>

Give people more incentive to build adu. Dedicate portion of land for safe parking in every city. Create emergency, transitional and permanent low income housing. Use housing vouchers to keep people in their homes. Understand that everyone has a story and not all who are homeless have mental, Sud or any other reason besides the lack of affordable housing in the area. Use the money from the block grants to actually help people who want and need it.

Affordable Housing

In Paso Robles, we need to prioritize people over profit. I see developers building "luxury" apartments, charging 3,00" minimum rent. Some of these developers don't have strict capacity regulations and I'm hearing about 2-3 families sharing apartments. Traffic is getting bad, and how much bigger can Paso get without having to do major improvements on roads and infrastructure? In my neighborhood in East Paso, a house goes up for sale and a luxury developer swoops it up, only to remodel and charge exorbitant rents. We need rent control!

We need more housing. Period. And not housing that is \$750k. We need more affordable housing. I've lived here my whole life. Make over \$125k and cannot afford to buy a house or even a condo.

The Central Coast is unaffordable for a great deal of people. Locals have had to move away. I don't know how someone with a moderate wage (e.g. \$50k a year) is able to afford to live here. I watch houses get sold in Morro Bay only to be completely re-done and be second homes for the wealthy that are occasionally used. Local housing stock is being lost and this area will only be for the wealthy soon.

We need more affordable housing in San Luis Obispo County. My generation is struggling to find and rentals or homes for sale that are not EXTREMELY out of budget.

less hi income condos and more affordable housing units

The dire need for affordable housing in Cayucos. No one who works here can afford to live here. The population of our school has shrunk dramatically.

More affordable housing

homelessness and mental health and need for affordable housing tiny homes perhaps

Consideration for appropriate new construction in cayucos. Affordable housing and not just high dollar housing for part time home owners.

More affordable housing

Affordable housing for lower middle/upper middle class.

affordability is highest priority

Very frustrating that as a single parent with a career job, above the market pay, still cannot qualify or find permanent housing in the five cities where I have lived and raised 4 kids for 25 years. The landlord keeps raising the rent. Even with a partner putting us in the higher earning bracket we have to look at Santa Maria or Nipomo IF you can find a house.

There is a severe shortage of sober living and transitional housing after people leave residential rehab treatment, so they end up back on the streets to "wash, rinse and repeat."

Extended stays in residential rehab facilities (after the initial maximum of 90 days) under a second tier level for up to six months would be one way help with the transitional and sober living housing shortage and prevent relapse. Mental health services are critically low for many who need affordable and reliable counseling. The homeless shelter on Prado is, according to those who have experienced staying there, a drug den where any and all illicit substances are readily available. People who need homeless sheltering and are not "using" or do not have severe mental health needs often prefer living in their cars (if they even have one) to avoid the Prado shelter but there are those who have NO car and NO housing who need a SAFE place with some privacy even in a subsidized shelter like Prado. Often these people have poor credit and low paying jobs that forever close the renting option. Mentally ill people who are a danger to others and to themselves need institutional care. I have had two terrifying experiences that lead me to that conclusion. The high-density housing springing up over every square inch of vacant space is an unaffordable blight. No one with a salary less than \$120k can afford purchasing or renting these townhomes. Lower income people (earning less than \$60k) have no where to go and building more of those \$800k+ townhomes is not a solution.

Affordable housing is at the top of my list. The housing prices in SLO county are a tragedy. Landlords are gouging people and the cost to own is even more impossible. There is a lack of rentals and when anything somewhat affordable comes up there is a lot of competition. My husband and I have decent jobs, excellent credit, savings, etc. and have worked are way up the ladder and still cannot afford to buy here, not even a fixer upper. I'd really like to see more opportunities for people like us to buy homes. We would like to stay in the area and both contribute to the community in meaningful ways. It's a shame to say we are looking to move elsewhere if things don't change soon.

Housing for all moderate and low income groups. Higher density housing and mixed use commercial downstairs, residential upstairs.

viviendas para personas de bajos ingresos

There is no responsible development unless it takes into consideration ALL income levels. All funding should go to keeping low-mid income people able to live here

Affordable rentals. We have children with a child that are living campground to campground or camping in our backyard because they can't find a place to rent that they can afford. Their child is also in the process of being diagnosed with special needs

More low cost housing options

We just need more subsidized housing units

Livable low income housing, Senior housing (there is a long wait to get into the few senior facilities, Long term care facilities, not enough.

We desperately need more low income housing and housing for seniors in this area! Even a single bedroom is renting for over \$1000 per month now, and a studio upwards of \$18-2000. Considering most seniors don't even get \$1000 per month from Social Security, where are they supposed to go? Greed and inflation has priced everyone out of the rental market, and home ownership is a fantasy in this county. Why do you think more and more families are moving out of state?

All of it. Especially attainable housing. We need more options for first-time home buyers. How about not allowing corporations to buy up housing? or limiting short-term rentals? How can we help our older adults age in place? A lot of single older folks have large homes yet live alone and have to pay for help while our young families need to work 2-3 jobs just to get by and have to commute over an hour each way because they can't afford housing where they work. There is a huge imbalance. Limit McMansions/large lot developments. Incentivize in-fill, multi-family and small lots/homes
In Los Osos, affordable homes for rent , sales, especially seniors. We have a higher senior % living here compared to SLO County's average. Thank you.
Build more small starter homes and apartments, including mixed use in commercial districts. Create mixed age and income communities rather than silos of wealthy vs "affordable" neighborhoods. Consider extended family housing options. Create water capture and reuse systems within neighborhoods.
Desperate need for low income housing. I know working and retired people forced to live in RVs or cars.
Water/sewer improvements in Los Osos would be great. Especially to the water quality in Los Osos specifically. County wide, mental health & homelessness assistance would be great. Affordable housing, in slo for students & young professionals. Possibly a cap on rent increases or other solutions. Sexual assault & gender based violence is not just a cal poly issue, but a county issue, more support to training officers & hospital support staff as well as funding for lumina alliance.
I feel the need to share that there is an extreme urgency for SINGLE parent households to have affordable rental units. I am employed by the County and 56% of my monthly income goes to affording a 2bd 900sf apartment for an adult and two teenagers to live in. I earn too much to receive rental assistance and too little to live well. The majority of my coworkers do not live in SLO County and commute from Northern Santa Barbara County.
The Payment standard for Section 8 in San Luis Obispo County is extremely low. There is not enough housing that falls into voucher range and most housing that is is occupied by students.
We need far more focus and resources spent on TRULY 'affordable' housing, geared to low and very low income adults. Even moderate income housing is overpriced and scarce. This is where homelessness comes from. It should be a very high priority and one which brings lasting dividends to our economy, as well as the obvious remediation of personal and family suffering which affects the whole community.
MORE AFFORDABLE HOUSING OPTIONS
More affordable housing.
Better infrastructure and accessibility for all ages. I have 3 small kids - so for me that is better bike lines and walking paths. In particular ways to access key meeting points around los osos. so bike paths connecting the different schools (we live near Monarch but kids go to Baywood), library, and community center. Also better amenities for families - eg. community center. Also ways for families and folks who support families (i.e. teachers) to stay in the community via affordable/workforce housing.

I'd love to see more outdoor public gyms throughout the county! Other than that, I'd like to see the county stop investing in things that make housing prices increase (we don't need more parks, bike lanes, road improvement) we need to deregulate construction and throw huge amounts of our budget into affordable + high density housing for current residents of SLO county.
Affordable housing for all. Accessibility for all. Sidewalks in neighborhoods.
More affordable housing. Sidewalks in Oceano. Thank you!
I wonder why the work that Habitat has done in Paso is not acknowledged at all. This is a major contribution to affordable housing
I hope that my previous responses make it clear that it is becoming unaffordable to rent in SLO County and it would be incredibly helpful for the community to have more options and assistance that leads to owning a home. We are a young hard-working couple that could be using the exorbitant amount of money we spend on rent monthly on a mortgage for our own home to plant roots in a community we cherish. I already hold two jobs, and my partner works long hours just so that we can pay a lot in rent, not qualify for any assistance, and barely have enough left over for groceries, gas, utilities, and other bills like internet and hardly anything left to save up for a down payment. I also believe that investing in housing those that are houseless is important in our community, many of the houseless are also hard-working people that are employed but cannot afford the rent in the area and these challenges and struggles can cause even the most reasonable people to turn to vices or crime to cope/manage with the day to day. A healthy community is a safe community, and you can only achieve a healthy community when everyone's basic needs are met. I know first-hand that SLO County is home to many kindhearted individuals just trying to stay in their beloved home.
There needs to be more affordable housing, especially senior housing that allows people to pay 30-35% of their gross income for housing. I also don't like the increased density I am seeing, especially in the neighborhood I live, Augusta Street just off Laurel Lane. I believe high density/crowded areas lead to more crime, anger and mental stress. I definitely believe we need more shade trees/areas in all parts of SLO. Our climate is getting warmer, but we are giving up trees and shaded areas. The more people and housing we have the more we need trees, green spaces and shade. We have a downtown library that is supposed to be free, but there is no free parking closeby for seniors or other residents.
We need affordable housing. And I don't mean \$500k studio apartments. Something needs to be done to exclude private equity firms from purchasing homes, 2nd and 3rd homes sitting empty, Airbnb and variations on vacation rentals or 30 day rentals all need to be restricted if not eliminated. People who work in this county need to be able to afford to live in this county. A second income should not be needed to rent a studio apartment.  And current state law regarding renters is not sustainable.
Affordable housing for people employed full time Assistance for first time home buyers
Affordable housing and rental market
Increase availability of low income housing for families

Affordable housing for income under \$75K per year, housing assistance for seniors with cognitive impairments
We need more affordable rentals and single family homes. Fewer vacation rentals/airbnbs. Also, there are very few pet friendly rentals. More rental agencies should consider allowing for pets with an additional pet deposit. There are very few options for the average worker in SLO county to live, especially on the north coast.
Housing first models work best, focus here
More low-income and affordable housing
Affordable family homes. Affordable rent
Audit all underutilized hotel/motel properties in the County and facilitate transfers of those properties to Peoples Self Help Housing and HASLO
Affordable housing, workforce housing
Affordable single family housing
More affordable housing
Low income housing for SLO County residents that can prove they've been local for 2-4 years and zero cost short term housing for unsheltered that would be an easy alternative to "camping".
Put behavioral health services (and case management) in transitional housing to reduce as many barriers to recovery as possible. & more mixed- use developments
More affordable housing, all the new build apartments and condos are already at the high end of the cost spectrum.
Housing assistance for low to median income households. Mortgage and loan assistance.
Build a lot more housing and make it dense. Make each community walkable to improve health and reduce vehicle miles traveled. Make transit service within each community frequent (every 15 min, or more frequent for busier routes) and easy (allow more payment options). Plant more trees in public spaces. Be aware of the deleterious effect of high water rates on the urban tree canopy. Link each town with bike paths to allow non-motorized transit between communities. Find a way forward for the Bob Jones Trail and Railroad Safety Trail extensions and begin planning more paths now because of the long time horizon. Install solar panels (and backup batteries) on all government buildings and land where feasible. Do everything possible to eliminate greenhouse gas emissions and fight climate change.
For my circle of middle class income earners, we just need options if we need to move. The houses available in middle class income price range are extremely out of budget for something decently livable. The prices we could afford are small and need work and usually don't have a backyard for pets. Some homes in a middle class budget are basically a dilapidated shack. Middle class and lower class incomes really suffer in this area due to inflation of utilities and home prices. There are not very many jobs that can afford the rent and housing prices in our county.
More low and very low income housing options; more supported housing with funding for operations

Affordable housing
Please do something for those of us who make too much to qualify for most housing assistance programs, but still make too little to afford stable housing. We can't afford to pay \$1500+, we can't afford to compete with Cal Poly students' parents who are able and willing to pay much more. Many rental houses are not safe/up to code. For example. We are living in an apartment with a gas stove and no ventilation, black mold, no ventilation in bathroom, and termites. We are at a loss for what to do. We will be homeless if asked to move out. Anyone with a full time job should be able to afford safe and healthy housing, but it's not possible here anymore. Renters should be protected from eviction if there's a code compliance issue. Go after the predatory property management companies and greedy land owners. Ban new air bnbs. Build housing that's affordable for people stuck in the middle!
Re new housing: I think we should avoid sprawling single family home developments and work on infill and higher density building, going up and not out, in developed areas. Re homelessness, I think the majority of unhoused people have a correlated problem with addiction, so I would prioritize mental health treatment and addiction treatment and support along those lines. I would NOT support deed restricted housing. We've experienced that in our own family and the result is a few people get the deed restricted property at a good price, and they never move, and no one else gets a benefit.
General affordability created by building more units overall
More extremely low and low income housing as well as housing for workers
Please just build more housing
Affordable housing and renting. No section 8
Senior housing, the income, housing, moderately affordable housing
Hopefully it's just my own circumstances but in my personal experience (which includes living within SLO city limits for over 20 years, working here for over 15 years, raising 3 children here and both having money and having nothing), the "services" being provided to the homeless population are like putting band-aids on severed arteries. The damage has been done and the band-aid won't do much. I feel wholeheartedly that a program needs to be developed and implemented that helps these people in this order (and while not having to be a resident at some place that they can make money off of them for being there for) - FIRST: Mental health evaluation and services. SECOND: PAID job training (since no one can afford to pay rent and pay for job training while also taking time off work, let alone keep a job while you're emotionally bleeding all over the place from unresolved mental anguish), THIRD: Job placement, FOURTH: Services that help them maintain employment and LAST: Housing placement. Then and only then will people actually start to flourish in these homes.... or better yet, when and if they get to step 4, they may be far enough along to not even need housing assistance! I am unsure of all the plan details but since I have lived within the city limits of San Luis Obispo for over 20 years, used to have a lot of money and now struggle, I feel I have a good perspective for this and wanted to share as perhaps others are experiencing it too. The one thing I have noticed that has gotten worse and continues getting worse, is mental health decline. When your community and workforce is mistreated by both employers and landlords, it will only cause more damage and keep the cycle running. After

moving into "affordable family housing" which I am currently paying over \$1500 a month for, everything in my life started getting harder and harder. I have NEVER struggled to find work but suddenly did from 2020 - now. I am hopeful at every new job but the stress level everywhere I go has SKYROCKETED. I am treated horribly here. I am a completely different person than I used to be but strive to get back to the mother I was before moving in here and the ball of sunshine I always was before 2006. I want to love this city as much as I did when I first got here so lets try to bring things back, help others and leave the greedy people out of it!

Affordable housing

Costs are too high for the typical wage earner

Regarding the Dana Reserve project in Nipomo, decrease the number of high end homes and plan more affordable housing within its' boundaries. The development is being touted as affordable housing when most of the housing is high-end single-family homes. The residents of Nipomo support affordable housing, so put more of it in this development.

Low cost housing that is truly Low Cost. Housing so working people can actually afford to buy a house or pay rent monthly.

Affordable housing and affordable daycare / before and afterschool childcare programs at schools.

Many lower income and wage workers are being priced out of the county entirely. A focus on or incentives towards developing higher density housing with lower rent premiums is required to keep the community functional. This is particularly acute in some communities like Cayucos and Cambria but is present essentially everywhere

We just need more affordable housing

Affordable housing is the number one priority. However, the solution lies with the state more than the county

There needs to be more rental housing and real estate options for all ranges of income: low, moderate, middle etc. Two working professionals can barely afford a decent place to live.

After spending years of struggling with housing on the central coast, I was prompted to speak out. I was homeless in the year 2016, I believe it was, and was forced to go to ECHO. I was treated differently the minute friends found out I was homeless, sometimes in a negative way. I leaned on church a lot, and support groups. We, at ECHO, used to have to hang out in the parks during the day to kill time, and I found a part-time job I had to walk to. Then, I had to live with a series of strangers, from craigslist mostly, both men and women roommates, with higher priced rooms for my budget. Each of them only seemed concerned about money and some were very mean. I then was forced to sleep in my car. Finally, after a few years of persistence and much prayer to God, I was accepted into affordable housing through PSHH. I am now a Social Worker and a Child Therapist. I see homelessness on the streets around me and believe it is so inhumane. I daydream, when I see new buildings (hotels, usually), of new affordable housing complexes for SLO residents, for the high living costs of the area. We can make social changes together and it's all about the vision of caring about our communities! Thank you for hearing my voice today on this topic. =-)

I have grown up in Nipomo and raised my children as a single parent. I am 41 years old, I have a career that pays okay, and only until recently has our community become unaffordable. The price of food, utilities and housing have sky rocketed. I was approved for a home loan in 2021, however there were no affordable homes I could qualify for in my price range. Since then I have accumulated massive debt just trying to keep up with rent, utilities and food. There are days I have no idea how I'll get food for my family. We go without everything now. We need affordable housing, we need to hold realtors, landlords, developers and banks accountable. I had to move from my rental of 8 years in May 2024, simply because my landlord wanted to rent it for more, and he did. He also took almost all of my deposit \$2500.00 out of \$3850 and I didn't fight it, even though I went years without a heater, years with a hole in my ceiling that he and the plumber created, bats would periodically fly in our house from that hole and an upstairs shower that did not work, among other issues. I didn't fight because I didn't want to get kicked out. The property management dropped him April 2023 because of his negligence. He gave me a paper that he said was from his lawyer and told me that he did not have to pay me 2 months rent to move. I did everything right on my end and I was still kicked out into the cold with my children and if it wasn't for my coworker renting to me right now, I'd probably be homeless on the street with my children, meanwhile I'm a County Employee. There are so many people struggling and in similar boats and it kills me to know that there are children homeless, in our community. Working families can't afford to live here anymore, in the community we have grown up in. We need affordable housing for County Employees. We need to fix the high turn over rate at DSS... people are quitting in droves. Overworked, underpaid and living in a community that has become drastically unaffordable. I'm scared for mine and my children's future. Working family deserve affordable homes. Thank you.

Development of affordable housing options that foster intergenerational interactions (e.g., senior living units located near preschools, active parks, coffee shops, etc)

I think a focus on creating low income housing is essential. Along with providing care and prevention for community members with high risk needs like homelessness or mental illness. As far as infrastructure goes I would love to see a focus on side walk repairs and community parks improvement or additional parks.

The need for more housing

Coring mental health and substance-abuse housing, that transition into low income housing. When these rental agencies are requiring three times the rent in income, most people are not qualifying to be able to rent

Down payment assistance is very much needed, as is affordable rental housing

Higher density housing should be prioritized in built up sections of our community. Transit hubs should be where high density housing is prioritized to eliminate barriers for people who don't own cars to commute.

More attention and effort is needed to provide affordable rental units for low and no income residents, low income ADA senior housing, and assisted living and nursing home facilities accepting MediCare.

More affordable housing that is not a condo or with something that has no back yard. Would like a house that isn't right against each other either.
Multi family housing
Additional low cost housing
Lack of rental housing has created housing costs that are unaffordable. Community needs (lots of) section 8 housing! Studio and one bedroom apartments are impossible to find/afford. With new development, need more on/off ramps to HWY 101. Tefft St. traffic in Nipomo is getting very bad.
More affordable single family homes and childcare/youth services
affordable housing - and not single family housing in vacation communities that serve as 2nd homes - and remain empty except for a few weeks a year. There are far too many of these in our county-- we should implement a large tax to discourage this
Rental Assistance / First Time Home-Buyer Assistance
Increase housing supply
Lack of affordable housing
More affordable housing, more parks in Los Osos, more accessible trails.
More affordable housing. We need insurance companies to stay in the state & keep writing policies.
housing developed in coordination with affordable transportation options, e.g., biking, walking, transit.
We need more affordable housing in this county
More housing, also, more affordable housing
I work in SLO but cannot afford to live there, my commute to work is 25-30 min each way. There should be more affordable housing available. Additionally, I feel that home ownership is unattainable for me and my partner due to sky-high real estate markets in this area. We are forced to spend a significant amount of income on renting, and can't save enough to afford home purchase. This is a common theme for people my age that I know from this area.
too many new "luxury" apartments/housing units when there aren't enough affordable apartments/housing units; also more restrictions on airbnbs and other vacation rentals because too many houses being are bought by people trying to price gouge their way into wealth
I think allowing more housing to be built, whether it's affordable or not, should be the goal. Allowing more homes and encouraging duplexes/flourplexe conversions (which were quite common and the end of every residential block where I lived in the Midwest) would ultimately decrease demand, allowing people to buy an older home as a starter home. Too much focus has been on building affordable housing--it's too complicated/expensive. Please just build more and build more dense and the time-old tradition of buying an older home as an affordable home would become the mechanism by which people with below-average income could buy into homeownership. My home is worth about a million dollars but was built as a solid middle-class home, yet now the only people who can afford my home are

doctors/lawyers/retired folks who saved up. I think simplicity is always the most sustainable/best way to go.
We just need homes with yards again. That are affordable and safe
Lower rent!! 9 years ago I was living in a 3 bedroom apartment with a garage, not I'm paying 1k more a month for a 2 bedroom apartment with no garage. This really feels untenable.
We need affordable housing and affordable rent, both residential and business. We also are in dire need for medical professionals and need more jobs in general. there needs to be more cable providers for high speed internet. Some of the roads need some repair through out the county
Affordable rentals and lowered requirements for leases
More low income housing
Housing is unaffordable, especially if you own a pet. My husband is a high ranking professional and I work a full time job yet we still need assistance to afford rent and childcare. There are simply not enough options for childcare, much less something that isn't the equivalent of another (unaffordable) rent payment
Affordable housing!! Spending less than 30% of income on rent is now a pipedream here. And the affordable units need to not look like they were built in the Sims game (ie random stand alone appliances).
The housing being built is not affordable and not what families want
Building more affordable apartment buildings for low income families
No, in seeing more hotels being built in the area it seems like housing is not a priority for county officials
1. Rent prices are extremely high and the market is super competitive when something becomes available at a reasonable price. 2. when a friend needed mental health support he had to be transported out of the county, it would be nice if we had more beds available
Housing and mental services offered by agencies other than Transitions-Mental Health, there is a high level of dissatisfaction with their services and no other options for help
Immediate implement policies to add more affordable housing for: workforce, single young adults, seniors.
Less single family homes, more dense housing. San Luis Ranch on Madonna is such a waste. The houses are 3 feet from each other. Should have made apartment buildings. Just constant waste on single family homes to upkeep the potential profits of people who already have secured housing. It's sad and gross.
Consider the people who make just above income requirements for many services. Because they are over in their income by a few hundred dollars they don't qualify for any assistance. These people are falling through the cracks because they have to pay for everything but cannot afford it. Affordable housing should include them.
Bottom line is that there isn't enough housing. We in the working field can barely afford rent and I have a coworker who will be homeless soon because he cannot find a room to rent. Credit score keeps people from securing housing as well. Not sure how more housing is going to work. Can't the county acquire some land and put a bunch of yurts on it with Ride

On bussing people back and forth? Could be like a commune type of thing. Honestly, I don't see a solution to the housing crisis.
Affordable housing for all and homelessness services and housing would be my highest priorities.
The new houses being built are not affordable and do not support the lifestyle SLO is known for. They're stacked on top of each other with no yard and expensive HOAs. Single family homes are bought by investors and rented out forcing locals out. SLO is losing its way of life quickly and soon will no longer be the happy laid back beach town we all loved. And I'm only 30 seeing this
When I was working full-time in San Luis Obispo I could not afford to live on my own. I either needed at least three roommates, but eventually even that did not work and I ended up moving back in with my aging parents at 33 years old. I am 35 now and no closer to securing my own housing than I was two years ago. I commute over the grade every day because I can not afford to live in the city where I work, and even if I live in north county I still can not afford to live on my own. I ended up going back to school to retrain for accounting because I truly can not live at the prices and wages that I was earning, working full time in an administrative job in an office. If something happens to my parents I am at risk of homelessness. We need help.
More affordable housing for the middle and lower class
Families, even those of us with low incomes, struggle to make living and working in SLO possible. Our families and ALL people in the county are in need of housing services
Lower rents and more high density housing
County wants to build out Los Osos before any roads have been widened and not enough water to build out what's already been sneaked in over the years. If they build at all it should be affordable apartments and tiny homes that are self contained and don't put a strain on water and traffic. Rehab all the homes that are not inhabited and run down and use those for first time homebuyer with sweat equity as a down payment and an affordable to buy and then is resold at an affordable price...something really needs to be done about AFFORDABLE housing...not more housing per say...we need to get creative with home buying and selling...could be done with proper legal restrictions to the deed...it just takes one and some might follow...we need to think bigger not \$\$\$\$ all the time.
Affordable rental housing for people who can't afford to purchase homes in San Luis Obispo. The rental market is skyrocketing more and more each year, I live in constant fear of my landlord selling the duplex I live in, and I would have to find a new place to rent, but by then the rental market most likely would be double what I pay now in rent. Which would either force me out of San Luis Obispo or into homelessness. There should be some protection for renters.
More affordable renting options
There is a housing shortage in this county, and it needs to be addressed. It's not only affecting the low-income families but more so the blue-collar workers and employees in the county that are struggling to make ends meet because of high rents and or mortgages.

More housing options please
please keep single families housed by making it affordable
More low-moderate income limited housing, for renting and owning
Although the county is attempting to increase housing stock, the new developments including apartments are out of the price range of individuals and families that earn minimum and/or slightly above wages. Those people that make it possible for the rest of us to enjoy living in the area called the happiest place in California.
We really need more affordable rentals for non-student young adults. I shouldn't have to make \$100k/yr+ just to barely afford a single bedroom unit on top of a garage. Especially because transplants have no way to establish a home here unless they get some ridiculously high paying job, so we are just grouped in with the students and are essentially forced out of the city.
Housing for lower income or under employed. Housing costs are high and salaries seem low!
Housing first & foremost. The number of homeless families that are living in motels has gone up exponentially since COVID. Not to mention the rental prices plus the fact that no one is really paid at the minimum the cost of living wage. Why are rental prices so high? Why has the government not re-evaluated their maximum income requirements? Those figures are from the 1980's. Inflation has occurred since COVID. The cost of rent, food, gas & utilities has all gone up. Many low income families are unable to afford rent, groceries, utilities, health insurance, car insurance, gas, vehicle repairs & yearly registration. Forcing many families to be homeless or living in cheap motels.
We really need to build truly affordable housing. It doesn't exist in this area. And every development has been OK by the city or the county advertises homes starting in the low 500,000. That's not affordable.
More afford safe housing options for low income, disabled, retired and seniors
Affordable housing for middle income workers
We need rent control. We also need affordable housing for the migrant farm worker population.
Since the supreme courts made it allowable for states and city to criminalize being poor and homeless, there needs to be housing for all San Luis Obispo county citizens
A much higher percentage of affordable housing needs to be required in developments and affordable housing/higher cost housing should be interspersed as a community.
We need to recruit and retain Medical professionals and medical specialists <small>SEP</small> We need to build more housing
Identify that all housing is good housing when there is a housing shortage.
Building large multi use buildings near the beach is not helping the housing problems. Local People who are having a hard time affording housing can not afford these new places. They are increasing the housing problem.
We have plenty of single family houses. We need to make it desirable to build apartments and condos.

There is very little housing for low income people, especially single adults, disabled adults
Alternative approaches like Home Share SLO should be considered as another way to create housing availability by people who were formerly living alone who then share a home
more affordable housing
More affordable housing is needed.
I work to house the homeless. I am always a paycheck away from becoming homeless myself. Rents need to come down all over this county. The greed has to stop
I would like to see more dense housing options, and the codes to be modified so housing can be built upwards. It is nearly impossible for working class employees to live near their employment areas. The only way we were able to buy a home in this area was with family help and by having a home-stay Airbnb in our home. We love having this option. It has been an incredible lifestyle for us and I would love to see more ADUs or relaxed standards for Airbnb permits, so more people could afford their housing. Creative on -roads for housing.
I believe that Cal Poly needs be held responsible for their impact on the community. I was born and raised in SLO and attended Cal Poly myself, so I understand the importance of the college and the partnership, but there has been a shift to where Cal Poly is not concerned about the welfare of the community. They have allowed many fraternities in the city with no place for them to go other than our neighborhoods where they are actually illegal. The Greek life students have no regard for the community, leaving trash out and loud parties most nights of the week. The cost of housing has become astronomical since students from wealthy backgrounds come here and will pay the rent that investors are asking. Now Cal Poly is planning to go to year round classes and requiring some students to attend in the summer. This will even further increase the impact on the community and there will be a battle between tourism and students. There already is not enough housing as it is and it will continue to get more expensive as they increase their enrollment every year. This is the single biggest impact to the community other than lack of healthcare providers.
We need fewer single family houses. Land is limited, we need to be more forward thinking. Build taller, denser, more sustainably. This project in Vancouver should inspire all: https://www.architecturaldigest.com/story/vancouver-real-estate-native-reserve-land
We need actual low-income housing and more housing for those with disabilities. We also need to stop destroying what little the homeless have and help them instead.
We need better, smarter infill development in Nipomo. Gentle density, 2-3 stories, and safe bike and pedestrian access from the high schools and across the bridge. It's perfect for mixed use along East Tefft.
I was homeless for 39 months and finally got into sober living. Six months later I got my voucher for section 8. I've been looking for a place for three months now and it is hard to get a place with the voucher in this county specially in this city with all the college kids, hogging up most of the housing
Only concern, affordable/ reasonable housing for middle class families. Being denied housing to multi-family or college students is very frustrating and discouraging, or to people with government/ county assistance.

More housing is needed for low and very-low income households. Also, there is not enough public transit to help people get to work if they don't have cars. More public transit and more bicycle facilities are needed.

Tiny home communities where people who work for the lower wages in the communities can have a house and not pay as much rent. And seniors can find a place to live that lets them have enough money left over to pay for the medication's and food and medical needs!

Yes, mental health facilities and affordable housing

SLO county needs to free up available housing by reducing/eliminating short term rentals occupying single family homes/apartments and severely restricting the ability to purchase houses not intended as a primary residence for the owner. Landlords are suffocating the lower class with out of control rental prices, added fees, and by exploiting the giant loopholes left in the tenant housing laws. Many landlords do not even live or work in this county but use our residents as a means to pad their own pocketbooks, while contributing nothing to our communities. We've seen a rise of corporate landlords moving into the county, who outbid would-be first time home owners, then artificially raise the "market value" of rentals and demand unachievable rental qualifications. Many people become homeless because they simply cannot afford the application fees now required to apply for a rental. I've seen these fees range from \$35/person up to \$75/person. These fees are not returned if the applicant is denied nor are they applied towards move in costs if the applicant is approved- it is essentially a donation to the property management company. What do these fees actually pay for? Why do they vary so wildly? Why are they not considered part of business overhead? A typical family of 4, with 2 adults and 2 kids, applying to 2 or 3 different apartments will have to pay HUNDREDS of dollars just to turn in a piece of paper. That's money that could pay for groceries, money for school supplies, money for gas to get to work- money spent in our community.

On the flip side, once you have secured housing you're again met with constant fees. I have to pay a fee to pay my rent. Arbitrary fees are also added to my account all the time, sometimes several times a month; \$10 here, \$300 there- what the money is paying for I have no idea but \$300 is cheaper than moving so we pay it. The \$4000/month rental price (for an atascadero townhome built in the 1960s) is really just a base fee, much more than that is pulled from our bank account every month. Sadly, "slumlording" is the norm in SLO county. I have been renting in this county for over 20 yrs, I have never once lived in a place that didn't have plumbing issues and/or roof leaks. I've lived in houses with pest infestations, mold, ancient appliances, gas leaks, dangerous electrical issues and other various states of dilapidation. I've looked at (and chose not to rent) houses in even worse conditions. This lack of maintenance and upgrades translates to enormous utility bills for the tenant. When you ask the utility companies for an inspection looking for ways to bring down the bills their recommendations are always things the tenant has no control over: upgrade the windows, add insulation, fix the leaks, switch to energy efficient appliances, switch to solar, drought tolerant landscaping, etc etc etc. Our last rental had a 30year old water heater that finally blew up, the parts rusted away until water began

pouring from the top of it. It was beyond repair, it needed to be replaced. Every single week for 20 weeks straight we called the property management and ask they replace the water heater. For 5 months we lived without a water heater. We finally decided to withhold rent and they finally decided to replace the water heater. The very next week we received notice to vacate because "the owner was moving back in" (a loophole landlords exploit). Was this an illegal retaliatory eviction? YES! Was there anything I could do about it? No, Because I, like every other tenant in this county, don't have the money, time, or resources to fight these abuses. How are we suppose to save up to buy a house of our own when we are hemorrhaging money at the behest of our landlord? and even now, writing this down, exposing the SLO county rental market, I'm risking homelessness by yet another retaliatory eviction (I would greatly appreciate anonymity in this comment). All renters in this county are 30 days from homelessness. Fixing the homeless crisis starts by keeping ppl in the homes they currently have and reducing the exploitation and abuses landlords and property managements rain down upon community members in this county.

It's illegal to deny tenants based on their method of payment (section 8), but almost every landlord does it- either blatantly in ignorance of the law or indirectly by requiring 3 times the rent in income. That's an income of nearly \$150,000 for my current apartment, in a city with a median income of \$44k. It's really not a mystery why there are so many unhoused individuals in this county. We need stricter laws regarding owning homes not for personal use and we need some sort of accountability system for landlords and property managements. You need school credits, special licensing, state testing, state review boards just to cut someone's hair but nothing but a basic city license to own someone else's housing- one of the basic requirements of life (food, water, air, and SHELTER).

Specifically what can the county do:

- reduce/eliminate STRs within the county
- eliminate junk fees and require fee transparency from landlords/property management (show how the money collected is spent). Put a cap on allowable profit from housing investments.
- create regulations to eliminate this new form of redlining, which denies people based on their tax bracket (credit score, income requirements, etc).
- require building improvements and energy efficient upgrades in all rental units to reduce utility cost for tenants: Solar panels, high efficiency appliances, planting native trees and foliage that provide shade/cooling and less water.
- close loopholes in the tenant rights laws
- create an oversight committee and licensing program for landlords. The oversight committee can investigate complaints and revoke licensing (similar to contractors/doctors/hair stylist/ just about any other job in this state). This committee can also require unit inspection between tenants to weed out noncompliant landlords.
- enact laws that prohibit the purchasing of multiple homes by an individual or corporation during a housing crisis.

- fund programs to help ppl BUY their first home: financial literacy, credit improvement, working with banks to get loan approvals, etc (I've seen programs that put ppl in rentals but that doesn't help when the landlord can kick those ppl back out in the street in order to raise the rent beyond what the state allows, people need stable housing).
- push for longer term leases (other countries have 3, 5, 7, even 10 year leases) so tenants can lay down roots and build a quality life in SLO county. Having to move every year is expensive and destabilizing.
- work with tenants rights unions and other tenant advocates to create programs to keep people housed.

Reducing homelessness starts with keeping ppl in their homes and using the homes we already have to house the people that live here.

I very much appreciate your thoughtful consideration on this matter. Thank you for your time!

Need more single family homes

Deed Restricted Housing

Permanent supportive housing and deed restricted housing should be a priority so that once the original, needs-based renter/owner moves elsewhere the housing doesn't revert back to market rate housing. Retrofitting and rehabilitating existing housing is more sustainable and cost effective than building new affordable housing.

Downpayment Assistance

More help for the middle class working people to purchase a house

Stop reinventing the wheel and start building some places for working people to live. \$15 million should build alot. If this money was only earmarked for a "study" well, there-in lies the problem... The lack of affordable housing to purchase is crazy. The cost of rent is insane. And figure out how to stop sinking so much money into the fat of the "homeless funding and resources" cycle. It isn't working. The rest of the citizens have rights to walk down streets, be in city parks, and not be harassed so enforce the laws on those that don't want to work a program.

We need more housing. Period. And not housing that is \$750k. We need more affordable housing. I've lived here my whole life. Make over \$125k and cannot afford to buy a house or even a condo.

Affordable housing for first time homebuyers

More missing middle housing in SLO

I think landlords in the area have been allowed to increase the rents too much based on the students that infiltrate the community leaving those of us who are permanent residents with little to choose from. I also wish that lower middle class young professional

could get more assistance with purchasing a home in the county so we don't all have to move away.
Affordable housing is at the top of my list. The housing prices in SLO county are a tragedy. Landlords are gouging people and the cost to own is even more impossible. There is a lack of rentals and when anything somewhat affordable comes up there is a lot of competition. My husband and I have decent jobs, excellent credit, savings, etc. and have worked our way up the ladder and still cannot afford to buy here, not even a fixer upper. I'd really like to see more opportunities for people like us to buy homes. We would like to stay in the area and both contribute to the community in meaningful ways. It's a shame to say we are looking to move elsewhere if things don't change soon.
Our housing is being overwhelmed by out of towners, foreign investors and undocumented making it very difficult for our children to buy a home in a low density environment. ^{LEP} STR's are also lowering the number of available houses for young families.
First time homebuyer program. One that does not eliminate someone because their parents own a home. They are not their parents.
A good quantity of new, modest homes at prices that a two-income family can afford that sell first to local, working buyers
As a middle income family we find it nearly impossible to find a home we can afford to buy in Los Osos. We love this community and our children are rooted here but we feel completely priced out of this area. Our kids also play multiple sports and the facilities/fields available for these activities are in extreme need of upgrades. The soccer and baseball fields are so bad children get hurt frequently. With as much money as it costs to live here I am shocked at the state of disrepair of the school facilities here.
Please get the mentally ill and addicted off our streets and into care facilities. Build housing for the many working citizens who cannot afford homes here. Our economic viability depends on both these things.
Affordable family homes (not apartments or condos) for middle income families
First time home Byers need help buying a home. Low interest rates and down payment assistance- or. Rent to own option. ADU's should be allowed to be larger to house a family especially if the property is over an acre. Too many restrictions and not enough incentives to make it possible to build an ADU on my property. Nipomo has lots of acreage but
starter housing support for first time home owners
Need for down payment assistance programs for local workforce, such as county employees
I hope that my previous responses make it clear that it is becoming unaffordable to rent in SLO County and it would be incredibly helpful for the community to have more options and assistance that leads to owning a home. We are a young hard-working couple that could be using the exorbitant amount of money we spend on rent monthly on a mortgage for our own home to plant roots in a community we cherish. I already hold two jobs, and my partner works long hours just so that we can pay a lot in rent, not qualify for any assistance, and barely have enough left over for groceries, gas, utilities, and other bills like

internet and hardly anything left to save up for a down payment. I also believe that investing in housing those that are houseless is important in our community, many of the houseless are also hard-working people that are employed but cannot afford the rent in the area and these challenges and struggles can cause even the most reasonable people to turn to vices or crime to cope/manage with the day to day. A healthy community is a safe community, and you can only achieve a healthy community when everyone's basic needs are met. I know first-hand that SLO County is home to many kindhearted individuals just trying to stay in their beloved home.
Affordable housing for people employed full time Assistance for first time home buyers
Expand home ownership and ADU grants
Housing assistance for low to median income households. Mortgage and loan assistance.
For my circle of middle class income earners, we just need options if we need to move. The houses available in middle class income price range are extremely out of budget for something decently livable. The prices we could afford are small and need work and usually don't have a backyard for pets. Some homes in a middle class budget are basically a dilapidated shack. Middle class and lower class incomes really suffer in this area due to inflation of utilities and home prices. There are not very many jobs that can afford the rent and housing prices in our county.
Please do something for those of us who make too much to qualify for most housing assistance programs, but still make too little to afford stable housing. We can't afford to pay \$1500+, we can't afford to compete with Cal Poly students' parents who are able and willing to pay much more. Many rental houses are not safe/up to code. For example. We are living in an apartment with a gas stove and no ventilation, black mold, no ventilation in bathroom, and termites. We are at a loss for what to do. We will be homeless if asked to move out. Anyone with a full time job should be able to afford safe and healthy housing, but it's not possible here anymore. Renters should be protected from eviction if there's a code compliance issue. Go after the predatory property management companies and greedy land owners. Ban new air bnbs. Build housing that's affordable for people stuck in the middle!
Why are the single family track homes still being approved? This County fosters to people who relocated from the Bay Area and LA who bring their mentality and money with them. It's not feasible for a single earner like myself to EVER afford to buy where my family has lived for generations.
No banks or private equity scooping up homes for sale. No out of towners scooping up homes to rent. Help local, full time permanent families first. Programs for county and city workers to buy a home. Preschool that is affordable and not private, religious based
Low cost housing that is truly Low Cost. Housing so working people can actually afford to buy a house or pay rent monthly.
Low income house for new young families, homes under \$350,000
Subsidized/Free childcare for all. Down payment assistance program. Cal Poly needs to cap student enrollment or provide more on campus housing for students and faculty.

Environmental impacts of homeless encampments to help with prioritizing cleanup efforts.
Peoples self help housing build to own program has had great success. Do more of that. Re:homeless, those with addiction have to be provided assistance to become sober so that they can feel comfortable partaking of the spectrum of services offered to the homeless.
There needs to be more rental housing and real estate options for all ranges of income: low, moderate, middle etc. Two working professionals can barely afford a decent place to live.
Down payment assistance is very much needed, as is affordable rental housing
The need for more single family homes
Rental Assistance / First Time Home-Buyer Assistance
More single family homes
Support buying a home in California.
Down payment assistance
I work in SLO but cannot afford to live there, my commute to work is 25-30 min each way. There should be more affordable housing available. Additionally, I feel that home ownership is unattainable for me and my partner due to sky-high real estate markets in this area. We are forced to spend a significant amount of income on renting, and can't save enough to afford home purchase. This is a common theme for people my age that I know from this area.
It has become nearly impossible for working-class families to afford to live in SLO County. There is a rise in low-income housing but there are no programs available to the working class. We make too much money for assistance but not enough to live comfortably. Families who were born and raised here and have always called this place their home are being pushed out by out-of-town investors. That has to change.
More affordable housing developments that are actually affordable to keep young families here. Not \$1M+ but under \$400K with down payment assistance. Stop the expensive developments, it's not helping the people that need a home to live and work locally.
Affordable housing ownership, not just rentals.
Support primary residence home ownership and disincentivize single family home rentals
Finding ways to help new homeowners enter the market so that their rental properties are available for other families to rent.
People working and living in San Luis Obispo but unable to purchase a home due to people from out of the county coming in and out bidding locals from buying homes
Down payment assistance. We cant afford to buy or rent but don't qualify for 'affordable' housing. The new build communities which were marketed as affordable cost a million dollars
The new houses being built are jot affordable and do not support the lifestyle slo is known for. They're stacked on top of each other with no yard and expensive HOAs. Single family homes are bought by investors and rented out forcing locals out. SLO is losing its way of

life quickly and soon will no longer be the happy laid back beach town we all loved. And I'm only 30 seeing this
Families, even those of us with tow incomes, struggle to make living and working in SLO possible. Our families and ALL people in the county are in need of housing services
We have a need for smaller, affordable units for young professionals in the community. This group needs both affordable rental units they can live in while saving up a down payment AND smaller for-sale starter units that are low square footage, affordable by design, and in walkable communities. To do this, I think we need to update our housing system. Whether preserving existing housing stock or building new, we need to maintain the affordability of our units and prevent real estate investing from artificially inflating the cost of our housing. 60% of homes in San Luis Obispo are renters. Some of these folks want to be renting, but many of them want to buy a home eventually. To do that, we need to create more specific owner-occupied opportunities for SLO County residents
home ownership assistance; limit short term rentals
Less focus on homelessness and more on middle class support
County wants to build out Los Osos before any roads have been widened and not enough water to build out what's already been sneaked in over the years. If they build at all it should be affordable apartments and tiny homes that are self contained and don't put a strain on water and traffic. Rehab all the homes that are not inhabited and run down and use those for first time homebuyer with sweat equity as a down payment and an affordable to buy and then is resold at an affordable price...something really needs to be done about AFFORDABLE housing...not more housing per say...we need to get creative with home buying and selling...could be done with proper legal restrictions to the deed...it just takes one and some might follow...we need to think bigger not \$\$\$\$ all the time.
A portion of town zoned for small/tiny housing, sold to the people that will live in the building with proof of residence. Affordable buying of homes needs to happen. The people that keep this city running need to be allotted space in town.
More low-moderate income limited housing, for renting and owning
Affordable housing for middle income workers
Need housing help for people of middle income
More affordable housing for seniors to purchase
More affordable housing for first-time home buyers, young families etc. In addition to more childcare options to allow dual-income families to continue working to meet housing costs.
Housing prices are insanely high in SLO city, we've been trying to buy a house here to start a family for years, but we have to move to a different city if we want to buy property because it is too expensive. Rental prices are also crazy, 2000 for a one bedroom?? That's so greedy.
Only concern, affordable/ reasonable housing for middle class families. ^[1] _{SEP} Being denied housing to multi-family or college students is very frustrating and discouraging, or to people with government/ county assistance.

Careful planning to provide homes for the middle class, long time working locals, not just low income apartment complexes.

We need to provide enticements for health care providers to move here. Help with housing to offset the lower pay they receive in this area. Our shortage of Doctors in this area and long wait times to get an appointment is a major concern, especially to an aging population that requires more care each year. Perhaps lower interest rates on home loans or a help with down payment for Doctors and mid-level providers could be an attractive incentive to locate here.

Flexible Housing Options

Pets. Pets. Make housing with hard wood floors, so we can have pets in our home. Having our pets with us and approved by housing makes our mental health succeed to the next level. No depression , hopefully no drinking and drugs. Majority, of our dogs in the pound and Homeless isn't able to have our pets. Think about it. Example, had to give my dog up to pound due to my place of living isn't dog friendly. Now depression kicks in- drug use, drinking hard liquor, beer etc etc. Now your not able to focus and you loose everything and become homeless. All because of our pets can't stay with us in our place of living. The End

The only way for rental prices to come down is for there to be more rentals available. Ones that allow pets

We need more affordable rentals and single family homes. Fewer vacation rentals/airbnbs. Also, there are very few pet friendly rentals. More rental agencies should consider allowing for pets with an additional pet deposit. There are very few options for the average worker in SLO county to live, especially on the north coast.

Although I now live in Paso (that for the most part has been developed thoughtfully) I left Cambria after residing there for 20 years and I think there needs to be support for work force housing there considering the tourist dollars that are only possible with workers. These workers should be given housing support near where they are employed. Additionally it would be helpful to encourage landlords to allow pets as there are existing rules about rental damage deposits. Mandating acceptance of pets is probably not reasonable but property owners should be assessed a fee to go toward no kill shelters if they don't allow their tenants to have pets.

Housing development projects that focus on ⁽¹⁾_(SEP) mixed-use (combine housing with retail), density, and walkability.

Landlord Accountability

Address the landlords who continually raise rental prices without repairs knowing they can charge whatever they want in a college town on the coast.

Affordable housing is at the top of my list. The housing prices in SLO county are a tragedy. Landlords are gouging people and the cost to own is even more impossible. There is a lack of rentals and when anything somewhat affordable comes up there is a lot of competition.

My husband and I have decent jobs, excellent credit, savings, etc. and have worked our way up the ladder and still cannot afford to buy here, not even a fixer upper. I'd really like to see more opportunities for people like us to buy homes. We would like to stay in the area and both contribute to the community in meaningful ways. It's a shame to say we are looking to move elsewhere if things don't change soon.

We need to get rid of short term rentals that occupy the houses SLO county residents could live in (hotels are for visitors, houses are for the ppl who live and work here). Why are they giving STR licensing when there's homeless encampments under every overpass? Ppl need the homes that are being held for tourist. We need stricter laws for landlords and property management companies. The junk fees and price fixing are out of control. \$100 just to APPLY for housing, the house sits vacant, they live off the application fees coming in AND get to create false scarcity in the housing market. They won't rent to you unless you have an 700+ credit score and make 3times the rent in income- ppl who rent houses are typically living at or below the poverty line. This ALONE is creating homelessness. Landlords vacuum money out of our community and contribute nothing towards the wellbeing of the town. Why aren't rentals required to have solar panels or native plants or grey water tanks or even recycling programs? Why are rentals allowed to rot away with little to no maintenance, making our neighborhoods look horrible, creating unneighborly environments, and just an uncomfortable living environment for everyone around. Home owners that live in the place they own take pride in their home- it's not about squeezing out every last cent of profit for them. And people can't buy homes when they've all been hoarded by ppl trying to exploit the housing crisis. Homelessness is not typically caused by mental health issue and substance abuse- that's a small fraction. Homelessness is caused by greed, by a wealthy class hoarding resources hoping to squeeze money out of the lower class. [SEP] Homelessness CAUSES mental health issues and substance abuse.

Thank you for putting together this survey- I appreciate the chance to speak. I feel that housing is shelter. It should not be used as an investment, or to play the market. Investors want the prices of housing to go up. But housing is shelter- it should not be so high in price. There are houses that are being bought by investors in SLO ([REDACTED] is one and [REDACTED] is another) and sitting empty for two years so that the investor can resell the house at a profit. This is during a housing shortage. It is not ok. It is driving up prices. People should only be allowed to own one house, not a second home in SLO County. We need to bring the prices of houses down by not allowing second homes and not allowing investors to buy housing and leave it empty. I feel that too much money is being spent on homelessness charities. Schizophrenic people need to be treated in mental hospitals or working farms. They should not be on the streets of SLO. And homeless charities shouldn't be given money to perpetuate this situation of people living on the streets and getting food and showers provided while they live on the streets. Also, builders should not be making high density housing. No one wants to live like that! You can't sleep when you are so close to your neighbor that you can hear every word they speak. Look at Righetti. There are 3600 sq ft estates being built, while people live in Vintage at SLO unable to sleep. Why are land planners in SLO allowing 3600 sq ft estates and then building high density housing? Instead,

1500 sq ft single family homes should be built so that everyone can live a normal life. This lack of equality is causing so much suffering. If you can't sleep you get health problems. Allow 1500 sq ft single family homes to be built so that working people have somewhere to sleep and work. Do not attract people who want to own a 3600 sq ft second home in SLO which takes up land that could house families. Also, please don't allow building of homes in industrial areas. Homes should be built on former ranch land or other clean land, not in the middle of industrial zones or under high voltage power lines. People are getting brain tumors from this, like [REDACTED] who got glioblastoma from living under the high voltage power lines on [REDACTED]. Why are houses being built in the middle of factories and under power lines, like on Sacramento Drive, when there is plenty of clean land all around SLO? Please think of families! Everyone is so concerned with helping homeless people, which just attracts more people with schizophrenia to the area. But what about families and hardworking parents? They need clean, safe, quiet places to live, in a small house with some yard between them and the next neighbor. Thank you for considering my thoughts. I appreciate the work you are doing for SLO.

I have grown up in Nipomo and raised my children as a single parent. I am 41 years old, I have a career that pays okay, and only until recently has our community become unaffordable. The price of food, utilities and housing have sky rocketed. I was approved for a home loan in 2021, however there were no affordable homes I could qualify for in my price range. Since then I have accumulated massive debt just trying to keep up with rent, utilities and food. There are days I have no idea how I'll get food for my family. We go without everything now. We need affordable housing, we need to hold realtors, landlords, developers and banks accountable. I had to move from my rental of 8 years in May 2024, simply because my landlord wanted to rent it for more, and he did. He also took almost all of my deposit \$2500.00 out of \$3850 and I didn't fight it, even though I went years without a heater, years with a hole in my ceiling that he and the plumber created, bats would periodically fly in our house from that hole and an upstairs shower that did not work, among other issues. I didn't fight because I didn't want to get kicked out. The property management dropped him April 2023 because of his negligence. He gave me a paper that he said was from his lawyer and told me that he did not have to pay me 2 months rent to move. I did everything right on my end and I was still kicked out into the cold with my children and if it wasn't for my coworker renting to me right now, I'd probably be homeless on the street with my children, meanwhile I'm a County Employee. There are so many people struggling and in similar boats and it kills me to know that there are children homeless, in our community. Working families can't afford to live here anymore, in the community we have grown up in. We need affordable housing for County Employees. We need to fix the high turn over rate at DSS... people are quitting in droves. Overworked, underpaid and living in a community that has become drastically unaffordable. I'm scared for mine and my children's future. Working family deserve affordable homes. Thank you.

Rent control and landlord oversight.

There should be a limit to the number of homes one person or company is allowed to own. I grew up here in SLO, I work in SLO as a teacher and have children, yet I cannot compete

with the companies that buy up all of the houses. This makes it impossible for families who want to own a home. There should be something for people who actually work here in SLO and are in public servant positions. Landlords should be held accountable. They should not be allowed to raise rent 10% every year.

Landlord Incentives

More ADUs! There need to be more housing options for those in the middle. Not low income enough for low income housing, but that don't require a monthly income of \$8,000-\$10,000+ per month for a decent apartment or small house. Sometimes "low income" areas can have huge parking issues. And I've seen with some large apartment complexes, they become dangerous with a lot of calls to the PD for noise or other issues with neighbors. For example Bradley Gardens in Orcutt. A nice development is now overrun with many people living in small spaces and parking is impossible if you have more than one vehicle. How can we do high density housing but keep the quality up? How can we make it affordable for people to rent when landlords or other property owners rightfully want to maximize their income on their rental properties - there is no incentive to cater to mid income. I think creating bigger incentives for adding ADUs. Give incentives to property owners that rent out to pet owners. Thank you for addressing these huge challenges.

Encouraging people to rent their property at a fair rate not all they can get. Tax break for landlords that do

I think landlords in the area have been allowed to increase the rents too much based on the students that infiltrate the community leaving those of us who are permanent residents with little to choose from. I also wish that lower middle class young professional could get more assistance with purchasing a home in the county so we don't all have to move away.

Promoting the benefits to landlords for the housing choice voucher program, it won't matter if you have or give out section 8 vouchers if most if not all rental agencies and landlords don't accept it

Minor Home Repair

Money for home repairs from winter weather to prevent homelessness. Strong Library Internet access. Rural Pre-K support, parent participation programs in rural areas. More busses on the schedule and/or ride share. Many people are not going to be able to have a reliable car as the recession evolves.

building codes for housing drives too much cost for very minor improvements in liability and safety. Slow county should push back against unnecessary and costly updates to the code. Also, they should expand over-the-counter or no permit required repairs for like in kind items, such as windows. Other counties allow this, and it would make larger improvements and efficiencies for the county and utilities. ^[1111]_[SEP1SEP] The county should be on the forefront To

help residence maintain and repair their housing instead of the bureaucratic and costly process for a limited benefit it has become.
Need money for all housing units to install rain gutters and catchment systems
Grants for drought resistant landscaping/astroturf, and solar retrofits
Alternative transportation options help people save money. Prevent too much housing from being owned by out of state residents or large corporations. Provide grants for home repairs, water conservation, energy savings to help modernize existing housing.
Permanent supportive housing and deed restricted housing should be a priority so that once the original, needs-based renter/owner moves elsewhere the housing doesn't revert back to market rate housing. Retrofitting and rehabilitating existing housing is more sustainable and cost effective than building new affordable housing.

Permanent Supportive Housing

Housing with support services (mental health, medical care, life skills, job training) for homeless. Improve local economy, jobs with living wage
We desperately need real long term housing assistance. Emergency housing and transitional housing are Band-Aids on bullet holes. They always end up wasting more money and doing less good than permanent housing.
Counseling to accompany housing support
Supportive housing (supportive meaning on-site medical and mental health professionals) for people with mental health issues. Additional crisis unit for patients who are highly violent.
Mental Health facilities, and housing for all age ranges experiencing or at risk for homelessness.
We absolutely need advocates for unhoused folks and housing units for them to live in. The path from unhoused to a home is difficult to navigate and people on the street are concentrating on surviving. We need to streamline the path to housed.
Integration of housing and services
Longer term housing for the homeless. Limiting development in slo county to protect green places.
Don't create transitional housing if there is nowhere for them to transition to. It becomes de facto long term slum living
Permanent supportive housing and deed restricted housing should be a priority so that once the original, needs-based renter/owner moves elsewhere the housing doesn't revert back to market rate housing. Retrofitting and rehabilitating existing housing is more sustainable and cost effective than building new affordable housing.
Give people more incentive to build adu. Dedicate portion of land for safe parking in every city. Create emergency, transitional and permanent low income housing. Use housing vouchers to keep people in their homes. Understand that everyone has a story and not all who are homeless have mental, Sud or any other reason besides the lack of affordable

housing in the area. Use the money from the block grants to actually help people who want and need it.

Public Housing

I would like to see the County experiment with public housing

We need social housing, we need to build enough units that everyone has a room and a bed. Dorms are a great model, HUD has grants for these kind of units.

Consider rezoning neighborhoods to allow more mixed-use development, i.e. coffee shops and neighborhood grocery stores within existing neighborhoods to increase access for those with mobility issues, or lack of access to transportation. Countywide rent control. Socially-owned housing, i.e. housing owned and maintained by the city, county, or state that is low-cost for renters. Decentivize "investment properties" i.e. people who own more than one home and use the second (or more) homes as a way to generate "income", raise property taxes to prevent vacation rentals from thriving. Robust investment in public transportation that serves the needs of the community, i.e. busses that run late for service workers in SLO, busses that run from Atascadero to the coast in an hour or less.

Change zoning laws and buildings more non market/social housing

Housing Regulation Reform

The County must make major headway on zoning reform and housing production incentives to address the underlying issue of lack of housing units. 95% of residential zoning in CA is single-family only and the current way of adding more units to those areas is an arduous process of ADUs and lot splits. Our county should be a leader in the state, but without zoning reform we will continue to fail to provide adequate housing.

Lower fees for individuals to build homes, reconsider restrictive regulations

Reduce homelessness by reducing regulatory restrictions that inhibit and increase the cost to build

Change the way Development Impact Fees (DIF) are calculated to favor smaller home construction and/or small apartment construction. Development of small (<600sf) housing is not cost effective when the DIF and mandatory improvements don't scale with size. Small, affordable by design, units are better from a land-use and resource use perspective.


Building restrictions need to be relaxed to make it easier for people to build or to add an ADU to their property.

Lower building fees so homeowners can build ADU's. Mental health and addiction assistance is greatly needed. You should have included definitions to terms used in the questions.

I feel that housing for the homeless shouldn't be for free. These people should have to work in one way or another for rent. The problem with free housing is that people from other counties, states or countries will move here to take advantage of free housing. Can we afford to give free housing to all who want it? Absolutely not. We must be realistic and set

up boundaries and not give away our money to people who don't want to contribute to society.
All housing types need to be increased
building codes for housing drives too much cost for very minor improvements in liability and safety. Slow county should push back against unnecessary and costly updates to the code. Also, they should expand over-the-counter or no permit required repairs for like in kind items, such as windows. Other counties allow this, and it would make larger improvements and efficiencies for the county and utilities. The county should be on the forefront To help residence maintain and repair their housing instead of the bureaucratic and costly process for a limited benefit it has become.
All of it. Especially attainable housing. We need more options for first-time home buyers. How about not allowing corporations to buy up housing? or limiting short-term rentals? How can we help our older adults age in place? A lot of single older folks have large homes yet live alone and have to pay for help while our young families need to work 2-3 jobs just to get by and have to commute over an hour each way because they can't afford housing where they work. There is a huge imbalance. Limit McMansions/large lot developments. Incentivize in-fill, multi-family and small lots/homes
Continue to let Los Osos build
Tax payers can't afford to support the housing cost of so many people. Also, by forcing builders to essentially give away housing at cost, it raises the cost to everyone else, creating a catch-22. Why can't the city or county build their own "low-cost" mini homes to sell? They can waive their own fees and cut out the middle-man. Also, the population is aging, we're going to need to allow for ADUs for aging parents, or build senior rentals/mobile homes, etc to be ready for the onslaught of aging adults.
How growth and our water issues can be "equalized" so we don't over develop too quickly or broadly. Moderation and fairness.
San Luis Obispo County is not considered a good partner for the public good anymore by nearly all rural residents that I personally know with regards to housing, new home construction, new residence permitting, or even the ability to maintain an existing home without acquiring expensive, time-wasting permits. I have zero faith you clowns will be able to achieve anything of value for our community with regards to housing. Not only is SLO County not seen as a partner, most rural constituents believe that the County and its petty administrators are mortal enemies. And great job spending \$20+ million on the new dog shelter on hwy 1!!! Explain that to all the homeless people camping nearby that you value dogs more than people...
Rental reduction, getting rid of this credit score of 650+ and three times the rent proof of income. High food costs, high gas costs is affecting people not able to pay rentals. Also on a different note, I would like to see a Narcan distribution box behind Wendy's on the riverbed walking path in remembrance of my son in law Ben Pharis who was killed by fentanyl. He had been clean and sober, relapsed on meth and died by fentanyl poisoning. If there had been a Narcan box at his location he would've have survived. There are always people in that same location doing drugs and we have passed Narcan out to others in that area after

his death. We don't want anyone else to die from fentanyl and just would like a box there in case someone else overdoses. He wasn't alone and the person there could have saved his life if there had been NARCAN available. Thanks. We will try every way possible to get a box available in his name to help save others. There also needs to be lock boxes placed in the echo homeless shelter for their residents that have been accepted there on the 90 day program. Ben was a resident there, worked full time, but has to leave his food groceries and personal items there when he went to work, and his food and items were stolen from his room on several occasions. This frustration led to his relapse. I propose that lockers be assigned to the residents there so their production items are protected and a sense of security and stability is achieved. I also see a HUGE need for family therapy services for families of addicts. We're missing that element here on the central coast. It isn't available through the SLO county drug and alcohol services or any methadone clinic. We need to see more family support who are also involved in the recovery process of the addict. Family Addiction Services. Also daily AA, NA, and Alanon meetings being available AT ECHO in Atascadero, Paso Robles and SLO as well as NARCAN distribution boxes at all locations.

I'd love to see more outdoor public gyms throughout the county!  Other than that, I'd like to see the county stop investing in things that make housing prices increase (we don't need more parks, bike lanes, road improvement) we need to deregulate construction and throw huge amounts of our budget into affordable + high density housing for current residents of SLO county.

De-regulate and reduce the cost of the permit process to facilitate more building of residences of all types.

Make it easier to build homes of all sizes so that there will be more to buy and rent.

Make it easier to build more housing

Close the loopholes in the Tenant Protection Act, apply it to a wider range of housing types, and make those provisions effective at date of occupancy. Cap annual rent increases at CPI+1%. Beef up code enforcement and make it proactive rather than reactive. Prohibit no-fault evictions, and establish a right-to-counsel for tenants facing eviction. Establish a mandatory countywide rental registry so we have some actual data on housing options in this County.

Eliminating parking requirements should be a priority in the 2025-2029 Consolidated Plan because it can increase housing supply, promote efficient land use, and support sustainable, transit-oriented development. This policy change can also foster greater equity and economic resilience by reducing car dependency and creating more vibrant, walkable communities.

Alternative transportation options help people save money. Prevent too much housing from being owned by out of state residents or large corporations. Provide grants for home repairs, water conservation, energy savings to help modernize existing housing.

Property/Home Owners Insurance assistance. All carriers are dropping us.

Rent control, more restrictions on developers, and more push for calpoly to provide on and off campus student housing to not stress out the slo rental market.

Real estate speculation is bad for our community. Change policies to make real estate speculation not profitable. Vacation rentals are bad for our community. Change policies to make SLO county homes less desirable for vacation rentals or second homes.

1) Eliminate or severely tax short term rentals such as AirBNB. The existing rules are not enforced; there are hundreds of whole home listings and ADU listings in San Luis Obispo city on AirBNB that are illegal; these need to be long term rentals to lower rental prices. Reporting violations results in no action or feedback on why no action was taken. 2) Come up with a way to reduce or share rental application fees; I recently paid over \$600 to various property management agencies this summer when trying to secure a place to rent.

We have a need for smaller, affordable units for young professionals in the community. This group needs both affordable rental units they can live in while saving up a down payment AND smaller for-sale starter units that are low square footage, affordable by design, and in walkable communities. To do this, I think we need to update our housing system. Whether preserving existing housing stock or building new, we need to maintain the affordability of our units and prevent real estate investing from artificially inflating the cost of our housing. 60% of homes in San Luis Obispo are renters. Some of these folks want to be renting, but many of them want to buy a home eventually. To do that, we need to create more specific owner-occupied opportunities for SLO County residents

Cal Poly has taken over the city. Wealthy parents scooping up available properties for their students' comfort through their college experience (my guess? On campus living has RULES). It limits housing for residents trying to afford to work and live here. I'm 61. I don't want nor need assisted living but certainly don't want four roommates under 30; I already raised my own kids.

Limits on who can buy a home. Only people that actually live in the home they purchased

There should be a limit to the number of homes one person or company is allowed to own. I grew up here in SLO, I work in SLO as a teacher and have children, yet I cannot compete with the companies that buy up all of the houses. This makes it impossible for families who want to own a home. There should be something for people who actually work here in SLO and are in public servant positions. Landlords should be held accountable. They should not be allowed to raise rent 10% every year.

An improvement in County government activity efficiency and expediency

Too expensive to build an ADU on our property! 6 months and still waiting for required reports. They are so expensive therefore we are about to stop the project - we don't even have a bid yet! Crazy!! We're building a place for our granddaughter but now it looks unlikely!

Investment groups should be restricted from buying dwellings. If they are allowed to buy them, there should be a strict limit of 2 or maybe 3.

One of the things that seems particularly unfair in dealing with housing or other services for my son who is disabled is that in determining income, gross income is used. That is not the amount one takes home from a job. Taxes are deducted from that and so gross income is NOT what a person has to live on. Income limits need to reflect that in especially affordable housing, SSI, etc

I would like to see more dense housing options, and the codes to be modified so housing can be built upwards. It is nearly impossible for working class employees to live near their employment areas. The only way we were able to buy a home in this area was with family help and by having a home-stay Airbnb in our home. We love having this option. It has been an incredible lifestyle for us and I would love to see more ADUs or relaxed standards for Airbnb permits, so more people could afford their housing. Creative on -roads for housing.

San Simeon CSD is now in the process of reorganizing as a CSA. San Simeon has had a building moratorium for 36 years because of occasional excess salinity in the well water. In 2016 a desalination unit went on line effectively negating the need for continuing the moratorium. In 2022, as a result of a lawsuit a federal judge told the SSCSD the moratorium had to be lifted and it was lifted but only for the property owner who filed the lawsuit. The primary reason no SSCSD Board majority has voted to lift the moratorium is the Directors appreciate the open space around their residences. Lifting the moratorium now would help solve the Pico Beach stairway problem. Currently only SSCSD legal counsel one Director and one key Committee member are in favor of lifting the moratorium. I believe if Rebecca Campbell rcampbell@co.slo.ca.us personally made a presentation to the full SSCSD Board explaining how lifting the moratorium for residential and commercial construction would facilitate the reorganization process a Board majority would vote to lift the moratorium. I give permission to pass this message ANONYMOUSLY to Rebecca. The shortage of low cost housing in San Simeon and Cambria has a multitude of negative ramifications.

Stop building so much high density apts. when the amount of cars on the road from additions done already has pack ed the streets with a million stop

Yes, HASLO needs a forensic audit. Too much money is going through that organization for new housing without outside oversight. Same is probably true of People's Self Help Housing. In addition, it appears all the money spent on homeless services is wasted on people who do not want to help themselves.

Dana Reserve is very controversial in the community

Building more housing will not fix the issue.

Rent Control

In Paso Robles, we need to prioritize people over profit. I see developers building "luxury" apartments, charging 3,00" minimum rent. Some of these developers don't have strict capacity regulations and I'm hearing about 2-3 families sharing apartments. Traffic is getting bad, and how much bigger can Paso get without having to do major improvements on roads and infrastructure? In my neighborhood in East Paso, a house goes up for sale and a luxury developer swoops it up, only to remodel and charge exorbitant rents. We need rent control!

No Not really. I wish SLO County would implement rent control for mobile home parks in the county.

Rent costs for apartment dwellers
Lower rent
Water/sewer improvements in Los Osos would be great. Especially to the water quality in Los Osos specifically. County wide, mental health & homelessness assistance would be great. Affordable housing, in slo for students & young professionals. Possibly a cap on rent increases or other solutions. [SEP] Sexual assault & gender based violence is not just a cal poly issue, but a county issue, more support to training officers & hospital support staff as well as funding for lumina alliance.
price caps on rent
Close the loopholes in the Tenant Protection Act, apply it to a wider range of housing types, and make those provisions effective at date of occupancy. Cap annual rent increases at CPI+1%. Beef up code enforcement and make it proactive rather than reactive. Prohibit no-fault evictions, and establish a right-to-counsel for tenants facing eviction. Establish a mandatory countywide rental registry so we have some actual data on housing options in this County.
Some sort of rent control or cap on raising rents
greater restrictions on 2nd/3rd homes, short term vacation rentals, private equity forms buying homes, and rent control of some kind.
Rent Control
Rent prices
Rental control plans. Rent for individuals and family's are extremely high and play a huge factor into homelessness. Without fixing none we cannot help the homeless crisis.
My primary concern is the high rental problems. I don't believe it is an issue that can be addressed through solely new affordable construction. I believe slo county needs a rent control program
rent prices are ridiculous. there needs to be some sort of cap or rent control
Rent control, more restrictions on developers, and more push for calpoly to provide on and off campus student housing to not stress out the slo rental market.
Rental costs are through the roof. Each year the landlords can raise rent 10%. This needs to be stopped. No-one on a single income can afford to live here. My rent is more than 65% of my income. And will go up another 10% in Jan. Do something please.
Outlaw short term housing rentals ie airbnb. Aggressive rent control.
Need strict rent control / lower rent, multi-unit housing, creative solutions like turning old big box stores into multi-unit cooperative housing or into safe temporary housing for unhoused, strict requirements for short term rentals like AirBnBs so most housing is only allowed for long term housing / families, incentives for EarthShip and environmentally friendly building, more mental health care workers / services, required mental health crisis staff for situations that are not for law enforcement to handle when it's obviously mental health issue and mental health care facility vs. jail for the same individuals, increase medical providers in all categories.
Rent cap on rental properties based on squared footage, location and utilities offered.

RENT CONTROL. END "RENO-VICTIONS." STOP PUSHING REAL ESTATE AS AN "INVESTMENT" USED TO MAKE MONEY. THE BULLSHIT PUSHED BY REALTORS IS DRIVING UP COSTS WHICH ONLY BENEFITS THE RICH.

Rent control and landlord oversight.

I am from SLO county. In fact, I've never lived anywhere else. Prices have gotten so out of reach in recent years that it's forcing us out of the county. People who own these rental homes and bought them for \$200,000 in 2010 and have paid them off by now, we're charging \$2k a month to rent in 2018 and now they want \$3,500 a month because that's what the next house gets. The air b'n'bs also have taken houses and turned them into hotels so to speak and taken the rental market down. It makes me sad to leave my hometown but I'm faced with little other option. I work 2 jobs and spend very little on outside fun activities but it's not even close to affording any type of rent here with what's left after my insurance, car, phone, and utility payments each month. This is a problem and I'm really sad to see it rip the natives out of our hometown.

Consider rezoning neighborhoods to allow more mixed-use development, i.e. coffee shops and neighborhood grocery stores within existing neighborhoods to increase access for those with mobility issues, or lack of access to transportation. Countywide rent control. Socially-owned housing, i.e. housing owned and maintained by the city, county, or state that is low-cost for renters. Decentivize "investment properties" i.e. people who own more than one home and use the second (or more) homes as a way to generate "income", raise property taxes to prevent vacation rentals from thriving. Robust investment in public transportation that serves the needs of the community, i.e. busses that run late for service workers in SLO, busses that run from Atascadero to the coast in an hour or less.

Rent control

Housing first & foremost. The number of homeless families that are living in motels has gone up exponentially since COVID. Not to mention the rental prices plus the fact that no one is really paid at the minimum the cost of living wage. Why are rental prices so high? Why has the government not re-evaluated their maximum income requirements? Those figures are from the 1980's. Inflation has occurred since COVID. The cost of rent, food, gas & utilities has all gone up. Many low income families are unable to afford rent, groceries, utilities, health insurance, car insurance, gas, vehicle repairs & yearly registration. Forcing many families to be homeless or living in cheap motels.

Rental prices are nuts. We moved back home to SLO county to care for an elderly relative and the rents are higher than in the Bay Area. As for SLO proper, I just talked my niece out of Cal Poly because of house concerns. Stabilize rents please

We need rent control. We also need affordable housing for the migrant farm worker population.

Rent control and affordable housing for seniors & those who work & live in .Slo County

There needs to be help with rent and utilities for seniors on fixed income, including caps on rent increases. No one considers the help adult children give parents, even when it means giving up the ability to save for our own futures. My mother is a massive financial burden on

me. I'm childless and one day will be in a worse financial position than she is now, with no one to help me.
Rent control. I live in Pismo Dunes retirement community, our rent is raised every year! We are all on a fixed income. Several of us have only one income. When will this robbery stop?
I work to house the homeless. I am always a paycheck away from becoming homeless myself. Rents need to come down all over this county. The greed has to stop
Rent options are slim. Rent cost is too high
Housing prices are insanely high in SLO city, we've been trying to buy a house here to start a family for years, but we have to move to a different city if we want to buy property because it is too expensive. Rental prices are also crazy, 2000 for a one bedroom?? That's so greedy.
No rent control
The rents are so high my son and his family are living with us his parents for the past three years. Wife is disabled, grandson has autism, husband has to work part time to take care of them. My husband and I are seniors who have chronic illness because of all the stress of all of us jammed into a small house. Very very difficult situation. Something has got to give.

Rental Registry

I am a Housing Navigator. It would be wonderful if there was a main website where every company listed their vacancies and it was updated daily
Close the loopholes in the Tenant Protection Act, apply it to a wider range of housing types, and make those provisions effective at date of occupancy. Cap annual rent increases at CPI+1%. Beef up code enforcement and make it proactive rather than reactive. Prohibit no-fault evictions, and establish a right-to-counsel for tenants facing eviction. Establish a mandatory countywide rental registry so we have some actual data on housing options in this County.

Senior Housing

My income can't keep up with my rent. Im 67 and will be homeless even though I work full time for slo county. We need solutions!
Low income Self-help Senior housing in Cambria
Housing for low income 55 and over. Single apartments. Low income = 0-\$39k, and especially \$25k /year and under PSHH requires \$39k annual income
Homelessness with support and aging population more RFPs.
Livable low income housing, Senior housing (there is a long wait to get into the few senior facilities, Long term care facilities, not enough.
We desperately need more low income housing and housing for seniors in this area! Even a single bedroom is renting for over \$1000 per month now, and a studio upwards of \$18-2000. Considering most seniors don't even get \$1000 per month from Social Security, where are

they supposed to go? Greed and inflation has priced everyone out of the rental market, and home ownership is a fantasy in this county. Why do you think more and more families are moving out of state?
Tax payers can't afford to support the housing cost of so many people. Also, by forcing builders to essentially give away housing at cost, it raises the cost to everyone else, creating a catch-22. Why can't the city or county build their own "low-cost" mini homes to sell? They can waive their own fees and cut out the middle-man. Also, the population is aging, we're going to need to allow for ADUs for aging parents, or build senior rentals/mobile homes, etc to be ready for the onslaught of aging adults.
There are a large number of older folks in this county that are house rich and income poor. There are a lack of places that these folks can move to as retirement communities are very expensive ie. \$6000 and up per month, and the cost of in-home care is too expensive. Then there are those of us who are not considered poor and we are not wealthy enough to afford housing on our own. I would love to see more moderate income housing provided in SLO city, love all the dense housing that is going in but it doesn't address this middle group of people's need.
In Los Osos, affordable homes for rent , sales, especially seniors. We have a higher senior % living here compared to SLO County's average. Thank you.
Affordable housing for seniors
Residents in Los Osos able to build an ADU on their property. This would be a great alternative for the elderly who are on a fixed budget to live in an ADU for a reduced price.
Affordable housing for the Elder and Disabled. Contracting for a local assisted living waiver program facility so we don't have to send seniors who need residential care out of the area. More resources for dementia/cognitively impaired/people who may need to be conserved.
Need housing options with nearby multi-modal transportation services and walking paths. Housing for seniors to live independently as well as mixed generational housing developments.
There needs to be more affordable housing, especially senior housing that allows people to pay 30-35% of their gross income for housing. I also don't like the increased density I am seeing, especially in the neighborhood I live, Augusta Street just off Laurel Lane. I believe high density/crowded areas lead to more crime, anger and mental stress. I definitely believe we need more shade trees/areas in all parts of SLO. Our climate is getting warmer, but we are giving up trees and shaded areas. The more people and housing we have the more we need trees, green spaces and shade. We have a downtown library that is supposed to be free, but there is no free parking closeby for seniors or other residents.
Affordable housing for income under \$75K per year, housing assistance for seniors with cognitive impairments
SLO County needs to prioritize housing and assisted living facilities for seniors experiencing homelessness, or at risk of homelessness due to a fixed income. 40 Prado has become a pseudo assisted living and memory care facility because there is nothing in this county that accepts individuals who are low income. It's sad that folks who have lived here their whole life end up having to be shipped out of county in order to have their increased needs met.

Homeless seniors who are on the streets or in their cars. I volunteer at a homeless shower program. Our seniors want housing and have a hard time navigating services
Senior housing is a serious problem. Priority must be given to long time residents who are displaced.
Senior housing, the income, housing, moderately affordable housing
Housing for seniors that is affordable, but not independent and not skilled nursing level, in between at like a boarding care level. This housing would need to accept people with a mental health diagnosis.
Senior housing
More attention and effort is needed to provide affordable rental units for low and no income residents, low income ADA senior housing, and assisted living and nursing home facilities accepting MediCare.
Senior care, including housing and health care. Health care in general - we need more doctors!
Housing for mentally ill adults aged 60+
Has the county ever considered zoning for Congregate Housing for seniors? Yes, it would fit into Multi-family housing zones, but, how about financial assistance for development of Congregate Housing just like financial assistance for Low Income, Handicapped or Secondary units?
I encourage strategies to make housing more affordable, from helping families purchase SFRs to affordable options for seniors needing a continuum of care. We very much need more SUD treatment residential programs!
No senior housing
More SAFE, Affordable housing for seniors on fixed income
Affordable housing for fixed income people like me (seniors
More afford safe housing options for low income, disabled, retired and seniors
Rent control and affordable housing for seniors & those who work & live in .Slo County
We need more affordable accessible housing for seniors
Senior Housing
General Senior Housing
Elderly unhoused requiring nursing care in addition to general housing. Shameful seeing so many elderly on the streets obviously needing medical and nursing assistance.
Tiny home communities where people who work for the lower wages in the communities can have a house and not pay as much rent. And seniors can find a place to live that lets them have enough money left over to pay for the medication's and food and medical needs!
It would be helpful if more single level condo units were built so that seniors and people with disabilities could reside close to services and thus age-in-place. Higher density, multistory buildings with elevators and single level units (studio, 1 and 2 bedroom) ranging from 500 - 800 sq. ft., for example, would allow current residents to stay in their community and free up their larger homes for families, young professionals and first time homeowners.

Special Needs Housing

the fragile members of this community which you have earmarked aged disabled at risk homeless etc are all in need as the wealthy have taken over and squeezed out all the rest take care of each of the above before it's too late which it nearly is. How many wineries are enough when we cannot care for our aging population? When child care costs 2000 a month? When there's no help for the schizophrenic population roaming the streets ?
Yes. More access for disabled young adults to affordable housing options so they can live independent lives with support.
Affordable housing for the Elder and Disabled. Contracting for a local assisted living waiver program facility so we don't have to send seniors who need residential care out of the area. More resources for dementia/cognitively impaired/people who may need to be conserved.
I have worked in skilled nursing facilities for about the last 10 years here in SLO - there are some striking gaps in healthcare services for our senior citizen friends: but mainly, the lack of facilities for older adults with cognitive impairments or behavioral issues.
Skilled nursing facilities for unhoused community members; detox facilities that serve females; more safe parking facilities/sites/programs.
Housing Support for adult persons with mental health disabilities. I live in a health compromised house with a hoarder it is effecting my physical and mental health, I can't find a place I can afford. I'm stuck in a rapidly deteriorating living condition. My mental and physical health are compromised.i often feel the only solution is an early premature death. It's hard for me to see a future.
More afford safe housing options for low income, disabled, retired and seniors
There is very little housing for low income people, especially single adults, disabled adults
We need actual low-income housing and more housing for those with disabilities. We also need to stop destroying what little the homeless have and help them instead.
If you look at assisted living waivers through the state, not only does SLO county have NONE, but neither does SB or Monterey county. Our aging elderly community will have to leave to counties further away from family. Additionally, your service workers like those who work for the postal service and school district are being pushed out of the area when we have grown up here. There is no reason someone who has respectable jobs and savings can't afford to buy or rent in their home community. We have been let down. We need something better than a lottery spot. We need to do something.
It would be helpful if more single level condo units were built so that seniors and people with disabilities could reside close to services and thus age-in-place. Higher density, multistory buildings with elevators and single level units (studio, 1 and 2 bedroom) ranging from 500 - 800 sq. ft., for example, would allow current residents to stay in their community and free up their larger homes for families, young professionals and first time homeowners.

Vacation Rental Restrictions

Vacation rentals take residential rentals off the market and drive rents prices up through reduced supply. Priorizar residents over tourists. Limit vacation rentals (to perhaps one/two per owners who are also RESIDENT of SLO County).
It is time for the Board of supervisors to increase taxes on visitor serving facilities especially housing. Something like they tried to do in Colorado tripling the property taxes for non permanent housing. There should not be any airbnbs in Los Osos and Cayucos. Rent for a 2 bedroom is over \$3000 in a run down house. The average salary cannot keep up with that in this county. You also need to make sure that when Los Osos allows building and resubmits the community plan, no air bnbs are allowed. Multi family housing must be prioritized. Also landlords are using furnished finders and only accepting nurses as tenants. Enforcement is needed of Labor Force Housing Financing Act of 2023, which will add a 15% tax to STRs, like Airbnb, and go into effect on January 1, 2025.
Need a law that says people can't own a house on our county and not occupy or rent it
More than half the houses in my community are empty vacation rentals/second homes while so many that live and work here struggle to find affordable housing to rent.
Need zoning to keep single family residences from being used as money making commodities like AirBnBs, vacation rentals and purchases by private equity firms for Wall Street profiteering.
vacation rentals compete with housing inventory for real people living and working here. Limit them. (How many does one person/company really need?)
Our housing is being overwhelmed by out of towners, foreign investors and undocumented making it very difficult for our children to buy a home in a low density environment. STR's are also lowering the number of available houses for young families.
We need to get rid of short term rentals that occupy the houses SLO county residents could live in (hotels are for visitors, houses are for the ppl who live and work here). Why are they giving STR licensing when there's homeless encampments under every overpass? Ppl need the homes that are being held for tourist. We need to stricter laws for landlords and property management companies. The junk fees and price fixing are out of control. \$100 just to APPLY for housing, the house sits vacant, they live off the application fees coming in AND get to create false scarcity in the housing market. They won't rent to you unless you have an 700+ credit score and make 3times the rent in income- ppl who rent houses are typically living at or below the poverty line. This ALONE is creating homelessness. Landlords vacuum money out of our community and contribute nothing towards the wellbeing of the town. Why aren't rentals required to have solar panels or native plants or grey water tanks or even recycling programs? Why are rentals allowed to rot away with little to no maintenance, making our neighborhoods look horrible, creating unneighborly environments, and just an uncomfortable living environment for everyone around. Home owners that live in the place they own take pride in their home- it's not about squeezing out every last cent of profit for them. And people can't buy homes when they've all been hoarded by ppl trying to exploit the housing crisis. Homelessness is not typically caused by mental health issue and substance abuse- that's a small fraction. Homelessness is caused by greed, by a wealthy

class hoarding resources hoping to squeeze money out of the lower class. Homelessness CAUSES mental health issues and substance abuse.
We need affordable housing. And I don't mean \$500k studio apartments. Something needs to be done to exclude private equity firms from purchasing homes, 2nd and 3rd homes sitting empty, Airbnb and variations on vacation rentals or 30 day rentals all need to be restricted if not eliminated. People who work in this county need to be able to afford to live in this county. A second income should not be needed to rent a studio apartment. [L] [SEP] And current state law regarding renters is not sustainable.
We need more affordable rentals and single family homes. Fewer vacation rentals/airbnbs. Also, there are very few pet friendly rentals. More rental agencies should consider allowing for pets with an additional pet deposit. There are very few options for the average worker in SLO county to live, especially on the north coast.
greater restrictions on 2nd/3rd homes, short term vacation rentals, private equity forms buying homes, and rent control of some kind.
I believe that there need to be fewer short term rental units in the county (Air BnB, etc.). They tie up critical housing and increase overall rents in the county.
Greater restrictions on the number of short term rentals, such as Air B'n B, which tie up much needed housing and drive up rents.
Restrictions on who can buy new housing - make it a requirement for it to be a family's primary residence and can't be used as a vacation home or rental property.
too many new "luxury" apartments/housing units when there aren't enough affordable apartments/housing units; also more restrictions on airbnbs and other vacation rentals because too many houses being are bought by people trying to price gouge their way into wealth
Real estate speculation is bad for our community. Change policies to make real estate speculation not profitable. Vacation rentals are bad for our community. Change policies to make SLO county homes less desirable for vacation rentals or second homes.
Outlaw short term housing rentals ie airbnb. Aggressive rent control.
Need strict rent control / lower rent, multi-unit housing, creative solutions like turning old big box stores into multi-unit cooperative housing or into safe temporary housing for unhoused, strict requirements for short term rentals like AirBnBs so most housing is only allowed for long term housing / families, incentives for EarthShip and environmentally friendly building, more mental health care workers / services, required mental health crisis staff for situations that are not for law enforcement to handle when it's obviously mental health issue and mental health care facility vs. jail for the same individuals, increase medical providers in all categories.
1) Eliminate or severely tax short term rentals such as AirBNB. The existing rules are not enforced; there are hundreds of whole home listings and ADU listings in San Luis Obispo city on AirBNB that are illegal; these need to be long term rentals to lower rental prices. Reporting violations results in no action or feedback on why no action was taken. [L] [SEP] 2) Come

up with a way to reduce or share rental application fees; I recently paid over \$600 to various property management agencies this summer when trying to secure a place to rent.
I am from SLO county. In fact, I've never lived anywhere else. Prices have gotten so out of reach in recent years that it's forcing us out of the county. People who own these rental homes and bought them for \$200,000 in 2010 and have paid them off by now, we're charging \$2k a month to rent in 2018 and now they want \$3,500 a month because that's what the next house gets. The air b'n'bs also have taken houses and turned them into hotels so to speak and taken the rental market down. It makes me sad to leave my hometown but I'm faced with little other option. I work 2 jobs and spend very little on outside fun activities but it's not even close to affording any type of rent here with what's left after my insurance, car, phone, and utility payments each month. This is a problem and I'm really sad to see it rip the natives out of our hometown.
Consider rezoning neighborhoods to allow more mixed-use development, i.e. coffee shops and neighborhood grocery stores within existing neighborhoods to increase access for those with mobility issues, or lack of access to transportation. Countywide rent control. Socially-owned housing, i.e. housing owned and maintained by the city, county, or state that is low-cost for renters. Decentivize "investment properties" i.e. people who own more than one home and use the second (or more) homes as a way to generate "income", raise property taxes to prevent vacation rentals from thriving. Robust investment in public transportation that serves the needs of the community, i.e. busses that run late for service workers in SLO, busses that run from Atascadero to the coast in an hour or less.
home ownership assistance; limit short term rentals
Eliminate short term rentals in our town.
Restrictions on turning rentable houses into vacation or airbnb rentals. Too many houses that local working families could live in sit vacant because owners would rather have airbnb. It is killing our community.
Consideration of limiting vacation rental properties, and offering benefits for full time owner occupied housing.
Air BNB houses, while fun for the local govt to secure outside tourist dollars, is keeping houses off the market for buyers and long term renters. Also parking fees are bad. My family stopped going to downtown SLO due to parking fees. It feels like tourists get more thought than local residents in this county. There's a lack of family activities too. Luckily we have the beach but that's n it always reliable. Sadly, brew pubs are the. Best place to take a family. That's a shame.
Please stop allowing so many vacation rentals. I've lived here my whole life and people from out of town are able to buy up homes just to use as money grabbing schemes and don't even live in the community to pour back in

Workforce Housing

Affordable housing for people who work in lower paying jobs in our community
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Stop reinventing the wheel and start building some places for working people to live. \$15 million should build alot. If this money was only earmarked for a "study" well, there-in lies the problem... The lack of affordable housing to purchase is crazy. The cost of rent is insane. And figure out how to stop sinking so much money into the fat of the "homeless funding and resources" cycle. It isn't working. The rest of the citizens have rights to walk down streets, be in city parks, and not be harassed so enforce the laws on those that don't want to work a program.
Affordable Housing especially workforce housing
Supporting housing for local workers/residents over visitors or owners from other locations
Housing for healthcare workers/nurses and doctors
Affordability for the working class
15 Million dollars in grants to figure out the obvious.SLO County has not performed well in providing "low income" workforce housing. Too much money is spent on people who do not contribute anything in return. ^[L] _[SEP] Do better in defining the reality of affordable housing for workers who make less than \$50K, we should not to have to be a "family of four" to get to live in SLO. By the way, I pay over 50% of my income in so-called affordable housing. No such thing as 30% for rentals anymore.
Rental rates are impacting workers' ability to live in the county. There needs to be more income based rentals.
Affordable housing for hospitality, construction, and farmworking families
Build more housing for people that work within SLO city. The commuting will only get worse if housing within city limits is not built.
Housing that is affordable to the people who live and work here
Need multistory rental units for local working people. Need to prevent Cal Poly parents buying .
Affordable housing, workforce housing
Work force housing
Teachers are finding it incredibly difficult to work here because of high housing costs. Setting up a low income housing for teachers to live and work in the community would benefit so many people! Also, including walking or biking plans in new housing developments and improve public transportation. Transportation and housing are linked!
More extremely low and low income housing as well as housing for workers
Although I now live in Paso (that for the most part has been developed thoughtfully) I left Cambria after residing there for 20 years and I think there needs to be support for work force housing there considering the tourist dollars that are only possible with workers. These workers should be given housing support near where they are employed. Additionally it would be helpful to encourage landlords to allow pets as there are existing rules about rental damage deposits. Mandating acceptance of pets is probably not reasonable but property owners should be assessed a fee to go toward no kill shelters if they don't allow their tenants to have pets.
More high density, affordable housing for service industry and local employees

Affordable housing to keep people working in their own cities and not travel outside to another. We're not the Bay Area.
campria-affordable housing for service industry-hotels, restaurants workers. when they commute they often lose money. work-force housing. expanding sec 8-rent cap limits need to be increased.
Affordable housing for the work force, and access to cleaner water. Just because the arsenic levels in tap water are legal does not mean it is safe for consumption by living creatures. I have lost pets due to arsenic poisoning. Please look into this with a curious and reflective mindset https://www.ewg.org/tapwater/
Find ways to make housing affordable for those that work in San Luis Obispo county and work for San Luis Obispo county
Between childcare scarcity/expense and high housing costs it's difficult for the people who work and serve this community to make it here. Expand after school care services and find ways to prioritize the local workforce's housing needs over those of the influx of wealthy home buyers. Prioritize safe bike transportation and safe parks/play areas near all housing developments.
It has become nearly impossible for working-class families to afford to live in SLO County. There is a rise in low-income housing but there are no programs available to the working class. We make too much money for assistance but not enough to live comfortably. Families who were born and raised here and have always called this place their home are being pushed out by out-of-town investors. That has to change.
We have a need for smaller, affordable units for young professionals in the community. This group needs both affordable rental units they can live in while saving up a down payment AND smaller for-sale starter units that are low square footage, affordable by design, and in walkable communities. To do this, I think we need to update our housing system. Whether preserving existing housing stock or building new, we need to maintain the affordability of our units and prevent real estate investing from artificially inflating the cost of our housing. 60% of homes in San Luis Obispo are renters. Some of these folks want to be renting, but many of them want to buy a home eventually. To do that, we need to create more specific owner-occupied opportunities for SLO County residents
First responders and teachers to be able to purchase and keep their home in San Luis Obispo CA. My husband works as fire captain in SLO, we barely can afford our home in SLO Ranch, high cost and high interest rate. Please help with affordable homes for people that provide essential services to our City and County. We have investors beating us out of all the homes available ! Childcare is a MUST. I can't work due to the cost, I have twins! I tried to apply, they said I made too much for a typical day of preschool. Homeless are a huge problem and me and my family do not feel safe when they are drunk/drugs, acting aggressive on the streets, steal property and damage property. A lot of them get away with all of this and continue with their terrible behavior ! Yes, help homeless that want help! Thank you :)
My husband and I are both teachers who can't afford to buy a home in SLO where we work, nor nearby cities. It feels like the focus is on the unhoused community, not the middle class

people like teachers, police officers, trades that participate and help in the community. We need housing for working class families
Housing for workers. People who work midrange pay jobs cannot afford housing.
Workforce housing should be a high priority given escalating costs to own property in SLO
Affordable housing for middle income workers
We need rent control. We also need affordable housing for the migrant farm worker population.
Housing for agricultural workers that is safe from Immigration Services. Language accommodations for monolingual Spanish or Mixteco-speakers. Resources for vulnerable low-income community members such as undocumented immigrants.
If you look at assisted living waivers through the state, not only does SLO county have NONE, but neither does SB or Monterey county. Our aging elderly community will have to leave to counties further away from family. Additionally, your service workers like those who work for the postal service and school district are being pushed out of the area when we have grown up here. There is no reason someone who has respectable jobs and savings can't afford to buy or rent in their home community. We have been let down. We need something better than a lottery spot. We need to do something.
Housing for farm workers

Zoning Reform

The County must make major headway on zoning reform and housing production incentives to address the underlying issue of lack of housing units. 95% of residential zoning in CA is single-family only and the current way of adding more units to those areas is an arduous process of ADUs and lot splits. Our county should be a leader in the state, but without zoning reform we will continue to fail to provide adequate housing.
Location matters, don't place homeless shelters, mental health facilities or addiction centers near schools.
I think the County should consider programs to easily convert empty commercial spaces into the form of housing that has the highest need.
Need zoning to keep single family residences from being used as money making commodities like AirBnBs, vacation rentals and purchases by private equity firms for Wall Street profiteering.
SLO City is choking off Los Osos's access to the 101 and employment for many of us. Find a way to build without harming your neighbors.
Keep to county zoning planned areas for appropriate services
Thank you for putting together this survey- I appreciate the chance to speak. I feel that housing is shelter. It should not be used as an investment, or to play the market. Investors want the prices of housing to go up. But housing is shelter- it should not be so high in price. There are houses that are being bought by investors in SLO (1301 Bantam Ct #2 is one and 1060 Stuart Way is another) and sitting empty for two years so that the investor can resell

the house at a profit. This is during a housing shortage. It is not ok. It is driving up prices. People should only be allowed to own one house, not a second home in SLO County. We need to bring the prices of houses down by not allowing second homes and not allowing investors to buy housing and leave it empty. I feel that too much money is being spent on homelessness charities. Schizophrenic people need to be treated in mental hospitals or working farms. They should not be on the streets of SLO. And homeless charities shouldn't be given money to perpetuate this situation of people living on the streets and getting food and showers provided while they live on the streets. Also, builders should not be making high density housing. No one wants to live like that! You can't sleep when you are so close to your neighbor that you can hear every word they speak. Look at Righetti. There are 3600 sq ft estates being built, while people live in Vintage at SLO unable to sleep. Why are land planners in SLO allowing 3600 sq ft estates and then building high density housing? Instead, 1500 sq ft single family homes should be built so that everyone can live a normal life. This lack of equality is causing so much suffering. If you can't sleep you get health problems. Allow 1500 sq ft single family homes to be built so that working people have somewhere to sleep and work. Do not attract people who want to own a 3600 sq ft second home in SLO which takes up land that could house families. Also, please don't allow building of homes in industrial areas. Homes should be built on former ranch land or other clean land, not in the middle of industrial zones or under high voltage power lines. People are getting brain tumors from this, like [REDACTED] who got glioblastoma from living under the high voltage power lines on [REDACTED]. Why are houses being built in the middle of factories and under power lines, like on Sacramento Drive, when there is plenty of clean land all around SLO? Please think of families! Everyone is so concerned with helping homeless people, which just attracts more people with schizophrenia to the area. But what about families and hardworking parents? They need clean, safe, quiet places to live, in a small house with some yard between them and the next neighbor. Thank you for considering my thoughts. I appreciate the work you are doing for SLO.

high density development should only occur in urban areas where there is transportation support and grocery and schools nearby. ag areas should not be rezoned for multi or high density housing.

Good planning. Adequate roads and parking

In-fill rather than sprawl. Preserve farmland

Some modest re-zoning for more affordable housing

Slow down development. No more new houses in SLO for a while.

Consider rezoning neighborhoods to allow more mixed-use development, i.e. coffee shops and neighborhood grocery stores within existing neighborhoods to increase access for those with mobility issues, or lack of access to transportation. Countywide rent control. Socially-owned housing, i.e. housing owned and maintained by the city, county, or state that is low-cost for renters. Decentivize "investment properties" i.e. people who own more than one home and use the second (or more) homes as a way to generate "income", raise property taxes to prevent vacation rentals from thriving. Robust investment in public

transportation that serves the needs of the community, i.e. busses that run late for service workers in SLO, busses that run from Atascadero to the coast in an hour or less.
Change zoning laws and buildings more non market/social housing
A portion of town zoned for small/tiny housing, sold to the people that will live in the building with proof of residence. Affordable buying of homes needs to happen. The people that keep this city running need to be allotted space in town.

Homelessness:

- Encampment Resolution
- Emergency Shelter
- Homeless Services
- Homelessness Prevention
- Safe Parking
- Sustain Existing Programs
- Transitional Housing

Encampment Resolution

Homeless encampments need to be cleaned up. They should not be allowed to congregate near elementary schools. Crime enforcement and city clean up.
Clean up the encampments on the streets, especially in North County. Echo is directly across from 2 schools and homeless people congregate in the median between the school and the shelter. Bad placement for a homeless shelter. The neighborhood is a mess .
Welcome Home Village
Getting homeless off streets and out of public parks. Some local parks are not safe for children do to certain illegal activity (drug usage) associated with homeless.
I rent an ADU next to California blvd. The homeless encampment across from the CHP returns after it is cleared. The homeless are in the trash cans on my street weekly. They often urinate openly. The obscene wall graffiti returns after its painted. Also, as a 70 yr old on Social security,I am having difficulty paying the base service fees for water/sewer despite my efforts to limit my water usage, i.e. no dishwasher,one laundry per 2 weeks,flushing toilet once daily, 2 baths a week. Also,without the ACP (assessible connectivity program) the cost of internet is difficult for my budget. I do not have any premium TV services and pay spectrum over \$80 monthly. I need assistance to pay for basic water/sewer and internet services.
Subsidized/Free childcare for all. Down payment assistance program. Cal Poly needs to cap student enrollment or provide more on campus housing for students and faculty. Environmental impacts of homeless encampments to help with prioritizing cleanup efforts.
Homeless encampment and trailer/motor home parking cleanup and enforcement

Decreasing the number of tents and homeless encampments set up in public areas in San Luis Obispo County.

Parks are especially important as most new housing developments have very little if any yard for children to play safely. Mental Health and RV street camping is getting worse and worse. Graffiti and illegal homeless encampments need to be dealt with swiftly and efficiently; not weeks or months. Staying within the capacity of our water systems to provide water to residents in DROUGHT years is critical and not being adequately addressed.

Emergency Shelter

All the cities need to do their part to get the homeless off the streets. It doesn't really matter if they want to live outside. Grover Beach has started.

Unsure what you are asking. I would like to see land set aside for building permanent affordable tiny houses and land for homeless to set up tents, away from creeks, with toilets, showers, trash bins.

Ensure funding for existing shelters before expanding services.

An understanding of how many shelter beds are needed in our community and sustainable funding to bring them to fruition through our trusted service partners

Safety of children in location of mental health and addiction and homeless facilities should be paramount.

Providing housing for low and middle income families. Providing mental health and substance abuse services. Providing safe sanitary living spaces that aren't in or near waterways or public parks or roadways for the unhoused who don't want to live inside.

ADU Homeless facilities

Every emergency and transitional shelter in our county is full with a waitlist months long. We are not meeting the needs of our community members experiencing homelessness.

There is a real problem with unhoused individuals living along the Highway right of way, in the creek drainage and in other undeveloped spaces in the city. These individuals are creating an environmental hazard with trash and excrement polluting our city. I want to have compassion for these people, but it seems they are unable to change their way of life due to mental illness or substance abuse. I'm not sure of the solution, but it should be a high priority for the Plan.

Simple shelters for the unsheltered members of our community with consideration for families and children.

Low income housing for SLO County residents that can prove they've been local for 2-4 years and zero cost short term housing for unsheltered that would be an easy alternative to "camping".

Primary use of the federal funds should go towards homeless housing and mental health services. Secondary use of the funds should go towards infrastructure, and public parks (please do something nice with Tank Farm road, it really needs attention).

Getting homeless off streets and out of public parks. Some local parks are not safe for children do to certain illegal activity (drug usage) associated with homeless.
We need a plan to get the homeless out of the creeks and rivers and into a situation will help them get better
Stop forced evictions of unhoused individuals from shelter they have created for themselves in the absence of reasonable accommodations by various homeless services programs.
There is an abandoned Youth Correction facility outside Paso Robles near the airport which should be re-habbed as a Homeless Center - it has numerous buildings. It is fenced in for security, plus it is a large unused property.
Hopefully get people out of creeks and into housing, it's unsafe and it is scary for kids especially
There needs to be a LARGE building for the homeless to go to that followed the harm reduction model. This should have an in house physician and psychologists to help people with their physical and mental health to get them off of the streets. They also need addiction services available here as well.
The provisioning of a structured temporary housing site(s), at a planned location, to eliminate people from public camping. Planned consolidation and co-locating is key. Capacity in the 100s is required as well.
Housing for the camping and RV homeless that are living on the streets and sidewalks.
Decreasing the number of tents and homeless encampments set up in public areas in San Luis Obispo County.
Echo needs to be a permanent 90 day shelter
Get homeless people off the streets and reduce crime in the city
Get folks off the street into shelters first and work from there
Yes a second homeless shelter needs to be constructed to help clear the streets of the homeless people.
SLO Co needs more facilities and programs for those experiencing homelessness and the symptoms that contribute to it.
More access to air conditioning for low-income and homeless people during extreme heat. Reducing utility rates during extreme weather.
The homeless population that doesn't want to be housed. Even with help. How do we get them away from polluting our creeks and squatting on private property? How about designated camp zones
Could CMC West be used for the Homeless?....I believe it is vacant.
Give people more incentive to build adu. Dedicate portion of land for safe parking in every city. Create emergency, transitional and permanent low income housing. Use housing vouchers to keep people in their homes. Understand that everyone has a story and not all who are homeless have mental, Sud or any other reason besides the lack of affordable housing in the area. Use the money from the block grants to actually help people who want and need it.

Homeless Services

Don't give homeless people free things, unless they have kids. If they get free housing make them do some kind of work. Trash pickup, landscaping, a lot of them can work and choose not to. They act like they are entitled to free things. The city has done a better job of kicking them out of the downtown area, So that is better, except for the mission park, it's embarrassing for our community, when tourists come to visit, people have said Slo is getting bad, in terms of homeless people it will just get worse if we keep giving them free stuff without working for it.
Substance abuse and homelessness
Homelessness
Yes. Commuter biking reduction of traffic and homeless people not receiving appropriate care/detention/etc. Slo pd needs improvement in personnel all departments. Stop wasting money with the street improvements that get put in then removed then put in again. Poor planning. And the biking thing is way over the top
homelessness and mental health and need for affordable housing tiny homes perhaps
Homeless services and child care services
Homelessness with support and aging population more RFPs.
Water/sewer improvements in Los Osos would be great. Especially to the water quality in Los Osos specifically. County wide, mental health & homelessness assistance would be great. Affordable housing, in slo for students & young professionals. Possibly a cap on rent increases or other solutions. Sexual assault & gender based violence is not just a cal poly issue, but a county issue, more support to training officers & hospital support staff as well as funding for lumina alliance.
Homelessness
As it turns out, communities require services in order to not be dystopian, libertarian shitholes.
As a taxpayer I am concerned that there are too many separate service organizations to help the homeless, needy, individuals. It is a concern that too much of the funds go to administrative positions. Combine the organizations to eliminate admin positions. Show the public how our funds are used by admin and by benefactors. Also on question 16 regarding Public Infrastructure, I am surprised Streets Maintenance and Improvement and Public Safety are not listed. Most people want good roads and safe communities.
Less funding the police/sheriff from general funds designated for community programs like these.
Homelessness
Please build multiple small house facilities to address our homeless situation. Please help people who work but are living in their cars and rvs along our roads. Please help the people living along the creeks. At the least, provide toilets, showers and waste facilities. I cannot believe our County has turned so cold towards these disadvantaged people!

I feel the main use for the available funds should be correcting the homeless situation in SLO. There is no reason in a community of this size and with the affluence we have here, that individuals should go without basic human needs.
County and city need to have more compassion and understanding and be less aggressive and confrontational with unhoused, mentally impaired
Homeless services and housing
Help for being trying to get back on their feet (not just free housing that can be abused).
Since so many of the services are connected, mental health, health, housing, shelters, etc, there should be a comprehensive plan that includes each of the issues. The county and cities should partner in creating a plan for the whole county.
Any developments within the Plan that will curtail homelessness, substance abuse, and mental health (as a whole) issues of those most in need including, but not limited to, seniors and youth. We also need to plan for proper and upscale care facilities for seniors, at a reasonable price, and offer education on the financial support they can receive through Medical and other state and federal funding resources. We need to take care of our advancing aged populations with dignity.
Number of homeless /mentally ill/drug addicted people living in creekbeds and other public spaces
Homelessness and mental health should be major considerations
We would like to see the mentally ill homeless addressed
Providing resources & programs to get people what they need to get forward motion in their lives but not be something they become dependent on.
A business where the displaced, homeless, and those re-entering society can work that includes agriculture conservancy, and empowers sobriety through education and accountability.
Too many homeless people from other counties come here. The more services available, the more attractive it is for unhoused people to move here. This is such a burden on everyone and feels very unsafe with the amount of drug use and mental instability.
Affordable housing for all and homelessness services and housing would be my highest priorities.
First responders and teachers to be able to purchase and keep their home in San Luis Obispo CA. My husband works as fire captain in SLO, we barely can afford our home in SLO Ranch, high cost and high interest rate. Please help with affordable homes for people that provide essential services to our City and County. We have investors beating us out of all the homes available ! Childcare is a MUST. I can't work due to the cost, I have twins! I tried to apply, they said I made too much for a typical day of preschool. Homeless are a huge problem and me and my family do not feel safe when they are drunk/drugs, acting aggressive on the streets, steal property and damage property. A lot of them get away with all of this and continue with their terrible behavior ! Yes, help homeless that want help! Thank you :)
STOP SPENDING MONEY ON FESTIVALS AT THE MISSION AND PUT THAT MONEY INTO THE HOMELESS PPL PISSING ON THE STREET. THE CITY WORKERS BY NO MEANS NEED FORD 4X4

150 LIGHTINGS TO SERVICE STREET LIGHTS AND PARKING METERS. WHY NOT A USED TRUCK WHY THE NEWEST EV TRUCK ON THE MARKET!!! YOU ARE FAILING THIS CITY WHEN YOU WALK DOWN THE STREET YOU SMELL SHIT AND PISS THE SAME HOMELESS PEOPLE HAVE BEEN WALKING AROUND FOR 3 YEARS YET NO HELP IS GIVING. FIX IT.
Homelessness
If the county was able to purchase Sunnyside Elementary (currently for sale) it would provide much needed park space as well as buildings that could be used for health and homeless services and a location for a Senior Center.
1) Homeless people will walk along Highway 1 towards North Coast and live in the forest. It is dangerous for themselves and others. Address homelessness prior to North Coast to disinterest the dangerous journey. 2) The county/community needs a TRANSPARENT FINANCIAL RECEIPT how the \$15 million dollars will be spent over the next 5 years including when, what, how, and why at a low-grade reading level (and multiple languages) to help communication to all county members. 3) Respect Locals' opinions
Continued bike safety improvements, addressing the health care desert, services for homeless populations, mental health care especially for youth, increasing childcare facilities.
Get the homelessness problem under control
SLO Co needs more facilities and programs for those experiencing homelessness and the symptoms that contribute to it.
Homelessness is an urgent problem
We need actual low-income housing and more housing for those with disabilities. We also need to stop destroying what little the homeless have and help them instead.
Homelessness
We need to clean up SLO Library / bus station area. As a resident near there, they are constantly gathering, always bickering (I can hear from my kitchen window 4 houses down). They leave trash and claim street corners. The library provides showers and daily computer usage, however the internet should no be used for watching movies. It should be used for job search or remote learning etc. This library is less than 10 years old and smells horrible. As a reasearcher I no longer like to use the facility to read and take my nieces and nephews. -SLO LIBRARY-
Homeless youth
The homeless project at johnson and bishop is a gross misuse of public funds and shits on all the residents on three sides of that property. All of whom pay taxes here and have invested a lifetime of work into their homes. All to be completely trashed by this project. Go drive or walk down Prado and see what Johnson will become.

Homelessness Prevention

Need more rental assistance available to keep people housed. Need hotel vouchers for those that are unhoused. Need safe parking areas throughout the County for those living in their vehicles.

Close the loopholes in the Tenant Protection Act, apply it to a wider range of housing types, and make those provisions effective at date of occupancy. Cap annual rent increases at CPI+1%. Beef up code enforcement and make it proactive rather than reactive. Prohibit no-fault evictions, and establish a right-to-counsel for tenants facing eviction. Establish a mandatory countywide rental registry so we have some actual data on housing options in this County.

Please do something for those of us who make too much to qualify for most housing assistance programs, but still make too little to afford stable housing. We can't afford to pay \$1500+, we can't afford to compete with Cal Poly students' parents who are able and willing to pay much more. Many rental houses are not safe/up to code. For example. We are living in an apartment with a gas stove and no ventilation, black mold, no ventilation in bathroom, and termites. We are at a loss for what to do. We will be homeless if asked to move out. Anyone with a full time job should be able to afford safe and healthy housing, but it's not possible here anymore. Renters should be protected from eviction if there's a code compliance issue. Go after the predatory property management companies and greedy land owners. Ban new air bnbs. Build housing that's affordable for people stuck in the middle!

Homeless PREVENTION, aging at home support,

I think a focus on creating low income housing is essential. Along with providing care and prevention for community members with high risk needs like homelessness or mental illness. As far as infrastructure goes I would love to see a focus on side walk repairs and community parks improvement or additional parks.

Yes, I think that more nonprofit agencies need funding. Certain agencies are overworked, other agencies are out of funding, and there is hundreds of calls streaming in for utility, rental, deposit, etc assistances. Disperse the funds to various non profits to help lighten the load on the case managers and housing navigators we do have left in the field.

When I was working full-time in San Luis Obispo I could not afford to live on my own. I either needed at least three roommates, but eventually even that did not work and I ended up moving back in with my aging parents at 33 years old. I am 35 now and no closer to securing my own housing than I was two years ago. I commute over the grade every day because I can not afford to live in the city where I work, and even if I live in north county I still can not afford to live on my own. I ended up going back to school to retrain for accounting because I truly can not live at the prices and wages that I was earning, working full time in an administrative job in an office. If something happens to my parents I am at risk of homelessness. We need help.

Rental assistance and public transportation

Safe Parking

Need more rental assistance available to keep people housed. Need hotel vouchers for those that are unhoused. Need safe parking areas throughout the County for those living in their vehicles.

Skilled nursing facilities for unhoused community members; detox facilities that serve females; more safe parking facilities/sites/programs.

Give people more incentive to build adu. Dedicate portion of land for safe parking in every city. Create emergency, transitional and permanent low income housing. Use housing vouchers to keep people in their homes. Understand that everyone has a story and not all who are homeless have mental, Sud or any other reason besides the lack of affordable housing in the area. Use the money from the block grants to actually help people who want and need it.

Sustain Existing Programs

I believe the priority for social services should bolster existing programming as many current programs lack the funding required to sustain it.

Sustainability for both the projects and those affected by the projects

Transitional Housing

Housing for homeless to remove vehicles from public spaces

Housing for the homeless

There is a severe shortage of sober living and transitional housing after people leave residential rehab treatment, so they end up back on the streets to "wash, rinse and repeat." Extended stays in residential rehab facilities (after the initial maximum of 90 days) under a second tier level for up to six months would be one way help with the transitional and sober living housing shortage and prevent relapse. Mental health services are critically low for many who need affordable and reliable counseling. The homeless shelter on Prado is, according to those who have experienced staying there, a drug den where any and all illicit substances are readily available. People who need homeless sheltering and are not "using" or do not have severe mental health needs often prefer living in their cars (if they even have one) to avoid the Prado shelter but there are those who have NO car and NO housing who need a SAFE place with some privacy even in a subsidized shelter like Prado. Often these people have poor credit and low paying jobs that forever close the renting option. Mentally ill people who are a danger to others and to themselves need institutional care. I have had two terrifying experiences that lead me to that conclusion. The high-density housing springing up over every square inch of vacant space is an unaffordable blight. No one with a salary less than \$120k can afford purchasing or renting these townhomes. Lower income people (earning less than \$60k) have no where to go and building more of those \$800k+ townhomes is not a solution.

We don't need any more low-income housing- this type of housing does not house the no income to very low income .

I hope that my previous responses make it clear that it is becoming unaffordable to rent in SLO County and it would be incredibly helpful for the community to have more options and assistance that leads to owning a home. We are a young hard-working couple that could be

using the exorbitant amount of money we spend on rent monthly on a mortgage for our own home to plant roots in a community we cherish. I already hold two jobs, and my partner works long hours just so that we can pay a lot in rent, not qualify for any assistance, and barely have enough left over for groceries, gas, utilities, and other bills like internet and hardly anything left to save up for a down payment. I also believe that investing in housing those that are houseless is important in our community, many of the houseless are also hard-working people that are employed but cannot afford the rent in the area and these challenges and struggles can cause even the most reasonable people to turn to vices or crime to cope/manage with the day to day. A healthy community is a safe community, and you can only achieve a healthy community when everyone's basic needs are met. I know first-hand that SLO County is home to many kindhearted individuals just trying to stay in their beloved home.

Put behavioral health services (and case management) in transitional housing to reduce as many barriers to recovery as possible. & more mixed- use developments

Need more homeless housing

Please build multiple small house facilities to address our homeless situation. Please help people who work but are living in their cars and rvs along our roads. Please help the people living along the creeks. At the least, provide toilets, showers and waste facilities. I cannot believe our County has turned so cold towards these disadvantaged people!

Homeless services and housing

Transitional housing for post sober living/residential treatment facilities program graduates.

Housing for all homeless

Coring mental health and substance-abuse housing, that transition into low income housing. When these rental agencies are requiring three times the rent in income, most people are not qualifying to be able to rent

I don't know if this is the right forum. Is there anyway when offering much needed homeless services, they can somehow be earned in a way that benefits the community? Example, picking up trash in the community. Removal of grafiti etc. we as a society are expected to earn money to then pay for housing, food, etc. I understand many have circumstances that make keeping down a job a challenge. Literally anyone can pick up trash, or provide some sort of service that enriches the community. I think it would really help lessen the resentment that is felt towards the hi Elena's community. EVERYONE should have a home, it's a basic necessity. I do think it dignifies people to give them a way to earn such things within their capabilities

Need strict rent control / lower rent, multi-unit housing, creative solutions like turning old big box stores into multi-unit cooperative housing or into safe temporary housing for unhoused, strict requirements for short term rentals like AirBnBs so most housing is only allowed for long term housing / families, incentives for EarthShip and environmentally friendly building, more mental health care workers / services, required mental health crisis staff for situations that are not for law enforcement to handle when it's obviously mental health issue and mental health care facility vs. jail for the same individuals, increase medical providers in all categories.

We need everything improved. The homeless is a disgrace. We should have small home villages and shared showers and bathrooms. Why can't we do what they do in Europe this is ridiculous. Prado for homeless is so small. It should be four times the size 4 times.

Mental health services, addiction treatment, and free/low cost housing for those experiencing homelessness.

Give people more incentive to build adu. Dedicate portion of land for safe parking in every city. Create emergency, transitional and permanent low income housing. Use housing vouchers to keep people in their homes. Understand that everyone has a story and not all who are homeless have mental, Sud or any other reason besides the lack of affordable housing in the area. Use the money from the block grants to actually help people who want and need it.

Public Facilities and Infrastructure.

- **Family Facilities**
- **Food Bank**
- **Public Facilities and Infrastructure**

Family Facilities

Less focus on the homeless. More focus on families.

Services and education should be focused on youth. Youth education program that explicitly informs youth that life choices are important and personal responsibility is essential. Many current homeless do have mental health and/or addictions . But there is also a societal mindset that living on the streets is acceptable option. It is not an acceptable option. Youth need to be empowered, educated, supported to be able make responsible life choices. Required parenting educational support groups should be required for any parent who accesses any services. We are supporting generations of people who have children and then do not have positive and healthy skills to raise children in a healthy (physically and emotionally) manner. Traumatized parents, continuing the legacy of trauma in children. Focus on youth and educating parents. We need to have a positive influence on this cycle.

Air BNB houses, while fun for the local govt to secure outside tourist dollars, is keeping houses off the market for buyers and long term renters. Also parking fees are bad. My family stopped going to downtown SLO due to parking fees. It feels like tourists get more thought than local residents in this county. There's a lack of family activities too. Luckily we have the beach but that's n it always reliable. Sadly, brew pubs are the. Best place to take a family. That's a shame.

Food Bank

Food pantry for North Coast

Public Facilities and Infrastructure

In Paso Robles, we need to prioritize people over profit. I see developers building "luxury" apartments, charging 3,000 minimum rent. Some of these developers don't have strict capacity regulations and I'm hearing about 2-3 families sharing apartments. Traffic is getting bad, and how much bigger can Paso get without having to do major improvements on roads and infrastructure? In my neighborhood in East Paso, a house goes up for sale and a luxury developer swoops it up, only to remodel and charge exorbitant rents. We need rent control!
More infrastructure improvements
San Luis Obispo streets are not pedestrian or bicycle-friendly. Improvements in this area would improve the quality of life of all residents with reduced noise and pollution.
Fiber to the Home
With additional homes being constructed, it is worth considering how additional residents in the County will impact housing. While I support new additional affordable and alternative housing options, I do not want to see traffic become an issue throughout the County
We need more non wireless internet options almost everywhere. And can we make sure we have long term water plans.... we keep putting off projects that will save us next drought
Establish and fulfill a bikeway plan
Primary use of the federal funds should go towards homeless housing and mental health services. Secondary use of the funds should go towards infrastructure, and public parks (please do something nice with Tank Farm road, it really needs attention).
Years of inadequate urban planning have created a town that is basically a set of isolated suburbs connected by inhospitable roads and connectors. To encourage a livable city, zone for more concentrated living spaces, with walkable amenities like markets, health services, stores, entertainment. <small>SEP</small> Get serious about making downtown a safe and welcoming place to walk, bike, or spend time. There have been a few good investments, but much more is needed, along with much better design. Focus on people, not on vehicles. Thank you.
Build a lot more housing and make it dense. Make each community walkable to improve health and reduce vehicle miles traveled. Make transit service within each community frequent (every 15 min, or more frequent for busier routes) and easy (allow more payment options). Plant more trees in public spaces. Be aware of the deleterious effect of high water rates on the urban tree canopy. Link each town with bike paths to allow non-motorized transit between communities. Find a way forward for the Bob Jones Trail and Railroad Safety Trail extensions and begin planning more paths now because of the long time horizon. Install solar panels (and backup batteries) on all government buildings and land where feasible. Do everything possible to eliminate greenhouse gas emissions and fight climate change.
The Los Osos community is in desperate need of attention. We need better, safer means of transportation for our kids (sidewalks, streetlights, safe bike routes), the LOMS field needs to be addressed for safety concerns (the pothole situation is ridiculous and our entire community uses that one facility for youth sports). We are also in need of more preschool

and childcare facilities, as it's really challenging to find placement for kiddos (especially for those with special needs). We also have ONE public park for our entire town, which is just a travesty. Our children and residents deserve the same attention that other unincorporated areas in our community receive.
more safe cross walks
Please consider updating Templeton park. It is in need of better playground infrastructure. This area is cherished and utilized most during Summer months, after school, and weekends for farmers market.
Consider roads, safety fire/police, and traffic around all new housing or service (senior, homeless, child) centers before development. Little consideration appears to exist for residents who already own property nearby. Senior and child centers need to be accessible to the population they serve. Is public transportation available to the building - not a block away.
Dana Reserve! Nipomo can not handle this type of LARGE development! As it is already, the traffic is horrendous on any school morning! Better yet, try going to Vons on Swap Meet Sunday! Or even leaving your home to go to church or anywhere on Sunday, all I can say is, " Good luck"!!!! ^[SEP] God forbid, if we had any type of emergency, and had to evacuate Nipomo, it couldn't happen! Too many people and not enough ways to get out!!! We bought our house in 1989 and there wasn't even one traffic light! Look what Nipomo is now! With more to come! So sad!
We don't have enough water to keep building houses
Make sure that high density housing is accompanied by appropriate street improvements
Drinking water availability and sustainability
The Dana Reserve was approved for Nipomo, which will bring in much needed housing, but Nipomo needs to be incorporated and become its own city. We are severely lacking in infrastructure, street lights, sidewalks, police stations and fire stations for how many people we have here
Keep government to infrastructure and safely. Social services should have measures that wean people off and get them back to work. I do believe in government funded nutrition and child care for working parents. As for housing, we need to work with developers to develop a public/private incentive system to fill housing needs. Greater efficiency in the planning department. Would like to see metrics per county department on defined and specific goals and accomplishments.
Affordable housing for the work force, and access to cleaner water. Just because the arsenic levels in tap water are legal does not mean it is safe for consumption by living creatures. I have lost pets due to arsenic poisoning. Please look into this with a curious and reflective mindset https://www.ewg.org/tapwater/
I think a focus on creating low income housing is essential. Along with providing care and prevention for community members with high risk needs like homelessness or mental illness. As far as infrastructure goes I would love to see a focus on side walk repairs and community parks improvement or additional parks.

More support for road maintenance and other infrastructure improvement in California Valley

You should use whatever funding you have to extend water-sewer service down to Buckley before 2028 so that the city can expand southland BEFORE the next general plan update. Stop expanding social services and transitional housing so that our homeless population stops growing. They are resistant to any rules that require them to give up their drugs and alcohol. Stop giving them free food and EBT cards each morning at Prado before they go back to their shelters. It's not humane.

The streets throughout the county are horrible. They get very deep potholes, are filled and the potholes are back within a couple months. They are clearly not being filled correctly. I lived in Colorado where you got serious weather and this never happened. The filled holes last a full year! Also, the sidewalks are bad in Arroyo Grande. There's a large elevated crack on the sidewalk in front of my house. I live in a cul-de-sac, where's there's 5 homes. There are hazards on the sidewalks in front 3 of those homes. Though it doesn't affect me yet, the South County Senior centers are pathetic. They need to be bigger and offer more services.

No. But community fiber would be awesome. Community electrical too if it can get us off PG&E.

Improved sidewalk/pedestrian/bike lanes near and around elementary/middle schools. Land use decisions should be focused on transforming away from car based transportation.

The direction of the city of SLO is becoming increasingly hostile towards families and homeownership. Most new construction is in 3 bedroom single family homes or ADUs. Essentially, the new housing supply is geared towards single people or families with no or few children. Also, the attention within the homelessness issue is on housing. But housing alone is not going to help. The more important aspects are sobriety, job training, and ultimately getting folks to be productive members of society. That is how we advance as a city. Providing housing without these other components is simply enabling. The reality is that SLO and coastal California is expensive. It is probably unlikely that anything can be done to make it more affordable for homeless people. Let's stop kidding ourselves. Our primary responsibility should be to get people clean, if they need it, and build some life/employment skills. If there is no accountability towards these two goals, then the money is wasted.

SEP SLO in particular has lost sight of the goal, which is to create a welcoming, family friendly destination that improves the quality of life for its residents. Rather, we are just throwing money at ill conceived projects that might make us feel like we are doing something, but are not moving us in the right direction. The appeal of SLO has always been it's small town family friendliness; now it seems that the direction is to be a little San Francisco. The size and placement of Welcome Home Village on Johnson is absurd, downtown still suffers from big vacancies and the quality of new tenants is deteriorating, parking is expensive, homelessness is increasing, etc. Instead of looking at San Francisco and trying to emulate, let's look at SF and learn from their vast mistakes, most of which they are trying to claw back and correct now! SEP Spend \$15 mil to locate WHV elsewhere. Spend it to create a community splash pad for kids, increase parking at Damon Garcia Fields, keep downtown

clean, hire more staff at Sinheimer pool to have more open swim options for families, build more pickleball courts; make the city/county more desirable and kid friendly.
Please stop building high density apartments and condos and new upscale housing complexes without addressing traffic concerns and water conservation. People choose to live in SLO county (despite being so expensive) because they've tried to escape the density of LA or SF. Keep it country.
More sports fields. Damon Garcia is not enough for the community needs
Los Osos is in desperate need of a sports complex. The majority of the community plays soccer, or sports on the LOMS field and it is in a dire state of disrepair. The amount of injuries projected upon the minors of our community are to a level of gross negligence by the county. The school district has been contacted, along with the school site to no avail. It is beyond pathetic to host outside clubs with the current condition of the fields. Please and I emphasize PLEASE create room in the budget to grant Los Osos with a large sports complex, so that we might be able to continue hosting healthy alternatives to screen time.
Stop building in Los Osos. We don't have the water
Not everyone needs to live in SLO. We need to stop building so many track homes on top of each other without fixing our traffic issues
Parks and activities in Los Osos
Between childcare scarcity/expense and high housing costs it's difficult for the people who work and serve this community to make it here. Expand after school care services and find ways to prioritize the local workforce's housing needs over those of the influx of wealthy home buyers. Prioritize safe bike transportation and safe parks/play areas near all housing developments.
We need affordable housing and affordable rent, both residential and business. We also are in dire need for medical professionals and need more jobs in general. there needs to be more cable providers for high speed internet. Some of the roads need some repair through out the county
Improve safe routes to school in Santa Margarita, specifically at Highway 58 and Encina.
Water conservation. Energy conservation. More parks.
Santa Margarita needs a sewer.
Stop building new housing. We do not have enough resources. Concerns are healthcare, water, freeway, just to name a few. We do not want to become Orange County!
More walking and bike trails! "Slo" down the streets!
Improved sidewalks, cross walks. There is no safe way to get to our local park and bus stop even though we live in a large new(ish) neighborhood with a mix of families, kids/teens, and seniors. Bus stops are literally a sign on the side of the road in the middle of dirt/weeds. And there is no safe way to get there if walking. Families jay walk across 3 lanes of traffic in a 45 mph zone. Signal farther away in basically a 55 mph zone is not a protected crosswalk and there's no sidewalk once you cross. How can this be a modern neighborhood?
If continuing to add housing in Paso Robles the dire need of a second high school needs to be addressed. As it is, due to the high number of students in one high school, our kids are

not getting the education they deserve. With all of the current housing projects going on, the number of students is only going to increase.
County wants to build out Los Osos before any roads have been widened and not enough water to build out what's already been sneaked in over the years. If they build at all it should be affordable apartments and tiny homes that are self contained and don't put a strain on water and traffic. Rehab all the homes that are not inhabited and run down and use those for first time homebuyer with sweat equity as a down payment and an affordable to buy and then is resold at an affordable price...something really needs to be done about AFFORDABLE housing...not more housing per say...we need to get creative with home buying and selling...could be done with proper legal restrictions to the deed...it just takes one and some might follow...we need to think bigger not \$\$\$\$ all the time.
More parking when building new construction
Public transportation and infrastructure improvements (cellular coverage, street surfaces) needed in Nipomo. We have inadequate primary-provider healthcare in the county and very limited options for those who seek non-denominational providers.
Preservation of open space
Parks are especially important as most new housing developments have very little if any yard for children to play safely. Mental Health and RV street camping is getting worse and worse. Graffiti and illegal homeless encampments need to be dealt with swiftly and efficiently; not weeks or months. Staying within the capacity of our water systems to provide water to residents in DROUGHT years is critical and not being adequately addressed.
Parks within righetti ranch need to be put in.
Please expand and sustain bike infrastructure while increasing the development of dense infill housing.
Dana Reserve should be scaled down due to lack of infrastructure supporting a large development
Sidewalks around all schools
Continued bike safety improvements, addressing the health care desert, services for homeless populations, mental health care especially for youth, increasing childcare facilities.
Water wait list and build out plans for Cambria
We need better, smarter infill development in Nipomo. Gentle density, 2-3 stories, and safe bike and pedestrian access from the high schools and across the bridge. It's perfect for mixed use along East Tefft.
Making sure there is infrastructure: fire services, schools, water availability, police services, roads and freeway on/off ramps, etc. to be added when new housing goes in. Example: the addition of many, many homes in the Madonna Rd and Los Osos Valley Road area without adding more freeway access. This area becomes hugely congested with all the additional vehicles added to the roads with these new homes.
Forcing the new building in places like Nipomo where there is no infrastructure to support it - is a bad plan traffic is awful daily, the schools are already at capacity , none of the new housing is affordable for the working people

Traffic congestion
I live in Paso Robles and the area can Not handle more houses and apartments! The roads are bad , not enough services for the residents! No more high density housing and no community development out by lake naci because no school buses no public transportation no ambulances.....Paso is already over grown!
There is way too much density in the housing being built and more parking needs to be accounted for when building.
Parking in SLO
For the love of all that is holy, please do not add more streetlights to Los Osos streets.
Spending County monies on legitimate San Luis Obispo County residents, not illegal aliens nor shipped in homeless from larger counties, is imperative. Also, "over" building residential areas when the County does not take into consideration the water limitations we have had in years past is important. Also, blocking any new green energy projects such as those being planned in Morro Bay needs to be re-addressed and stopped. Much of our county revenues come from the wine, beach and charming downtown areas this county has to offer. To change our appeal to outside the county residents would be a tragedy. Right now, as a senior, the "parking" charges in various county cities has lessened my desire to visit anywhere here. I have lived here since 1970, raised a child here, worked for 30 years here and am now retired. It bothers me to see all the new housing construction with little regard for the costs of living here I ask myself can all the new residential plans be afforded by those purchasing, how much does the county need to kick in, and will we be face a building balloon crisis as our council members become overconcerned to "modernize" - only to raise our taxes on benefits I will not see. I am really concerned about the general move in this country toward socialization based on others visions to control resources, housing and "equity" in its population. Progressivism is a misnomer according to this voter.
Fix Cecchetti Road and establish a county regulated dirt/construction facility other than Perozzi Ranch near residential areas. Stop looking the other way while tons of foreign dirt and construction debris is trucked into this location. The county lets this local site skate without regulatory oversight or knowledge of what and how much is being dumped. Supervisor Ortiz-Legg needs to do her job and bring this issue to a public hearing.
How will the new development off of Pomeroy in Nipomo impact the already crowded streets and the demand on the water shortage? Where will all of the children moving into the impacted Lucia Mar School District attend school? Just because San Luis Obispo can see revenue from the permitting and fees from the development of this new "neighborhood" does not mean that it will be a good idea. With limited San Luis Obispo County Sheriffs and no local police, who will be available when one is needed when more residents are requesting? Who will respond when medical needs or a fire occurs with more structures and people are calling for help? There are many concerns regarding development of this new community. Trilogy has ruined the "flavor" of this rural community. So now the county wants to place another "community" in this same impacted area. It is unfortunate that such decisions are made without looking at the entire picture.

There is no focus on how to improve the quality of life for the majority of your current residents. What infrastructure are you providing these families, schools, hospitals, sports fields?
Too much commercial gas station or development near 101 in Templeton.
Need to reopen rural libraries- specifically Pozo and California Valley. Also need to increase rural Road improvements and maintenance. In my opinion, this means reopening closed maintenance yards and increasing staffing.
No but California Valley needs safe roads, need to know the sheriff deputies will come here when needed, codes enforced so we don't have squatters and drugs made or grown out here, water shouldn't be provided by the CSD to property that has bad water, there are many issues that have been ignored by the local CSD and the county
Centers for all, lighting, sidewalks
How to supply the water, sewer, fire service, schools and sheriff services to the expected 3500-4500 new inhabitants of the Dana Reserve.
Money for home repairs from winter weather to prevent homelessness. Strong Library Internet access. Rural Pre-K support, parent participation programs in rural areas. More busses on the schedule and/or ride share. Many people are not going to be able to have a reliable car as the recession evolves.
We need more county mental health inpatient facilities. We need high speed internet managed by the county with subscriptions available to residents. Relying on business to create competition to lower rates is not readily feasible. Astound has fiber but is unable to retrofit installation to my complex.
Make developers pay for all infrastructure resulting from their developments! Stop building so much! We don't have the water. Stop cutting down so many trees. Stop sprawl .Make Cal Poly build student housing to house students on campus. They have almost 10,000 acres. Protect our local creeks, morros , wildlife & habitats.
More walkable neighborhoods with services within walking distance
Secure bike storage high density dwellings
Los Osos needs more water
Los Osos is in need of safe and accessible walking/biking paths that connect the west side of Los Osos (Sunset Terrace, Cuesta by the Sea, Monarch Development etc) to the Community Center and to Los Osos Middle School. The only choice is to walk/bike along Los Osos Valley Road with no safely designated walking/biking path or sidewalks. Los Osos also is in need of sustainable water resources and collection.
Safe walking and biking paths to Los Osos middle school. Fix drainage issue for tunnel under south bay blvd to Pismo Ave so kids can cross safely. Improve Pismo Ave. between 16th and 14th so kids can ride bikes home from school.
As a middle income family we find it nearly impossible to find a home we can afford to buy in Los Osos. We love this community and our children are rooted here but we feel completely priced out of this area. Our kids also play multiple sports and the facilities/fields available for these activities are in extreme need of upgrades. The soccer and baseball fields are so

bad children get hurt frequently. With as much money as it costs to live here I am shocked at the state of disrepair of the school facilities here.
There isn't a public pool anywhere in the northern coastal communities and there is only one park is Los osos. With the high population of elders along with young families parks and a pool should be provided as community spaces to allow our community to gather outside of private properties or on school campuses.
We need more public space in our community like a park, there is only 1 and which means mans kids can't safely walk to a park to play. The schools should not be used as dog parks
Water/sewer improvements in Los Osos would be great. Especially to the water quality in Los Osos specifically. County wide, mental health & homelessness assistance would be great. Affordable housing, in slo for students & young professionals. Possibly a cap on rent increases or other solutions. Sexual assault & gender based violence is not just a cal poly issue, but a county issue, more support to training officers & hospital support staff as well as funding for lumina alliance.
Improve quality of roads. Create more safe side walks and trails for all neighborhoods to enjoy outdoors. Support local small businesses. Create more affordable childcares. Financial assistant to families with elderlies to create safe and affordable dueling units for parents to live with their adult kids.
Additional water basins, ADA Sidewalks, Integrated Water systems in Los Osos
Water collection and management
We need a kid friendly, away from cars bike path between Los Osos and Morro Bay. Some place where children and senior alike can ride safety. By building an over the water bike path, you would be doing both residents, tourists, and local business a favor.
The infrastructure of Paso Robles can Not support any more houses
I live in Paso Robles. I am concerned about the city's infrastructure, streets & health care services. The reason for my concern is the 1200 homes/apts/condos being developed and built on the east side of the city. This will add approximately +3000 new residents. I feel the items above are at their maximum capacity right now. Our upcoming growth will make these services worse.
Drainage and flooding needs to be addressed in Los Osos. The streets between 12th and 7th Street along El Moro have no drainage or storm drains and they are flooding private property, causing damage to streets, ruts in the road and hazards to students and adults walking in that area. This is a significant safety issue.
There are no adequate facilities for youth sports on the North Coast from Los Osos to Cambria. Our children are playing on fields that are frankly embarrassing. There are gopher holes/mounds and it's a huge safety concern, kids are falling and getting injured. There needs to be a quality sports facility in our community for youth and adults to enjoy.
We need more street lights and sidewalks please
Yes, Nipomo needs a true community + senior center. There's an acre next to the park & ride downtown. 100s of homes near downtown are still on septic & no ability to get sewer service. Also, please reduce the land footprint & housing # for the Dana preserve project.

High density near transit/freeway & downtown (walkability) with a silo Cuesta College location is good! BUT, losing 4000 oak trees & the ecosystem for an area that is not walkable to downtown is undesirable.

Flood prevention on Tally Ho Creek in Arroyo Grande.

Nipomo could benefit from a large indoor public swimming pool facility open all year

First, some of the terms used in the types of housing question #14 are industry specific and needed explanation or a definition to understand. I noticed additional fire stations was a choice but not sheriff's stations which is desperately needed in South County. South County also needs a County satellite office with an ombudsman to assist residents with getting information and County services. Finally, additional housing means additional infrastructure; sewer, water, emergency services, schools and traffic management. There is such a HUGE problem, still at Tefft and the 101 that, heaven forbid there was ever a mass evacuation it would be a tragic mess. With the Dana Preserve development and the multiple high density housing units recently approved, all immediately adjacent to Tefft, is only going to exacerbate the situation. Developers seem to get away with using old traffic studies to get their projects approved as evidenced by the Phase 3 debacle in Trilogy. Please study and determine areas ripe for development, designate these zones and the mitigations required for "smart" planning. It also appears that illegal fireworks being set off long after the Fourth, illegal dumping and loose, often dangerous dogs, are big everyday problems in South County affecting the quality of life for residents already here.

Better infrastructure and accessibility for all ages. I have 3 small kids - so for me that is better bike lines and walking paths. In particular ways to access key meeting points around Los Osos. so bike paths connecting the different schools (we live near Monarch but kids go to Baywood), library, and community center. Also better amenities for families - eg. community center. Also ways for families and folks who support families (i.e. teachers) to stay in the community via affordable/workforce housing.

I'd love to see more outdoor public gyms throughout the county! Other than that, I'd like to see the county stop investing in things that make housing prices increase (we don't need more parks, bike lanes, road improvement) we need to deregulate construction and throw huge amounts of our budget into affordable + high density housing for current residents of SLO county.

More funding for parks and rec, specifically for more pickleball courts. They are always filled with long wait times.

More affordable housing. Sidewalks in Oceano. Thank you!

In San Miguel and Oceano, sidewalks and streetlights seem to be a high need. In my work, I interface with the community and this has been brought up again and again. Kids aren't able to play after dark and adults don't feel like they can exercise or access nearby services without running the risk of being hit by a car.

Water continues to be a big issue. Also, I utterly despise the 4 story buildings blocking the views of the hills.

There needs to be more affordable housing, especially senior housing that allows people to pay 30-35% of their gross income for housing. I also don't like the increased density I am

seeing, especially in the neighborhood I live, Augusta Street just off Laurel Lane. I believe high density/crowded areas lead to more crime, anger and mental stress. I definitely believe we need more shade trees/areas in all parts of SLO. Our climate is getting warmer, but we are giving up trees and shaded areas. The more people and housing we have the more we need trees, green spaces and shade. We have a downtown library that is supposed to be free, but there is no free parking closeby for seniors or other residents.
Los Osos needs improvements for crosswalks and safety for pedestrians and cyclists, especially senior citizens and persons with disabilities. Specifically a crosswalk needs to be added in Los Osos along 9th st, either at Nipomo Ave or Santa Ynez Ave
Build a lot more housing and make it dense. Make each community walkable to improve health and reduce vehicle miles traveled. Make transit service within each community frequent (every 15 min, or more frequent for busier routes) and easy (allow more payment options). Plant more trees in public spaces. Be aware of the deleterious effect of high water rates on the urban tree canopy. Link each town with bike paths to allow non-motorized transit between communities. Find a way forward for the Bob Jones Trail and Railroad Safety Trail extensions and begin planning more paths now because of the long time horizon. Install solar panels (and backup batteries) on all government buildings and land where feasible. Do everything possible to eliminate greenhouse gas emissions and fight climate change.
Fire station east of the City of Arroyo Grande near Biddle Park. This is a life safety issue that needs to be addressed . Response times are way to long for medical care and fire safety.
The Los Osos Library remodel has been continually put off; the community has raised the 50% funds needed, but the Library department is required to raise the other 50%. It is absurd that libraries were deemed non-essential at some point and is the only County department required to split the costs 50-50, rather than 90-10 or 80-20 like the rest of the County departments. Libraries are serving unhoused people at a much higher rate now and are essential for so many of us. Los Osos Library is a hub of the Los Osos Community with excellent staff and services, but a building that is falling apart, and has long out-grown its capacity. Thank you.
Having a physical space where diversity occurs would be nice, and we could share as community members
SLO county needs to address the water run off issue in Santa Margarita. Clear culverts and waterways so that in an emergency rain event , water can flow naturally to our water ways . Since the 2022 floods in margarita, nothing has been done to prepare or prevent another flooding .
A better community center with pool and activities. Damon Garcia needs more parking! After school childcare programs consistent at all schools.
Community assets in low- to moderate-income neighborhoods, not just the affluent neighborhoods.
More open space. More parks. Less building. Stop the growth please.
Parks are especially important as most new housing developments have very little if any yard for children to play safely. Mental Health and RV street camping is getting worse and

worse. Graffiti and illegal homeless encampments need to be dealt with swiftly and efficiently; not weeks or months. Staying within the capacity of our water systems to provide water to residents in DROUGHT years is critical and not being adequately addressed.
All new buildings should have a community center component, basic grocery store planning (within construction or supporting the funding small neighborhood stores), and most importantly should have climate resilience built in. Ideally from a community perspective
Yes. An intentional self-sustaining rejuvenating garden residential community. Old, young, rehabilitation. Lead by example. Be as honest as you possibly can. There is something larger than you/us. You/we are connected to it. It is good.
No where have you asked about the ability to evacuate at risk persons in case of disaster or wild land fire. The climate is affecting everyone's health. Response times to emergencies is an issue in your strategic plan that cannot be overlooked.
Dog parks need support of the community

Other Community Needs

- None
- Animal Services
- Childcare
- Code Enforcement
- Crime Prevention
- Education
- Environmental Protections
- Interpretation Services
- Inter-partner Violence Services
- Public Transportation
- Road Improvements
- Senior Services
- Service Coordination
- Special Needs Services
- Transitional Aged Youth
- Technology Literacy
- Youth Services

None

Less government programs, lower taxes.
Regarding question #13: it was difficult to rank because saying there is "no need" is dependent on knowing that that facility already exists, not that it is not needed. It is not needed because it already exists. Same goes for question #12.

I am unfamiliar w the plan
i'm not familiar with the 2025-29 Consolidated Plan. some of the issues i marked 'no opinion', as i'm unfamiliar with statistics for what is currently the situation with them. other issues i marked 'no need', as i've seen other cities, and i think San Luis Obispo does a pretty good job of being available; i realize some of the homeless don't want to be involved with 'official' goings on, and some of the homeless just don't track socially - let alone easily
Sorry, I haven't seen the 2025 - 2029 Plan, so I can't comment.
Thanks for doing this survey; because all services and facilities listed mostly seem of moderate to high need, I worry that nuances in priority are not going to be apparent--when possibly many of us list moderate to high need for most all of it.
I live in rural land and there is no help here or assistance.
I hope that the county will not support the developers and all the building that it taking over our beautiful area.
I am sorry that I don't understand the question. What do you classify as a "housing and community development consideration"(housing services? public infrastructure? public facilities? all of the above?) What do "you feel needs to be addressed" (meaning that it should be a high priority objective?) and "within the community" mean- (does it mean locally within a city/town or by the county government)?
No. Please redistribute 15 million back into taxpayers pockets. That is our money to use for what we need.
Listen to the families. Door to door . Not people that hold positions. Need to understand what the people are saying. Face to face . Walk the streets of Oceano. Listen to the families. We love Oceano.
Grants should not drive our community development. I know we need money but development should be thoughtful to our long term community growth.
A forensic audit of all existing funds the county takes in. And where it really goes...
Keep up the good work SLO!
If you build it they will come
My apologies, but I am using this opportunity to comment on the survey. My answers reflect the fact that I have little to no knowledge of all the needs there are in my community but did not want to discount any one need that someone else could benefit from.
Treat the Los Osos community fairly. The County of SLO has been consistently punitive toward Los Osos for years.

Animal Services

Support and assistance needs to be a priority for the following: Veteran services Animal services Environmental services
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Childcare

Homeless services and child care services
Supporting childcare Microenterprise businesses, or in-home daycares. Supporting childcare and early education leads to higher workforce participation, gender equity, housing affordability, reduces generational poverty, and so much more.
Improve quality of roads. Create more safe side walks and trails for all neighborhoods to enjoy outdoors. Support local small businesses. Create more affordable childcares. Financial assistant to families with elderlies to create safe and affordable dueling units for parents to live with their adult kids.
The Los Osos community is in desperate need of attention. We need better, safer means of transportation for our kids (sidewalks, streetlights, safe bike routes), the LOMS field needs to be addressed for safety concerns (the pothole situation is ridiculous and our entire community uses that one facility for youth sports). We are also in need of more preschool and childcare facilities, as it's really challenging to find placement for kiddos (especially for those with special needs). We also have ONE public park for our entire town, which is just a travesty. Our children and residents deserve the same attention that other unincorporated areas in our community receive.
Childcare and healthcare services
We need more healthcare services, particularly pediatric healthcare. We also need more affordable childcare services.
No banks or private equity scooping up homes for sale. No out of towners scooping up homes to rent. Help local, full time permanent families first. Programs for county and city workers to buy a home. Preschool that is affordable and not private, religious based
Consider roads, safety fire/police, and traffic around all new housing or service (senior, homeless, child) centers before development. Little consideration appears to exist for residents who already own property nearby. Senior and child centers need to be accessible to the population they serve. Is public transportation available to the building - not a block away.
Affordable housing and affordable daycare / before and afterschool childcare programs at schools.
Subsidized/Free childcare for all. Down payment assistance program. Cal Poly needs to cap student enrollment or provide more on campus housing for students and faculty. Environmental impacts of homeless encampments to help with prioritizing cleanup efforts.
Keep government to infrastructure and safely. Social services should have measures that wean people off and get them back to work. I do believe in government funded nutrition and child care for working parents. As for housing, we need to work with developers to develop a public/private incentive system to fill housing needs. Greater efficiency in the planning department. Would like to see metrics per county department on defined and specific goals and accomplishments.
Subsidized child care would be great to add

There is a huge need for childcare, especially for infants and toddlers. There are limited options, wait lists for these services are long, and they are expensive
More affordable single family homes and childcare/youth services
A better community center with pool and activities. Damon Garcia needs more parking! After school childcare programs consistent at all schools.
Child care absolutely needs to be part of this action plan and some of this funding needs to be allocated to improve the broken child care system in our county. There are not enough spaces, the teachers do not get paid enough (leading to poor retention), and families have a hard time affording it on top of housing costs and other living expenses
Mental health and childcare
Between childcare scarcity/expense and high housing costs it's difficult for the people who work and serve this community to make it here. Expand after school care services and find ways to prioritize the local workforce's housing needs over those of the influx of wealthy home buyers. Prioritize safe bike transportation and safe parks/play areas near all housing developments.
Housing is unaffordable, especially if you own a pet. My husband is a high ranking professional and I work a full time job yet we still need assistance to afford rent and childcare. There are simply not enough options for childcare, much less something that isn't the equivalent of another (unaffordable) rent payment
First responders and teachers to be able to purchase and keep their home in San Luis Obispo CA. My husband works as fire captain in SLO, we barely can afford our home in SLO Ranch, high cost and high interest rate. Please help with affordable homes for people that provide essential services to our City and County. We have investors beating us out of all the homes available ! Childcare is a MUST. I can't work due to the cost, I have twins! I tried to apply, they said I made too much for a typical day of preschool. Homeless are a huge problem and me and my family do not feel safe when they are drunk/drugs, acting aggressive on the streets, steal property and damage property. A lot of them get away with all of this and continue with their terrible behavior ! Yes, help homeless that want help! Thank you :)
We need more then for our kids to do we have more for drunks and caffeine addiction then we do our kids.
Childcare facilities and public health
Continued bike safety improvements, addressing the health care desert, services for homeless populations, mental health care especially for youth, increasing childcare facilities.
More affordable housing for first-time home buyers, young families etc. In addition to more childcare options to allow dual-income families to continue working to meet housing costs.

Code Enforcement

Inadequate review of public health and safety standards for properties used as rentals
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It is time for the Board of supervisors to increase taxes on visitor serving facilities especially housing. Something like they tried to do in Colorado tripling the property taxes for non permanent housing. There should not be any airbnbs in Los Osos and Cayucos. Rent for a 2 bedroom is over \$3000 in a run down house. The average salary cannot keep up with that in this county. You also need to make sure that when Los Osos allows building and resubmits the community plan, no air bnbs are allowed. Multi family housing must be prioritized. Also landlords are using furnished finders and only accepting nurses as tenants. Enforcement is needed of Labor Force Housing Financing Act of 2023, which will add a 15% tax to STRs, like Airbnb, and go into effect on January 1, 2025.

No but California Valley needs safe roads, need to know the sheriff deputies will come here when needed, codes enforced so we don't have squatters and drugs made or grown out here, water shouldn't be provided by the CSD to property that has bad water, there are many issues that have been ignored by the local CSD and the county

Plan carefully for people who need housing and not for those with a lot of money from outside the area to come in and build in risky (i.e. geologically and geographically) areas. It appears that building occurs whether there is a moratorium in place or not, which is a head-scratcher.

Better roads. The terrible condition of the county roads is causing the deterioration of vehicles which makes living in an already expensive place even more difficult. Keep the rural areas rural and crack down on all of the trailers on rural properties. Their waste has to go somewhere and I fear it isn't into septic tanks....

Code enforcement presence is appreciated for the community of California Valley. The area is known to have poor water quality or lack of water and most properties are not within range for PG&E services making it unsuited for any urban growth.

Health care, street lights, caregiver assistance, transportation needs for seniors, crime prevention, code enforcement in the community.

Enforcement of illegal camping

Please do something for those of us who make too much to qualify for most housing assistance programs, but still make too little to afford stable housing. We can't afford to pay \$1500+, we can't afford to compete with Cal Poly students' parents who are able and willing to pay much more. Many rental houses are not safe/up to code. For example. We are living in an apartment with a gas stove and no ventilation, black mold, no ventilation in bathroom, and termites. We are at a loss for what to do. We will be homeless if asked to move out. Anyone with a full time job should be able to afford safe and healthy housing, but it's not possible here anymore. Renters should be protected from eviction if there's a code compliance issue. Go after the predatory property management companies and greedy land owners. Ban new air bnbs. Build housing that's affordable for people stuck in the middle!

ADU, tiny homes are not being placed in appropriate areas. (Granny units, studios are fine) Code enforcement (we have 1 person) are doing a terrible job. We have a 998 sq foot ADU going in next door which is not appropriate for the area. They have already converted the garage and added additional sq. footage to the home and this was allowed. They have no parking, there will be 7 bedrooms on the property and the only place they could put the

structure was sideways behind the existing house. Totally unsuited to the area. Don't destroy neighborhoods with short sighted buildings.

Secondhand smoke in multiunit housing

Crime Prevention

Homeless encampments need to be cleaned up. They should not be allowed to congregate near elementary schools. Crime enforcement and city clean up.

STOP GIVING MONEY TO THE HOMELESS. THE MORE YOU GIVE, THE MORE THAT SHOW UP. ALSO HOW ABOUT SOME LAW AND ORDER. THE ONLY POLICE PRESENCE ARE SPEED TRAPS AND DUI CHECK POINTS. THEY ONLY GO AFTER PEOPLE WITH MONEY TO PAY FINES. ANY THEFT OR VANDALISM SHOULD BE PRIORITIZED. I HAVE TO CARRY A WEAPON IN MY CAR DUE TO THE HOMELESS ZOMBIES THAT ROAM OUT COUNTY.

Remove support for addiction. No services for homeless. Immediate involuntary commitment for drug crime, suspend/garnish all benefits. Consequences must punish perpetrators rather than impoverish and punish the victims.

Health care, street lights, caregiver assistance, transportation needs for seniors, crime prevention, code enforcement in the community.

First, some of the terms used in the types of housing question #14 are industry specific and needed explanation or a definition to understand. I noticed additional fire stations was a choice but not sheriff's stations which is desperately needed in South County. South County also needs a County satellite office with an ombudsman to assist residents with getting information and County services. Finally, additional housing means additional infrastructure; sewer, water, emergency services, schools and traffic management. There is such a HUGE problem, still at Tefft and the 101 that, heaven forbid there was ever a mass evacuation it would be a tragic mess. With the Dana Preserve development and the multiple high density housing units recently approved, all immediately adjacent to Tefft, is only going to exacerbate the situation. Developers seem to get away with using old traffic studies to get their projects approved as evidenced by the Phase 3 debacle in Trilogy. Please study and determine areas ripe for development, designate these zones and the mitigations required for "smart" planning. It also appears that illegal fireworks being set off long after the Fourth, illegal dumping and loose, often dangerous dogs, are big everyday problems in South County affecting the quality of life for residents already here.

Off leash dogs

Crime prevention to keep this area safe

Crime prevention, permanent sheriff station in nipomo

Allocate more monies towards law enforcement budget for proactive homeless prevention vs spending government pork on projects after folks have already fallen to the trap of homelessness. The public housing projects are extremely cost INEFFICIENT, and it doesn't seem to be bringing folks permanently out of their plight...only giving taxpayer money to developers and contractors who take advantage of the system.

Get homeless people off the streets and reduce crime in the city
Get rid of the homeless shelters.. they bring crime to our communities
Stop enabling homeless to stay homeless. Need to start punishing people who support addiction and mental health issues by giving them handouts. By doing this, it will encourage homeless to seek permanent solutions to improve their situation. What the community is doing is not working and we need to stop throwing money at this bandaid
More funding for police department - to handle "homelessness" that results in crimes against our SLO residents
Trailer, tents, vehicles being illegally parked and lived in with waste being just dumped into holes in the ground!
I do not support increasing funding for policing or related areas such as crime prevention or code enforcement. This is due to concerns about systemic violence and the need for more effective approaches to community safety.

Education

No mention of educational infrastructure = Laguna Middle & SLO high schools are bursting at the seams. Continue to build housing, yet school infrastructure is not changing to accommodate more people. Same can be said for roads at peak drive times, experience is so different now versus 5 years ago.
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Environmental Protections

Protection of the environment Super high need
Support and assistance needs to be a priority for the following: Veteran services Animal services Environmental services
Longer term housing for the homeless. Limiting development in slo county to protect green places.
Need strict rent control / lower rent, multi-unit housing, creative solutions like turning old big box stores into multi-unit cooperative housing or into safe temporary housing for unhoused, strict requirements for short term rentals like AirBnBs so most housing is only allowed for long term housing / families, incentives for EarthShip and environmentally friendly building, more mental health care workers / services, required mental health crisis staff for situations that are not for law enforcement to handle when it's obviously mental health issue and mental health care facility vs. jail for the same individuals, increase medical providers in all categories.
Just land wisely. People don't need big yards to waste water and land. Don't build like out East ythink about the environment and no suburban sprawl. Most importantly use local plants in projects.

Interpretation Services

Language access for community services for those who speak Spanish and Mixteco, those who are not literate, and those who don't have access to technology.

Debe de haber interpretacion al mixteco para aquellos que no hablan ingles y trabajan en la agrucultura. Tambien debe de haber mas acceso a informacion al español.

Housing for agricultural workers that is safe from Immigration Services. Language accommodations for monolingual Spanish or Mixteco-speakers. Resources for vulnerable low-income community members such as undocumented immigrants.

Inter-partner Violence Services

Water/sewer improvements in Los Osos would be great. Especially to the water quality in Los Osos specifically. County wide, mental health & homelessness assistance would be great. Affordable housing, in slo for students & young professionals. Possibly a cap on rent increases or other solutions. Sexual assault & gender based violence is not just a cal poly issue, but a county issue, more support to training officers & hospital support staff as well as funding for lumina alliance.

Public Transportation

Transportation was an item above but I want to emphasize that it is very difficult for anyone without a vehicle to get places in this county, in a timely manner. Thank you.

Money for home repairs from winter weather to prevent homelessness. Strong Library Internet access. Rural Pre-K support, parent participation programs in rural areas. More busses on the schedule and/or ride share. Many people are not going to be able to have a reliable car as the recession evolves.

public transportation

More frequent public transit with more stops.

Uncouple housing from parking! Remove parking mandates! Meet the transportation need with efficient methods like robust public transit

Support for more and better public transit

Need housing options with nearby multi-modal transportation services and walking paths. Housing for seniors to live independently as well as mixed generational housing developments.

Help reduce auto dependency and improve regional transit opportunities! Car payments can be better served for groceries, if options to get to the grocery store are available.

Teachers are finding it incredibly difficult to work here because of high housing costs. Setting up a low income housing for teachers to live and work in the community would benefit so many people! Also, including walking or biking plans in new housing developments and improve public transportation. Transportation and housing are linked!

Plan for more housing near public transit, please.

Build a lot more housing and make it dense. Make each community walkable to improve health and reduce vehicle miles traveled. Make transit service within each community frequent (every 15 min, or more frequent for busier routes) and easy (allow more payment options). Plant more trees in public spaces. Be aware of the deleterious effect of high water rates on the urban tree canopy. Link each town with bike paths to allow non-motorized transit between communities. Find a way forward for the Bob Jones Trail and Railroad Safety Trail extensions and begin planning more paths now because of the long time horizon. Install solar panels (and backup batteries) on all government buildings and land where feasible. Do everything possible to eliminate greenhouse gas emissions and fight climate change.
Ensure alternative transportation infrastructure is prioritized to reduce the burden of car ownership. Cars take up so much space that could be better utilized for housing and alternative transportation. From a policy perspective focus on abolishing parking minimums.
Regional Transportation and multi use transportation facilities with supporting vehicles or rail
Public transport with modern stations would be nice. Nobody wants to ride the buses when they have no shelter from rain, sun, wind, no smart maps, rubbish bins, proper seating, and/or lighting at night. Make taking public transport in SLO Co like it is in the EU & UK, and people will embrace electric buses that run on time and can be counted on to get one to their destination on time, neither rained upon, sunburned, or wind-blown.
Safe and frequent schedule for public transportation so that there are less cars on the road.
Consider roads, safety fire/police, and traffic around all new housing or service (senior, homeless, child) centers before development. Little consideration appears to exist for residents who already own property nearby. Senior and child centers need to be accessible to the population they serve. Is public transportation available to the building - not a block away.
Alternative transportation options help people save money. Prevent too much housing from being owned by out of state residents or large corporations. Provide grants for home repairs, water conservation, energy savings to help modernize existing housing.
Improved sidewalk/pedestrian/bike lanes near and around elementary/middle schools. Land use decisions should be focused on transforming away from car based transportation.
housing developed in coordination with affordable transportation options, e.g., biking, walking, transit.
Public transportation'
Consider rezoning neighborhoods to allow more mixed-use development, i.e. coffee shops and neighborhood grocery stores within existing neighborhoods to increase access for those with mobility issues, or lack of access to transportation. Countywide rent control. Socially-owned housing, i.e. housing owned and maintained by the city, county, or state that is low-cost for renters. Decentivize "investment properties" i.e. people who own more than one home and use the second (or more) homes as a way to generate "income", raise property taxes to prevent vacation rentals from thriving. Robust investment in public transportation that serves the needs of the community, i.e. busses that run late for service workers in SLO, busses that run from Atascadero to the coast in an hour or less.

Rental assistance and public transportation
New housing development should tie in with transportation options, including bus and bike routes. Parking minimums should be waived.
Public transportation and infrastructure improvements (cellular coverage, street surfaces) needed in Nipomo. We have inadequate primary-provider healthcare in the county and very limited options for those who seek non-denominational providers.
Public Transit. It's an accessibility issue to get around when you are limited access to a car.
Widen the roads to keep up with all the building taking place
More housing is needed for low and very-low income households. Also, there is not enough public transit to help people get to work if they don't have cars. More public transit and more bicycle facilities are needed.
free parking in downtown

Road Improvements

In Paso Robles, we need to prioritize people over profit. I see developers building "luxury" apartments, charging 3,00" minimum rent. Some of these developers don't have strict capacity regulations and I'm hearing about 2-3 families sharing apartments. Traffic is getting bad, and how much bigger can Paso get without having to do major improvements on roads and infrastructure? In my neighborhood in East Paso, a house goes up for sale and a luxury developer swoops it up, only to remodel and charge exorbitant rents. We need rent control!
No but California Valley needs safe roads, need to know the sheriff deputies will come here when needed, codes enforced so we don't have squatters and drugs made or grown out here, water shouldn't be provided by the CSD to property that has bad water, there are many issues that have been ignored by the local CSD and the county
Yes. Commuter biking reduction of traffic and homeless people not receiving appropriate care/detention/etc. Slo pd needs improvement in personnel all departments. Stop wasting money with the street improvements that get put in then removed then put in again. Poor planning. And the biking thing is way over the top
I live in California Valley, the most affordable place to purchase in San Luis Obispo County. The issue of the roads out here is beyond unsatisfactory. The main road leading into the community (Soda Lake Rd) is pot hole ridden. Furthermore, the dirt roads are not maintained adequately. During the rainy season most are impassable. Even during the dry season the roads are more of an obstacle than a path. There was a fire at one of the properties across the street from me that started in the back yard. The fire department is less than 5 miles away, yet it took over 15 minutes to respond to the call. Standing in front of the property I could see the fire truck trying to navigate the potholes on Belmont Trl. in route to the fire. By the time they arrived, not much more than insuring the fire didn't breach the property line was about all that could be accomplished. The home was a total loss. The family of 3 displaced and several livestock and family pets had perished. Had the fire department been able to travel maintained roads, I am sure this families loss would have been much less. The California Valley CSD claims funds for road maintenance are inadequate for the task. If

inquiry is being made about where additional funds are needed, it is my opinion that the Road situation in California Valley should be considered.
Better roads. The terrible condition of the county roads is causing the deterioration of vehicles which makes living in an already expensive place even more difficult. Keep the rural areas rural and crack down on all of the trailers on rural properties. Their waste has to go somewhere and I fear it isn't into septic tanks....
Traffic is already terrible in SLO county, and with massive amounts of homes being built traffic is going to be unrealistic
Improve quality of roads. Create more safe side walks and trails for all neighborhoods to enjoy outdoors. Support local small businesses. Create more affordable childcares. Financial assistant to families with elderlies to create safe and affordable dueling units for parents to live with their adult kids.
As a taxpayer I am concerned that there are too many separate service organizations to help the homeless, needy, individuals. It is a concern that too much of the funds go to administrative positions. Combine the organizations to eliminate admin positions. Show the public how our funds are used by admin and by benefactors. Also on question 16 regarding Public Infrastructure, I am surprised Streets Maintenance and Improvement and Public Safety are not listed. Most people want good roads and safe communities.
Street and highway improvements
Improve residential roads and start maintaining roads not currently maintained by county
Good planning. Adequate roads and parking
Los Osos needs road improvements! It needs to address the dirt roads and the lack of pavement issues. I live on 13th street and the pavement is broken down in several areas.
Fix the roads!!!
More support for road maintenance and other infrastructure improvement in California Valley
The streets throughout the county are horrible. They get very deep potholes, are filled and the potholes are back within a couple months. They are clearly not being filled correctly. I lived in Colorado where you got serious weather and this never happened. The filled holes last a full year! Also, the sidewalks are bad in Arroyo Grande. There's a large elevated crack on the sidewalk in front of my house. I live in a cul-de-sac, where's there's 5 homes. There are hazards on the sidewalks in front 3 of those homes. Though it doesn't affect me yet, the South County Senior centers are pathetic. They need to be bigger and offer more services.
Atascadero's designated unmaintained roads are a public hazard and are damaging their vehicles.
We need paved roads in the Jardine community. Dirt roads are unacceptable in this day and age, especially when the rains come. Also we need street lighting and sewers.
The streets in paso need paved desperately
We need affordable housing and affordable rent, both residential and business. We also are in dire need for medical professionals and need more jobs in general. there needs to be more

cable providers for high speed internet. Some of the roads need some repair through out the county
The county should evaluate county maintained roads and bridges to make sure they serve the public and not private landowners. For example, the county paid for bridge to one landowner which uses the Huasna bridge to the Porter Ranch. There is no public benefit for the road or bridge service at a cost of millions. The county should look at similar roads and bridges which service a limited population with limited or no public benefit. The county should continue to look for cost efficiencies.
I live in Paso Robles and the area can Not handle more houses and apartments! The roads are bad , not enough services for the residents! No more high density housing and no community development out by lake naci because no school buses no public transportation no ambulances.....Paso is already over grown!
Fix Cecchetti Road and establish a county regulated dirt/construction facility other than Perozzi Ranch near residential areas. Stop looking the other way while tons of foreign dirt and construction debris is trucked into this location. The county county lets this local site skate without regulatory oversight or knowledge of what and how much is being dumped. Supervisor Ortiz-Legg needs to do her job and bring this issue to a public hearing.
I am shocked as I drive around SLO and there are SOOOOOOOOO many street signs ... it is like public graffiti... honestly, there are 'bike lane' signs every 100 feet and that little roundabout by Tank Farm and Orcutt Roads must have about 50 signs .. honestly it is so annoying. It's nice to just drive around and enjoy seeing the town instead of signs! =)

Senior Services

Homeless PREVENTION, aging at home support,
Consider roads, safety fire/police, and traffic around all new housing or service (senior, homeless, child) centers before development. Little consideration appears to exist for residents who already own property nearby. Senior and child centers need to be accessible to the population they serve. Is public transportation available to the building - not a block away.
Any developments within the Plan that will curtail homelessness, substance abuse, and mental health (as a whole) issues of those most in need including, but not limited to, seniors and youth. We also need to plan for proper and upscale care facilities for seniors, at a reasonable price, and offer education on the financial support they can receive through Medical and other state and federal funding resources. We need to take care of our advancing aged populations with dignity.
Low cost/ No cost optical & dental services for seniors. Something like Noor Project but in North County. County Health Department run, not private
The streets throughout the county are horrible. They get very deep potholes, are filled and the potholes are back within a couple months. They are clearly not being filled correctly. I lived in Colorado where you got serious weather and this never happened. The filled holes last a full year! Also, the sidewalks are bad in Arroyo Grande. There's a large elevated crack

on the sidewalk in front of my house. I live in a cul-de-sac, where's there's 5 homes. There are hazards on the sidewalks in front 3 of those homes. Though it doesn't affect me yet, the South County Senior centers are pathetic. They need to be bigger and offer more services.

Senior care, including housing and health care. Health care in general - we need more doctors!

I have worked in skilled nursing facilities for about the last 10 years here in SLO - there are some striking gaps in healthcare services for our senior citizen friends: but mainly, the lack of facilities for older adults with cognitive impairments or behavioral issues.

If the county was able to purchase Sunnyside Elementary (currently for sale) it would provide much needed park space as well as buildings that could be used for health and homeless services and a location for a Senior Center.

There needs to be help with rent and utilities for seniors on fixed income, including caps on rent increases. No one considers the help adult children give parents, even when it means giving up the ability to save for our own futures. My mother is a massive financial burden on me. I'm childless and one day will be in a worse financial position than she is now, with no one to help me.

Services Coordination

Home space can be small, but should be for individuals or individual families, no dorms. For mental health, pets should be allowed. Agencies that can give assistance should be near and active. Feel there are so many government groups and non-profits trying to help with the homeless issue and no real, effective coordination is established. Understand the vast complications of this. Thank you for doing something.

Improved coordination of services offered or managed by multiple agencies and organizations

Special Needs Services

Special Needs Resources (e.g. housing, general funding)

For those with disabilities that cannot work should have an easier way of getting Social Security Disability in addition to Social Security and I mean more than \$25.00! And the cutoff date should be extended for more than one year.

Drop in day care centers for adults with intellectual and physical disabilities. They need somewhere to spend time outside of the home on weekends and holidays. There is nothing available in our area.

Each of the vulnerable groups above have been neglected. Spread the funds around as equally as possible.

Health care, street lights, caregiver assistance, transportation needs for seniors, crime prevention, code enforcement in the community.

Affordable housing for the Elder and Disabled. Contracting for a local assisted living waiver program facility so we don't have to send seniors who need residential care out of the area. More resources for dementia/cognitively impaired/people who may need to be conserved.

Improve quality of roads. Create more safe side walks and trails for all neighborhoods to enjoy outdoors. Support local small businesses. Create more affordable childcares. Financial assistant to families with elderlies to create safe and affordable dueling units for parents to live with their adult kids.

I've prior met with head of Cen Cal & Social Services- as far as senior projections of needs facilities are not the best cost wise nor can address long term needs. Looking at what non profit model I've set up could be viable option with least cost impact responsibilities to a temporary to long term need for seniors. It's a model in profit sector that's proven to work but now needs further addressing in non profit sector or more so as a government ongoing assistance. Our aging demographic is increasing without the viable options to get increased services seniors will need to sustain. ^[SEP] I'll follow up with board of supervisors and community outreach as current IHSS is not sufficient as is nor will it be for projected growth. Non profit is- "Dignified Hope Care Community Services" which has been project I've been able to make progress from in owning my for profit company "Dignified Hope Care" and prior company with physician prior. Our office is located downtown on Marsh St. Our number is (805)510-1234 & website is www.dignifiedhopecare.com

Hopefully it's just my own circumstances but in my personal experience (which includes living within SLO city limits for over 20 years, working here for over 15 years, raising 3 children here and both having money and having nothing), the "services" being provided to the homeless population are like putting band-aids on severed arteries. The damage has been done and the band-aid won't do much. I feel wholeheartedly that a program needs to be developed and implemented that helps these people in this order (and while not having to be a resident at some place that they can make money off of them for being there for) - FIRST: Mental health evaluation and services. SECOND: PAID job training (since no one can afford to pay rent and pay for job training while also taking time off work, let alone keep a job while you're emotionally bleeding all over the place from unresolved mental anguish), THIRD: Job placement, FOURTH: Services that help them maintain employment and LAST: Housing placement. Then and only then will people actually start to flourish in these homes.... or better yet, when and if they get to step 4, they may be far enough along to not even need housing assistance! I am unsure of all the plan details but since I have lived within the city limits of San Luis Obispo for over 20 years, used to have a lot of money and now struggle, I feel I have a good perspective for this and wanted to share as perhaps others are experiencing it too. The one thing I have noticed that has gotten worse and continues getting worse, is mental health decline. When your community and workforce is mistreated by both employers and landlords, it will only cause more damage and keep the cycle running. After moving into "affordable family housing" which I am currently paying over \$1500 a month for, everything in my life started getting harder and harder. I have NEVER struggled to find work

but suddenly did from 2020 - now. I am hopeful at every new job but the stress level everywhere I go has SKYROCKETED. I am treated horribly here. I am a completely different person than I used to be but strive to get back to the mother I was before moving in here and the ball of sunshine I always was before 2006. I want to love this city as much as I did when I first got here so lets try to bring things back, help others and leave the greedy people out of it!

I rent an ADU next to California blvd. The homeless encampment across from the CHP returns after it is cleared. The homeless are in the trash cans on my street weekly. They often urinate openly. The obscene wall graffiti returns after its painted. Also, as a 70 yr old on Social security,I am having difficulty paying the base service fees for water/sewer despite my efforts to limit my water usage, i.e. no dishwasher,one laundry per 2 weeks,flushing toilet once daily, 2 baths a week. Also,without the ACP (assessible connectivity program) the cost of internet is difficult for my budget. I do not have any premium TV services and pay spectrum over \$80 monthly. I need assistance to pay for basic water/sewer and internet services.

I didn't see any questions listed about helping disabled veterans. Why are they always overlooked?

Support and assistance needs to be a priority for the following: Veteran servicesAnimal services Environmental services

More housing for people with cognitive disability

More access to air conditioning for low-income and homeless people during extreme heat. Reducing utility rates during extreme weather.

Housing for agricultural workers that is safe from Immigration Services. Language accommodations for monolingual Spanish or Mixteco-speakers. Resources for vulnerable low-income community members such as undocumented immigrants.

Mental health services, addiction treatment, and free/low cost housing for those experiencing homelessness.

Being disabled, with low income, but no children, seems to put us in a precarious position. It would be nice to have a voice.

Transitional Aged Youth Services

We are really lacking on safe spaces for older youth, teens and young adults to engage in beneficial positive activities and be exposed to positive and supportive adults.

Technology Literacy

Online community communication where neighbors can help each other.

Youth Services

High risk youth

Services and education should be focused on youth. Youth education program that explicitly informs youth that life choices are important and personal responsibility is essential. Many

current homeless do have mental health and/or addictions . But there is also a societal mindset that living on the streets is acceptable option. It is not an acceptable option. Youth need to be empowered, educated, supported to be able make responsible life choices. Required parenting educational support groups should be required for any parent who accesses any services. We are supporting generations of people who have children and then do not have positive and healthy skills to raise children in a healthy (physically and emotionally) manner. Traumatized parents, continuing the legacy of trauma in children. Focus on youth and educating parents. We need to have a positive influence on this cycle.

More affordable single family homes and childcare/youth services

Affordable after school youth programs and facilities

I'm sick of funds and handouts being given to those who are homeless, on drugs or do not want to participate in society. Why does my husband pay taxes on his paycheck, to pay taxes on our mortgage, pay taxes on our boat, pay taxes on purchases, etc. to live here, but homeless folks can live rent free across the street, collect unemployment/disability and scatter trash everywhere. Why are there tickets on hard working residents vehicles but not tickets on live-in trailers? Seems ridiculous. Help the lower-middle class by providing incentives for doing the right thing, ie lower tax bills for resident home owners trying to raise a family; if you have a child(ren) provide incentives in the case they don't qualify for wic/ebt. According to those qualifications, my husband makes roughly \$120k gross annually (\$68k after health/taxes) to support 8 beings but we'd need to be a family of 11 in order to receive aid? Sounds crazy and I have no clue how my children will be able to afford living here on their own in a decade. How about residential basic income of, say \$500 to help with bills, gas, food, etc. Funding to provide free bus to school, provide an extracurricular activity voucher to pay for sports/performing arts/music lessons, etc so it's affordable to every child. Put your funds and energy into the youth who likely will participate in society and get a job and repeat the cycle of doing what's right. Stop helping the homeless, bus them to SF or LA. I'm sick of seeing able bodied humans begging for \$ and food, they need to go elsewhere or get a job, get in line and participate in society for any help/aid. Homelessness seems to be a choice for far too many. Nip it in the bud. Quick before us tax payers decide to band together and stop paying taxes until the problems resolved. My 2 cents

Continued bike safety improvements, addressing the health care desert, services for homeless populations, mental health care especially for youth, increasing childcare facilities.