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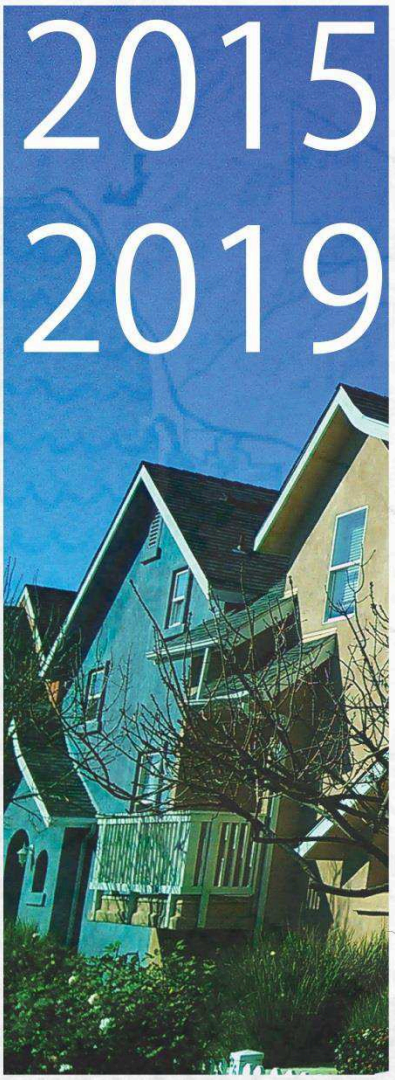

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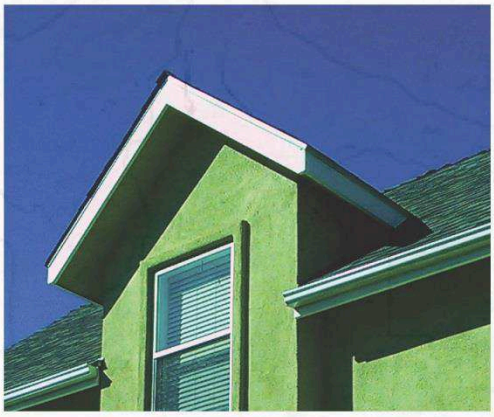

CONSOLIDATED PLAN

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

EQUAL HOUSING OPPORTUNITY

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Executive Summary

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

1. Introduction

The Consolidated Plan is a five-year strategic planning document for the Urban County of San Luis Obispo that describes the consolidated goals for the County's community development and affordable housing activities. The office of Community Planning and Development (CPD) of the U.S. Department of Housing and Urban Development (HUD) requires that San Luis Obispo County consolidates the goals for all of its CPD programs into the Consolidated Plan. The three CPD grant programs included in this Plan are 1) the Community Development Block Grant (CDBG) program; 2) the Emergency Solutions Grant (ESG); and 3) the HOME Investment Partnerships program (HOME). This Consolidated Plan covers the time period of July 1, 2015 through June 30, 2020.

The Consolidated Plan serves the following purposes:

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

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

The following summarizes the goals formulated in this Plan based on the priority needs identified during the Needs Assessment and Housing Market Analysis:

- **Increase and Maintain Affordable Housing Stock**
  - Provide funding for the development of new and rehabilitated rental housing units for very-low to moderate-income persons and families.
  - Maintain and upgrade existing housing units occupied by very-low to moderate-income households

- **Decrease Homelessness**
  - Provide funds to support permanent housing for homeless individuals and families drawing from the Housing First approach to ending homelessness.
  - Support existing transitional housing and supportive housing facilities.
  - Support programs that provide short-term emergency shelter and supportive services for homeless individuals and families, while still prioritizing a Housing First approach to ending homelessness.

- Support homelessness prevention activities, and rapid re-housing programs.

- **Create Suitable Living Environments for Low to Moderate Income Persons through Public Facilities Improvements:**
  - Support public facilities projects that enhance very-low and moderate-income neighborhoods through physical improvements and rehabilitation of public areas and facilities.
- **Create Suitable Living Environments for Low to Moderate Income Persons through Public Services:**
  - Support public and social services programs for special needs and low-income persons.
- **Invest in Economic Growth and Workforce Development:**
  - Provide job skills training opportunities to better prepare the County's low- and moderate-income workforce for employment.

3. Evaluation of past performance

The Urban County of San Luis Obispo has successfully administered a number of resources to improve housing situations for the Urban County's low income and special needs populations.

Since the beginning of 2000, more than 16.6 million has been used to assist in the development of new affordable housing units for the Urban County's special needs populations, and has resulted in the creation of 646 new housing units which will remain available to these populations for 55 years.

In addition to the development of affordable housing, the Urban County has invested half a million dollars since the beginning of 2000 in the maintenance and rehabilitation of existing affordable housing, including assisting 102 low income households with minor home repair, and the installation of solar panels for 15 low income households to assist with energy cost savings and reducing greenhouse gas emissions.

Since the creation of the First Time Home Buyers Program in 1994, a total of $3.8 million has been used to assist 203 low income prospective homebuyers to purchase their first homes due to the County's down payment assistance program.

Since the creation of the Homeless Services and Oversight Council (HSOC) of San Luis Obispo County in 2008, the Urban County has worked with HSOC to identify and address homeless needs, prioritize permanent supportive housing for chronically homeless individuals, and utilize a housing first approach towards ending homelessness in San Luis Obispo County. Since 2008, more than $9.3 million has been used to provide assistance to the homeless. This investment of CDBG, HOME, ESG, Continuum of Care (CoC), HUD-VASH, County General Fund, and County Department of Social Services funds has provided emergency sheltering, transitional housing, and permanent supportive housing assistance, as well as case management and supportive services to homeless individuals and families.

The County of San Luis Obispo and Continuum of Care (CoC) are working towards obtaining more permanent housing and permanent supportive housing for homeless

individuals and families. Since 2008, 52 new units of permanent supportive housing have been created within the County. Additionally, the County of San Luis Obispo continues to receive HUD-VASH vouchers to house homeless veterans, and received almost $6 million over three years to house and case-manage homeless veterans and their families. The County of San Luis Obispo also recently funded the 50Now program to provide permanent supportive housing and intensive supportive services to 50 of the most vulnerable chronically homeless individuals countywide.

Since the beginning of 2001, more than $850,000 has been invested into economic development activities in the County to provide for small business development, promote job growth, and to provide job skills training for low and moderate income residents and small business owners. Since 2001, 37 new jobs for low and moderate income persons have been created within the County.

During the 2010-2014 Program Years, the CDBG and HOME programs assisted in the development of 162 new units of affordable housing, assisted 4 low income homebuyers in the purchasing their first home, and assisted 373 low income households in maintaining and upgrade their affordable housing units. In addition, the CDBG and ESG programs assisted approximately 18,480 homeless individuals and families with emergency shelter, supportive services and/or homelessness prevention assistance. The CDBG program also provided technical assistance to small businesses benefiting 78 clients, and assisted with public facilities and services projects benefiting 105,934 County residents.

Table 2 below summarizes the objectives proposed in the 2010-2014 Consolidated Plan and the actual accomplishments.

TABLE 2: SUMMARY OF ACCOMPLISHMENTS – CONSOLIDATED PLAN 2010 – 2014

Priority Need	2010 – 2014 Consolidated Plan Spending and Benefits				
	Objective Met or Exceeded?	Consolidated Plan Objectives		Actual Accomplishment	
		Spending (millions)	Benefit (low/mod persons or households)	Spending (millions)	Benefit (low/mod persons or households)
AFFORDABLE HOUSING STRATEGY					
Priority #1: Affordable Rental Housing	Y	$4.900	120	$5.571	162
Priority #2: Affordable Ownership Housing	Y	$0.750	20	$0.171	4

TABLE 2: SUMMARY OF ACCOMPLISHMENTS – CONSOLIDATED PLAN 2010 – 2014

Priority Need	2010 – 2014 Consolidated Plan Spending and Benefits				
	Objective Met or Exceeded?	Consolidated Plan Objectives		Actual Accomplishment	
		Spending (millions)	Benefit (low/mod persons or households)	Spending (millions)	Benefit (low/mod persons or households)
Priority #3: Maintain/upgrade housing	Y	$0.500	60	$0.336	373
ADDRESSING HOMELESSNESS					
Priority #1: Emergency shelter and services	Y	$1.300	4,000	$1.359	18,344
Priority #2: Prevent homelessness through housing and services		$0.675	450	$0.137	136
ECONOMIC DEVELOPMENT STRATEGY					
Priority #1: Technical assistance to small businesses	Y	$0.250	25	$0.907	78
Priority #2: Financial assistance to small businesses		$0.250	25	$0	0
PUBLIC FACILITIES STRATEGY					
Priority #1: Assist public facilities which primarily benefit low/mod persons		$7.300	100,000	$3.565	91,878
PUBLIC SERVICES STRATEGY					
Priority #1: Assist low/mod persons with necessary public services	Y	$0.535	10,000	$0.168	14,056

Notes: Benefits are in terms of persons or households with incomes below 80% of area median income (AMI), except for homelessness benefits, which are below 30% of AMI.

4. Summary of citizen participation process and consultation process

The citizen participation process was integral in goal-setting and developing strategies in the Consolidated Plan. During the development of the plan, the County undertook the following steps regarding citizen participation and consultation:

- Offered an online Needs Assessment Survey (in English and Spanish), of which 115 persons responded. Participants were 69 percent private citizens, 24 percent nonprofit organizations, 3 percent for profit organizations, and 4 percent units of local government. In addition to the online survey, the Needs Assessment survey was also distributed to local Advisory Councils, nonprofit organizations, and community advisory bodies. Survey participants included community housing development organizations, community services providers, County Commissions on Aging and Senior Citizens, Community Service Districts, and local Advisory Councils, among others. The survey included selecting needs priority levels for special needs populations, community facilities, infrastructure, special needs, community services, economic development, and neighborhood services.

- Hosted two public needs workshops in September 2014, in which 11 persons attended and participated. One workshop was held in the North County, and the other workshop was held in the South County.

- Held a joint hearing between the County and the City of San Luis Obispo Humans Relations Commission to identify needs at the public hearing session.

- Held a hearing at the County of San Luis Obispo to receive public comments on community needs at the public hearing session.

- Attended local advisory group meetings and made presentations on the Consolidated Plan Needs Assessment process and importance. Presentations were made to the Supportive Housing Coalition, the Adult Services Policy Council, the Workforce Housing Coalition, and the Homeless Services Oversight Council.

5. Summary of public comments

The following is a summary of housing and community development needs as identified at the two September 2014 community workshops, the two public hearings, and the Consolidated Planning Needs Assessment Survey:

<u>Affordable Housing:</u>

- Attendees expressed the need for the rehabilitation of single family homes for low income families.

- Attendees and survey participants expressed the need for affordable rental housing units for very low and low income families.

Homelessness Service:

- Several individuals expressed support for the continued financial support to the Maxine Lewis Memorial Homeless Shelter and the Prado Day Center.
- Ongoing discussion by the Homeless Services Oversight Council (HSOC) places emphasis on the need for case management services as a key component to reducing homelessness in the county.
- Survey participants expressed the need for additional homeless shelters and centers.
- Survey participants expressed the need for homeless prevention (short term deposits and rental assistance for people at risk of losing housing and becoming homeless) and rapid re-housing financial assistance (short term deposits and rental assistance for homeless persons to move into permanent housing).

Public Services:

- A representative from Community Action Partnership of San Luis Obispo (CAPSLO) expressed the need for continued funding for operation of homeless shelters and services.
- Attendees indicated a need for sober living transitional housing and related supportive services.
- Survey participants expressed a high priority for mental health and homeless services.

Economic Development:

- Survey participants expressed the need for job creation and retention.

Public Facilities:

- Survey participants expressed the need slum/blight removal and street lighting improvement.

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

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

7. Summary

The overall goal of the Urban County's community development programs is to develop viable communities by providing affordable housing, a suitable living environment, and expanded economic opportunities. The Consolidated Plan enables the Urban County of

San Luis Obispo to examine the housing and community development needs of this community, and to develop programs that effectively utilize the resources available to address these needs and improve the quality of life for low- and moderate-income residents.

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The County of San Luis Obispo is the lead agency in administering CDBG, HOME, and ESG programs. The County and six participating Cities of San Luis Obispo, Paso Robles, Atascadero, Morro Bay, Arroyo Grande, and Pismo Beach are in the process of being designated as the "Urban County of San Luis Obispo". This designation process will be completed by July 31, 2015. The administration of CDBG program is divided among the County and the six participating cities with the County being the lead agency. The administration of HOME and ESG programs is handled by the County of San Luis Obispo. Furthermore, the County of San Luis Obispo is responsible to prepare the annual Action Plans and the Consolidated Plan, conduct public participation process, and submit the required plans to the U.S. Department of Housing and Urban Development.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 24 CFR 91.100, 91.200(b), 91.215(l)

1. Introduction

The County of San Luis Obispo and the six participating cities held public workshops and hearings to provide the public the opportunity to express issues and needs related to community development. The County of San Luis Obispo consulted with the advisory groups including the Homeless Services Oversight Council (HSOC), the Supportive Housing Consortium, the Adult Services Policy Council, Workforce Housing Coalition, Latino Outreach Council, Commission on Aging, and Health Commission. These advisory groups provided information on community needs and affordable housing needs and completed the "Needs Assessment" survey.

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

The County worked closely with the six participating cities to implement the citizen participation plan for the preparation of the 2015-2019 Consolidated Plan. This included holding public workshops and publishing the "Needs Assessment" survey on each city web site. The County's Housing team worked with the County's Department of Social Services, Public Health Department, the Housing Authority of San Luis Obispo (HASLO), and the local affordable housing developers to collect input on community needs. This collaboration led to identifying community needs and affordable housing related issues. The County has collaborated with the local Economic Vitality Corporation (EVC) to identify needs in economic development. Furthermore, the County's Workforce Investment Board was consulted for any gaps in training and services for workforce development.

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

The County staff regularly attends meetings of the full Homeless Services Oversight Council (HSOC) as well as the HSOC's Housing Committee to discuss ongoing housing issues and needs of homeless persons in the community. The HSOC serves as the Continuum of Care (CoC) governing body.

In addition to regularly keeping abreast of current homeless housing needs, Urban County staff specifically made presentations on the Consolidated Planning process at one Housing subcommittee meeting as well as two full Homeless Services Oversight Council (HSOC) meetings and sought input on the anticipated needs of homeless persons countywide from 2015-2019.

There are currently several efforts in place to address the needs of homeless individuals and families. These include:

- Housing and supportive services for veterans and their families through the HUD-VASH and Supportive Services for Veteran Families (SSVF) programs. The SSVF program started last year and Urban County staff worked with the nonprofits and the U.S. Department of Veterans Affairs to coordinate housing efforts for homeless veterans

- A newly launched Rapid Rehousing program for homeless families receiving CalWorks assistance, including those families participating in the federal Temporary Assistance to Needy Families program
- A Housing First Program, called 50Now, that is funded by the County of San Luis Obispo and the Housing Authority of San Luis Obispo (HASLO) to quickly house and provide intensive supportive services to 50 of the most vulnerable, chronically homeless individuals countywide
- Tenant Based Rental Assistance for families and individuals funded by the HOME grant and Rapid Rehousing assistance funded by the Emergency Solutions Grant and HOME
- Permanent supportive housing, transitional housing, and supportive services to homeless individuals and families funded by the CoC program
- Case management and emergency shelter provided by Emergency Solutions Grant funding. These services are available to single adults, families, and unaccompanied Transitional Aged Youth (aged 18-24)

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

Urban County staff work with the CoC governing body, the Homeless Services Oversight Council (HSOC), in determining how to allocate ESG funds annually. The HSOC makes funding recommendations directly to Urban County Staff and to the County Board of Supervisors for the ESG program. Performance standards for the ESG program are considered annually during the Action Plan process, at which time the CoC and subrecipients have the opportunity to suggest changes or revisions to the existing standards. Additionally, the HSOC considers outcomes from the previous year when rating applications for funding recommendations.

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

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

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

Agency *Agency / Group / Organization*	**Type** *Agency / Group / Organization Type*	**Section** *What Section of the Plan was Addressed?*	**Consultation** *How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?*
County of San Luis Obispo, Department of Social Services	Local Government	Homeless Strategy	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.
Homeless Services Oversight Council	Advisory Body for Homelessness and homeless services	Homeless Strategy	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need. • Provided a questionnaire. • Collected information related to homelessness and services.
Supportive Housing Consortium	Stakeholder group for Homelessness and homeless services	Homeless Strategy	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.
Commission on Aging	Stakeholder group for seniors	Affordable Housing Strategy	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.
North County Homeless Providers	Stakeholder group for Homelessness and homeless services	Homeless Strategy	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.
Economic Vitality Corporation	A regional nonprofit, economic development organization	Economic Development Strategy	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.
Housing Trust Fund	A private nonprofit corporation for affordable housing	Needs Assessment	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.
Workforce Housing Coalition	Stakeholder group for affordable housing	Needs Assessment	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.
Adult Services Policy Council	Stakeholder group for adults and seniors	Needs Assessment	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.

Agency *Agency / Group / Organization*	Type *Agency / Group / Organization Type*	Section *What Section of the Plan was Addressed?*	Consultation *How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?*
Latino Outreach Council	Stakeholder group for adults and seniors	Needs Assessment	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.
San Luis Obispo County Office of Education	Local government agency	Needs Assessment	• Sent a link to the "Needs Assessment Survey" in order to identify areas of need.

Table 2 – Agencies, groups, organizations who participated

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

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

Other local/regional/state/federal planning efforts considered when preparing the Consolidated Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Element, County General Plan	The County of San Luis Obispo	Both the Housing Element and the Consolidated Plan assesses housing needs and market, and provides strategies and goals to promote affordable housing over the next five years. The General Plan contains land use policies that were considered in the Consolidated Plan.
Economic Element, County General Plan	The County of San Luis Obispo	The Economic Element has policies and programs that were included with the preparation of the Non-Housing needs and analysis of the Consolidated Plan.
SLO County Economic Strategy	Economic Vitality Corporation	SLO County Economic Strategy Report contained goals that were included with the preparation of the Non-Housing needs and analysis of the Consolidated Plan.
Vital Signs	The Community Foundation San Luis Obispo County	The Vital Signs report contained information on housing needs that were incorporated with the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

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

The County of San Luis Obispo collaborated with the six participating cities (City of Arroyo Grande, City of Atascadero, City of Morro Bay, City of Paso Robles, City of Pismo Beach, and City of San Luis Obispo) to announce the online “Needs Assessment” survey on their web sites. In addition, the County coordinated with the Cities to hold public workshops on “Needs” and provided technical assistance to questions raised during the “Needs” public workshop.

PR-15 Citizen Participation

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

The County of San Luis Obispo lead the efforts to reach out to the members of the public at large, stakeholder groups, advisory bodies and local government entities. In collaboration with the six participating Cities, the County held two public workshops and a hearing and gained public input as well as input from the various community-based nonprofits. Moreover, the County and the six Cities utilized web-based technology by publishing an online “Needs Assessment” survey and announcing the link survey on Facebook and other relevant web sites.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-targeted/broad community	Between 5 to 20 people attended the two public workshops and a "Needs" hearing at the City of San Luis Obispo.	The public voiced their need for homeless shelter, homeless services, case management, affordable housing, and health services for senior and children.	None	None
Online Survey in English and Spanish	Broad Community/ nonprofits/Stakeholder groups/Advisory Bodies	Received 115 completed online survey in English.	The survey data shows need for homeless shelter, homeless services, affordable housing, street and lighting improvements, job creation, health services for seniors and children.	None	https://www.surveymonkey.com/s/ConPln14 https://www.surveymonkey.com/s/CP-SPANISH

Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Presentation	Stakeholder groups /Advisory Bodies	Attended three meetings: Health Commission, Commission on Aging, Supporting Housing Consortium, Workforce Housing Coalition, Adult Service Policy Council	The survey data shows need for homeless shelter, homeless services, affordable housing, street and lighting improvements, job creation, health services for seniors and children.	None	https://www.surveymonkey.com/s/ConPln14 https://www.surveymonkey.com/s/CP-SPANISH

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Urban County of San Luis Obispo identified the following community needs and issues by examining data collected from conducting "Needs Assessment" survey, holding public workshops in different geographical parts of the county, and soliciting numerous advisory groups.
The list below summarizes housing and community development needs developed after analyzing the information collected through the extensive public participation process.

Affordable Housing:

- Attendees expressed the need for the rehabilitation of single family homes for low income families.
- Attendees and participants of the "Needs Assessment" survey expressed the need for affordable rental housing units for very-low and low- income families.

Homelessness Service:

- Several individuals expressed support for the continued financial support to the Maxine Lewis Memorial Homeless Shelter and the Prado Day Center.
- Ongoing discussion by the Homeless Services Oversight Council (HSOC) places emphasis on the need for case management services as a key component to reducing homelessness in the county.
- Participants of the "Needs Assessment" survey expressed the need for additional homeless shelters and centers.
- Participants of the "Needs Assessment" survey expressed the need for homeless prevention (short term deposits and rental assistance for people at risk of losing housing and becoming homeless) and rapid re-housing financial assistance (short term deposits and rental assistance for homeless persons to move into permanent housing).

Public Services:

- Representative from Community Action Partnership of San Luis Obispo (CAPSLO) expressed the need for continued funding for operation of homeless shelters and services.
- Attendees indicated a need for sober living transitional housing and related supportive services.
- Participants in the "Needs Assessment" survey expressed a high priority for mental health and homeless services.

Economic Development:

- Participants in the “Needs Assessment” survey expressed the need for job creation and retention.

Public Facilities:

- Participants in the “Needs Assessment” surveys expressed the need for slum/blight removal and street lighting improvement.
- Participants in the “Needs Assessment” survey expressed a great need for health care facilities and child care centers.

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

Definitions:

HAMFI: This acronym stands for HUD Area Median Family Income

Income Definitions:
Very Low-Income: Household whose income does not exceed 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. Extremely-low income has the same definition and it is used interchangeably throughout this Plan.
Low-income (very low-income in the HOME program): Household whose income does not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families.

Middle-income: Household whose income is between 80 and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

Moderate-income (low income in the HOME program): Household whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

Substandard Condition: The quality of housing not in compliance with local housing code or federal Housing Quality Standards (HQS), whichever is stricter.

Substandard condition but suitable for rehabilitation: The quality of housing with deficiencies economically feasible to correct. This type of houses can be repaired according to local building codes and HQS to a safe, decent and sanitary quality level.

Summary of Housing Needs

The San Luis Obispo County experienced skyrocketing housing market like many other parts of California with the start of the high tech boom in the late 1990s. Since then the housing market continues to remain unaffordable to many different income levels including low and moderate income households. There are several major factors that make living in this region expensive. The limited supply of housing units combined with a strong demand leads to a significant

increase in prices. The county is situated along the central coast between Los Angeles and San Francisco. The natural beauty and year-round Mediterranean climate make this region desirable. Most residents are willing to earn less in order to live in an area with high quality of life, where there is less traffic, better air quality, and pristine natural resources.

The needs assessment of this Consolidated Plan uses a number of reports to identify the top priority needs in community development, homelessness, and affordable housing. These reports include the result of the recent "Needs Assessment" survey, the Vital Signs document prepared in 2013 by the Community Foundation San Luis Obispo County and the 2015-2019 County of San Luis Obispo Housing Element.

The Housing and Economic Development Team of the County's Planning and Building Department conducted a "Needs Assessment" survey from September through November of 2014 to collect public feedback on needs for this Consolidated Plan. A large number of organizations completed this survey, including the following: Women's Shelter of County of San Luis Obispo, Housing Authority of San Luis Obispo, Community Action Partnership of San Luis Obispo, Child Development Resource Center, Transitional Food and Shelter, 5 Cities of Homeless Coalition, SLO County Commission on Aging, People's Self Housing Corporation, County's Behavioral Health Department, City of Paso Robles, and Transitions Mental Health Association. The results of the survey show a strong need for rental affordable housing for very low and low income families, financial assistance for homelessness prevention and rapid re-housing programs, senior housing, and housing for medically fragile persons.

The Community Needs Assessment section of the Vital Signs document prepared in 2013 by the Action for Healthy Communities also indicates that more than half of the county residents experienced housing cost burdens.

According to the Vital Signs report, the median home price in the county was $354,000 in 2013. This information suggests that on average a family must make an annual gross income of $118,000 to afford the median home price. The area median income for a family of size four is $60,150 per the FY 2014 Income Limit Area published by HUD. The estimated average rent for a 2-bedroom apartment is $1,215 per month. For a low income family of four earning $60,150 annually, they can afford the average rent of $1,215 per month. However, a very low income family of four with an income of $37,600 annually can barely afford the average rent of $1,215 per month for a 2 bedroom apartment. The housing cost burden for very low income renters is certainly more than 30%.

The Vital Signs document also shows that 1 in every 10 homeless persons were sheltered while 9 in every 10 homeless persons were unsheltered. The homeless persons took shelter at limited emergency shelters and transitional housings. And the unsheltered homeless persons mainly used the streets, cars, and vans as their refuge.

The timing of the preparation of the Consolidated Plan coincides with the adoption of the recent County's Housing Element. This needs assessment will incorporate the results of the housing

needs assessment conducted for the County's Housing Element. The State Department of Housing and Community Development recently approved the County's Housing Element in June 2014. The housing needs analysis lead to the following discoveries:

1. Although home prices declined significantly between 2006 and 2011, home sales prices are still beyond the financial reach of most residents.
2. The availability of water continues to be the main deterrent to constructing new housing developments.
3. The population at large is growing older. The housing supply will need to address those changing needs by developing housing units that are close to public transportation, medical services, and shopping.
4. As the household size declines, the need for relatively smaller homes may rise.

According to the County's Housing Element, the county is expected to grow between 0.44-1% per year from 2015 through 2019, an increase of approximately 12,000 persons over the five year period (AECOM for San Luis Obispo Council of Governments SLOCOG, 2011). The growth rate projected by the San Luis Obispo Council for Governments (SLOCOG) and incorporated by the County's Housing Element is consistent with the growth trend shown in Table-1. The data from this table show growth rate of 10% from 2000 to 2011 (approximately 1% per year).
The County's Housing Element discoveries support the following trends based on the CHAS tables below:

- 40% of the households are renters; 60% of the households are homeowners.
- 25% of the households are very low and low income households. This means 1 in every 4 households are very low and low income.
- 65% of low and very low income households are seniors.
- 72% of moderate and middle income households are senior.
- 52% of the very low and low income households are small family households.
- 80% of very low and low income renter households (which are mainly seniors) face housing cost burdens of greater than 50%.
- 70% of very low and low income renter households live in overcrowded housing conditions.
- 98% of very low, low, and moderate income renter households have 1 or more housing problems.

Conclusion

The following excerpt from the County's Housing Element confirms the growth trend in senior citizen age group:

"Many people, particularly retiring, affluent "baby-boomers" from the larger metropolitan areas are attracted by the county's natural beauty, its central location between large population centers, and the fact that housing is still more affordable here than in other coastal counties. In 2013, the San Luis Obispo-Paso Robles Metropolitan Area was the eighth least affordable area in the nation (National Association of Homebuilders, 4th quarter 2013). This often causes young workers and families to leave the county to find quality jobs and more affordable housing elsewhere."

The in-migration of retired people, a drop in the natural birth rate, and an exodus of young professionals with families create a large segment of senior population. The shortage of affordable housing units will continue to grow for the next five years. According to both the CHAS data and the County's Housing Element, there is a strong need for rental affordable housing over the next 5 years for seniors. The CHAS data also indicates a great need for affordable housing for the small family households. In summary, there is a growing need for relatively smaller housing units to address the housing needs for seniors and small family households. The following shows the estimated number and type of families in need of housing assistance for the next five years.

1. Very low income household – There are a total of 11,640 very low income households. A third of the very low income households are senior.
2. Low income household – There are a total of 11,020 low income households. Of this total, 36% are senior and 33% are small family households.
3. Moderate income household – There are a total of 15,215 moderate income households. Of this total, 35% are senior households and 35% are small family households.
4. Middle income household - There are a total 8,945 middle income households. Of this total, 37% are senior households and 40% are small family households.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	225,063	246,943	10%
Households	83,516	93,024	11%
Median Income	$42,428.00	$58,630.00	38%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI (Very Low)	>30-50% HAMFI (Low)	>50-80% HAMFI (Moderate)	>80-100% HAMFI (Middle Income)	>100% HAMFI
Total Households *	11,640	11,020	15,215	8,945	46,230
Small Family Households *	2,268	3,660	5,364	3,545	23,220
Large Family Households *	475	550	1,259	608	3,120
Household contains at least one person 62-74 years of age	1,769	1,653	2,530	2,074	10,575

	0-30% HAMFI (Very Low)	>30-50% HAMFI (Low)	>50-80% HAMFI (Moderate)	>80-100% HAMFI (Middle Income)	>100% HAMFI
Household contains at least one person age 75 or older	1,718	2,329	2,727	1,223	4,313
Households with one or more children 6 years old or younger *	1,095	1,938	2,332	1,208	4,345
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Problems 1 (Table 3)

According to the CHAS data below, both very low income renters and homeowners spend more than 50% of their income on housing expenses including utilities (very low income renters = 56% and very low income owners = 28%). The second most important housing issue for the above two groups is the substandard housing quality (i.e. housing without complete plumbing or kitchen facilities). A third of low income renters live in overcrowded conditions. This is exacerbated by a housing cost burden in excess of 30 to 50%. Almost half of the low income homeowners face severely overcrowded housing conditions. Moderate income renters also experienced severely overcrowded housing conditions and a housing cost burden greater than 30% of income with similar frequency to that of low income renters. While the moderate income homeowners experience overcrowded housing and substandard housing problems, middle income renters had nominal housing issues relative to other income levels. However, one-third of the homeowners under middle income level face housing cost burden greater than 30% of income. This examination shows that housing affordability remains a problem within the county.

Analysis of CHAS data shows the top most important issue across different income levels is housing cost burden of 30 to 50%. The County is ranked high as one of the least affordable places in the nation by the National Association of Home Builders, Wells Fargo Housing Opportunity Index. The shortage of affordable housing units combined with high rental housing market makes it very challenging for very low income, low income, and moderate income households to afford rental housing units. Developing affordable housing units for different low income levels over the next five years will help alleviate the housing cost burden as well as other issues related to overcrowding and substandard housing qualities.

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	225	89	159	60	533	19	10	40	15	84
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	185	60	254	4	503	0	45	42	10	97
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	209	430	434	135	1,208	30	19	115	50	214

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	5,825	3,085	1,355	85	10,350	1,997	1,589	2,283	1,339	7,208
Housing cost burden greater than 30% of income (and none of the above problems)	400	2,085	3,640	1,038	7,163	499	995	1,460	1,434	4,388
Zero/negative Income (and none of the above problems)	505	0	0	0	505	289	0	0	0	289

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

Housing Problems 2 (Table 4)

According to HUD, the four housing problems are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30%.

Half of the very low income renters have one or more of four housing problems. In contrast, a third of the very low income homeowners have one or more of four housing problems. The trend decreases for low income renters where a third has one or more of four housing problems. And only 22% of low income homeowners have one or more housing problems. For moderate income level, 43% of the renters have none of the four housing problems while 30% of homeowners have one or more of four housing problems and another 20% of homeowners have none of the four housing problems. Under middle income level, a quarter of renters and a third of homeowners have none of four housing problems. The CHAS data shows that both renters and homeowners under very low and low income category face housing problems. This information supports the County's Housing Element observation that there is a short supply of new rental affordable housing units.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,455	3,654	2,185	284	12,578	2,047	1,659	2,478	1,414	7,598
Having none of four housing problems	1,215	2,965	5,555	3,225	12,960	1,095	2,728	4,969	4,020	12,812

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	505	0	0	0	505	289	0	0	0	289

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

Cost Burden > 30% (Table 5)

Based on analyzing the CHAS data, more than a third of elderly very low income renters (39%) and homeowners (33%) have a cost burden of more than 30% of their income. Half of the "Other" category under very low income renters is paying more than 30% of their income toward housing expenses.

Under low income category, 39% of small related household renters have a housing cost burden of more than 30%. Similarly, 34% of elderly household homeowners have the same issue. For moderate income renters, more than a third of small related and large related households have a housing cost burden of more than 30%. For moderate income homeowners, the trend increases: 54% of small related households and 71% of large related households spend more than 30% of their income on housing expenses. The large percentage of moderate income homeowners (small related and large related) have the housing cost burden issues. This is attributed to the other expenses associated with owning a house. These expenses are typically the annual property taxes, home insurance, and the homeowner association fees. Among the renters, more than a third of the elderly, small related, and large related households face expensive rental housing market.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,249	2,278	2,270	5,797	613	785	1,663	3,061
Large Related	335	354	363	1,052	75	95	410	580
Elderly	905	759	634	2,298	1,291	1,317	1,279	3,887
Other	4,315	2,259	2,110	8,684	513	428	518	1,459
Total need by income	6,804	5,650	5,377	17,831	2,492	2,625	3,870	8,987

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

Cost Burden > 50% (Table 6)

The CHAS data below indicates that more than a third of very low income renters (small related, large related, and elderly) have housing expenses exceeding 50% of their income. The data suggests a strong need for renal affordable housing units for very low income category. In contrast to very low income home owners, almost 40% of the elderly pay more than 50% of their

income for housing expenses. This trend is expected as the elderly homeowners make less income than the other categories of the homeowners. With regards to the low income renter households, more than a third of the small related and elderly households have a housing cost burden of more than 50%. The same trend is observed with very low income owners where a third of the elderly have a housing cost burden of more than 50%. The percentages of moderate income renters paying more than 50% of their income for housing expenses is relatively low for all the different categories of households (11% to 16%). However, there is a much greater frequency of moderate income owner households with a cost burden of more than 50%: 52% of the small related owner households, 60% of the large related households, and 30% of elderly households. This data indicates that homeownership for moderate income level households is a significant cost burden across different household categories. This information supports the findings made by the County's Housing Element in that the County is among the least affordable places to live in the nation.

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	1,115	1,029	420	2,564	528	510	1,115	2,153
Large Related	300	139	64	503	65	95	243	403
Elderly	745	499	235	1,479	963	737	740	2,440
Other	4,165	1,544	715	6,424	428	279	274	981
Total need by income	6,325	3,211	1,434	10,970	1,984	1,621	2,372	5,977

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

Crowding (More than one person per room) (Table 7)

The CHAS data shows very low income renter households live in overcrowded conditions. More than a third of the "multiple, unrelated family households" and "other, non-family households" share rooms. This observation is consistent with the fact that Cal Poly students have little income while going to school and therefor share rooms to afford the rent. Under the very low income homeowner households, almost a third of the single family households live in houses with overcrowded conditions. This is expected because low income single family households cannot afford the price of a larger house. Moderate income renter households also face overcrowded conditions under "single family households", "multiple, unrelated family households", and "other, non-family households" categories (39%, 45%, and 48% respectively). The rationale for the overcrowded condition is two-fold: the shortage of rental housing units and the expensive rental market. As a result, moderate income households prefer paying lower rents for smaller housing units. A low percentage of middle income renter households live in overcrowded housing units. And almost a third of middle income home owners under "single family households" category live in overcrowded housing units. In reference to Table 8, there are no data available.

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	304	450	553	129	1,436	0	49	88	50	187
Multiple, unrelated family households	35	20	53	10	118	30	15	79	10	134
Other, non-family households	70	15	80	0	165	0	0	10	0	10
Total need by income	409	485	686	139	1,719	30	64	177	60	331

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
Households with Children Present	No Data Available	No Data Available	No Data Available	No Data Available	No Data Available	No Data Available	No Data Available	No Data Available

Table 12 – Crowding Information – 2/2

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

Based on 2013 ACS 1-year estimates, there are 27,593 single person households countywide. We used the information from Table 2 to determine the number of 1-person households per income level by assuming that the only missing household type from Table 2 is the "single

person household" type. We added the percentages for each household type per income level under Table 2 and subtracted from 100% to derive the percentage for 1-person household type per income level. We then multiplied this percentage for each income level by the total number of single person households. Using the above methodology, we have 10,229 very low income, 2,228 low income, 1,819 moderate income, and 885 middle income 1-person households. More than a third of the very low income households in the County are single person households. There are a total of 14,276 1-person households in the low to moderate income category. This information suggests need for single room occupancy units and other affordable housing options, such as shared housing (home share), for very low income single person households. The remaining 48% of 1-person households fall under the above moderate income category. In contrast, 59% of the family households are above moderate income level.

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

An estimated 761 families with a disabled household member or a history of domestic violence, dating violence, sexual assault, and stalking will need housing over the next five years. These include 150 families served in emergency shelters with at least one disabled adult, 62 families with at least one disabled individual served through the Independent Living Resource Center, and 549 families with a history of domestic violence, dating violence, sexual assault and stalking.

Over the 2013-2014 Federal fiscal year, 95 families were served in emergency shelters (127 adults and 176 children). Of all of the adults in families served, 32% were disabled. Therefore, an estimated 30 families with at least one adult with a disability will need housing per year over the next five years, for a total of 150 families over the five year period.

The Independent Living Resource Center (ILRC) estimates that 62 families with disabilities are going to need housing over the next five years. ILRC serves individuals with disabilities that substantially limit his/her functioning, including services and housing.

San Luis Obispo County has two main non-profit agencies that serve victims of domestic violence, dating violence, sexual assault, and stalking, including RISE and the Women's Shelter of San Luis Obispo County. RISE, located in the north county area, estimates that 233 families (700 women and children) could need housing assistance over the next five years. The Women's Shelter of San Luis Obispo County estimates that 316 families (950 women and children) will need housing assistance (defined as shelter and/or housing-specific financial assistance) over the next five years.

What are the most common housing problems?

The most common housing problem is the shortage of housing units affordable and suitable for very low, low, and moderate income households. According to the data provided by the 2007-2011 ACS 5-year estimates, the most common problem is a cost burden of more than 50% followed by severely overcrowded conditions (more than 1.5 persons per room) for very low, low, and moderate renter and owner households. The "Needs Assessment" survey also

indicates a shortage of affordable housing units for homeless persons and seniors. The County's Housing Element states that the number of very low income households earning 30 percent or less of the county median income is 5,273 in 2011 (ACS). Based on this figure, the projected housing need for very low income households over the next five years is 168 additional housing units (half of the very-low income need). Very low income households may require rent subsidies such as Section 8 and small housing units such as single room occupancy units to afford living expenses. Additionally, supportive housing may be suitable housing because it provides services in addition to housing. Countywide, nearly 84% of very low income households have a cost burden greater than 30% of family income.

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

Mostly very low to low income families are affected by the common housing problems.

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

The San Luis Obispo County Office of Education counted 2,210 homeless students in county schools in 2014. Of those, 1,866 were doubled up, 117 were in hotels/motels, 98 in emergency shelters, 127 unsheltered, 56 unaccompanied youth, and 2 unknown. The high number of doubled up families is evidence of the need for more affordable housing. The primary needs of homeless and formerly homeless families with children are affordable housing and enough income to maintain/obtain housing (i.e. through job availability, job/skills training, and/or more education). San Luis Obispo County is one of the most relatively unaffordable regions to live in nationally, and there is a lack of availability of housing affordable for lower wage earners. The San Luis Obispo County Office of Education homeless student liaisons also identified needs related to food and clothing, gas cards, and access to social workers/family advocates to provide assistance when crises arise to avoid homelessness.

Many households served with ESG funded rapid re-housing (RRH) and homeless prevention (HP) assistance continue to need some level of case management services up to 6 months after assistance has ended. These services include, for example, assistance with household budgeting. Of the 155 persons served with ESG RRH and HP assistance in 2013-2014, 42 (27%) had at least one known physical or mental health condition at program entry (including substance abuse, mental illness, chronic health condition, and/or development/physical disabilities) and 59 (38%) had a past domestic violence experience. Therefore, formerly homeless families and individuals nearing term of assistance may also need ongoing case management and other services related to substance abuse, medical assistance, and services related to developmental/physical disabilities in order to remain stably housed. Some adults (15 out of 44, or 34%) that left the ESG RRH and HP programs in 2013-2014 had no cash income. Therefore, individuals and families may also need ongoing assistance with obtaining/retaining cash and non-cash/mainstream benefits income.

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

At this time, the CoC has not developed an operational definition of the at-risk population.

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

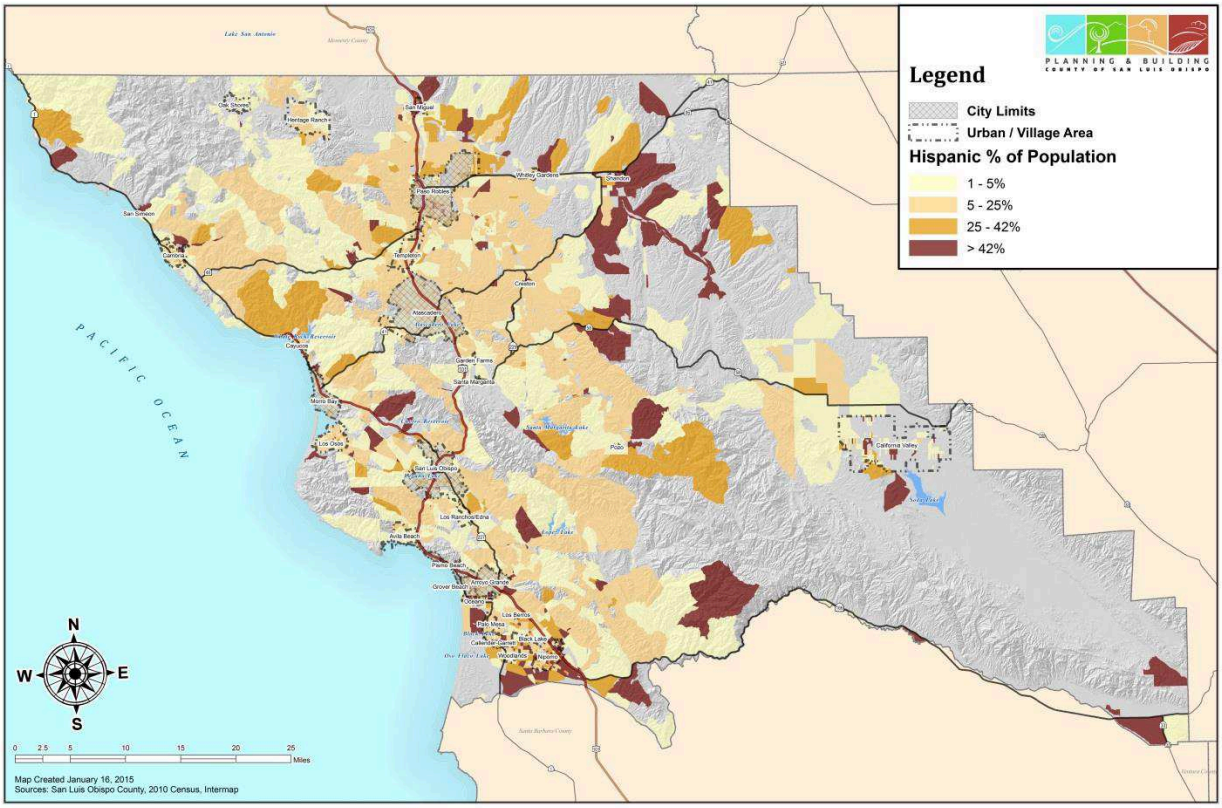
In 2014, of the 2,210 homeless students identified by the County Office of Education in county schools, 84% were doubled up. Being doubled up (overcrowding) as well as high rents in San Luis Obispo County have been linked to housing instability and increased risk of homelessness. Only 6% of housing units countywide are affordable to households earning 30% or less of Area Median Income (Source: 2007-2011 CHAS). Therefore, if rents increase, households with lower incomes may have a difficult time remaining in housing.

NA-15 Disproportionately Greater Need: Housing Problems – 24 CFR 91.205 (b)(2)

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

Introduction

Under Title 24 CFR, Part 91, Section 205 (b)(2), the “disproportionately greater need” exists when a specific minority group at a certain income level experiences housing problems at a higher rate (10%) than the income level as a whole. Based on the demographic data from the 2013 ACS 1-Year Estimates, Whites are the majority (70%) followed by Hispanics (22%) countywide. The percentage of Black/African American and Asian populations is low (2% to 4%). According to the ACS data below, 17% to 21% of the very low income to moderate income Hispanic households have one or more of four housing problems. Only 11% of middle-income Hispanics have disproportionately greater need. In contrast, 70% of the White population experienced one or more of the four housing problems. The unincorporated communities of San Miguel, Nipomo, and Oceano are occupied by relatively high percentage of low to moderate income Hispanics. A lack of decent affordable housing units in those communities is a concern. There is a disproportionately greater need for housing for the Hispanic population at very low to moderate income levels. The following map illustrated the Hispanic population throughout the county.



0%-30% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,970	1,314	735
White	8,005	1,174	550
Black / African American	95	0	20
Asian	560	24	30
American Indian, Alaska Native	84	0	0
Pacific Islander	25	0	0
Hispanic	1,860	120	135

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,199	2,980	0
White	6,029	2,315	0
Black / African American	35	30	0
Asian	194	45	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	0
Hispanic	1,745	550	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,364	6,143	0
White	7,127	4,894	0
Black / African American	80	65	0
Asian	194	99	0
American Indian, Alaska Native	20	35	0
Pacific Islander	20	0	0
Hispanic	1,638	894	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,477	5,194	0
White	3,772	3,969	0
Black / African American	79	60	0
Asian	90	174	0
American Indian, Alaska Native	10	40	0

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	478	854	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 24 CFR 91.205(b)(2)

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

Introduction

According to the following ACS data, 18% of Hispanics at very low income bracket have disproportionately a greater need in terms of severe housing problems. The percentage of Hispanic households for low income bracket increases to 23%. This signifies that almost a quarter of low income Hispanic households have disproportionately a greater need under severe housing problems. Under moderate income, the disproportionately greater need falls to 19% for Hispanics. And finally 16% of middle income Hispanics have a disproportionately greater need. This information shows that there is a great need for decent affordable housing units for the Hispanic population.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,025	2,274	735
White	7,120	2,039	550
Black / African American	95	0	20
Asian	560	24	30
American Indian, Alaska Native	69	15	0
Pacific Islander	25	0	0
Hispanic	1,800	175	135

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,073	6,105	0
White	3,558	4,770	0
Black / African American	0	65	0
Asian	159	80	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	0
Hispanic	1,190	1,115	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,793	10,709	0
White	3,653	8,399	0
Black / African American	10	135	0
Asian	110	185	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	20	0
Hispanic	888	1,654	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,474	8,175	0
White	1,189	6,560	0
Black / African American	0	139	0
Asian	25	240	0
American Indian, Alaska Native	10	40	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	243	1,104	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 24 CFR 91.205 (b)(2)

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

Introduction:

The data from the following table shows that 11% of Hispanics have a disproportionately greater need in relations to a housing cost burden of over 30%. Another 13% of Hispanic households pay between 30% to 50% of their income for housing expenses, and 16% of Hispanics have a housing burden cost of more than 50%. The slightly increase in the number of percentages of Hispanic households spending larger portion of their income for housing is expected because the need for affordable housing is great countywide. This need is observed across different ethnic groups.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	49,108	21,380	21,661	805
White	41,495	17,259	16,515	560
Black / African American	252	394	115	20
Asian	1,119	490	820	50
American Indian, Alaska Native	333	69	64	15
Pacific Islander	10	20	25	0
Hispanic	5,250	2,815	3,460	135

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion – 24 CFR 91.205 (b)(2)

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

Almost a quarter of Hispanics (23%) at low income bracket have disproportionately greater need in terms of severe housing problems (housing unit lacks complete kitchen facilities, housing unit lack plumbing facilities, more than 1.5 person per room, cost burden over 50%). This observation is based on the Table 22 – Severe Housing Problems 30 - 50% AMI that shows 23% of Hispanic households have one or more than four severe housing problems compared to 70% of Whites at low income level.

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

Not Applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

A relatively high percentage of Hispanic households live in Oceano, Nipomo and San Miguel. According to the U.S. Census, Oceano and San Miguel are mainly populated with low to moderate income households.

NA-35 Public Housing – 24 CFR 91.205(b)

Introduction

The Housing Authority of San Luis Obispo operates a Public Housing Program (Conventional Housing) Program consisting of 168 apartments within the City of San Luis Obispo that the Housing Authority owns and operates. All apartment complexes are small oriented complexes with sizes ranging from three apartments to twenty apartments scattered throughout the city. To qualify for this program, families or individuals must have a total family income of less than 80% percent of the county's median income for their family size.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	284	1,853	0	1,830	23	0	0

Table 23 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	75	86	0	66	20	0
# of Elderly Program Participants (>62)	0	0	44	466	0	462	4	0
# of Disabled Families	0	0	53	795	0	781	14	0
# of Families requesting accessibility features	0	0	284	1,853	0	1,830	23	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project -based**	**Tenant -based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
White	0	0	260	1,758	0	1,735	23	0	0
Black/African American	0	0	11	60	0	60	0	0	0
Asian	0	0	8	10	0	10	0	0	0
American Indian/Alaska Native	0	0	1	19	0	19	0	0	0
Pacific Islander	0	0	4	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project -based**	**Tenant -based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
Hispanic	0	0	180	322	0	321	1	0	0
Not Hispanic	0	0	104	1,531	0	1,509	22	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Funding is needed to convert additional Public Housing units to be 504 Accessible.

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

Public Housing needs additional funding for much needed modernization and capital repairs. Housing Choice Voucher holders face a shortage of available housing that will accept their voucher. Because San Luis Obispo is a high cost area, many tenants struggle to afford the rents even with a voucher.

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

Because San Luis Obispo has an extremely high cost of housing, the need for affordable housing is much higher here than in many parts of the nation.

Discussion

Additional funding is needed to build additional affordable housing.

NA-40 Homeless Needs Assessment – 24 CFR 91.205(c)

Introduction:

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

A total of 1,627 homeless individuals were served and entered into HMIS in the FY 2013-2014. Of those, 1,170 exited (left) the homeless program and 457 persons remained in a homeless program at the end of the operating year. Of the 1,170 that exited, 576 (49%) exited a homeless program after 30 days or less of assistance. Additionally, of the 1,627 served, the average length of assistance was 117 days for people that left the program (median was 32 days) and the average length of assistance was 279 days for stayers (median was 147 days). Of the 1,170 people that exited programs, 111 (9.4%) left to permanent housing and 117 (10%) left to temporary destinations or institutional settings. It is unknown where the remaining people exited to. The reason for this unknown is that many individuals assisted in emergency shelters only receive short term assistance, and then do not follow up. Additionally, the County of San Luis Obispo has a shortage of affordable housing and a low vacancy rate, making it very difficult for households with little or no income to find housing.

Chronically Homeless
An estimated 571 of the 2,186 homeless persons counted in the 2013 Homeless Point-in-Time Census & Survey were chronically homeless. Additionally, 78 chronically homeless persons in families with children (26 households) were identified. Therefore, over one-quarter of the homeless persons were chronically homeless in 2013.

Families with Children
An estimated 199 families (438 family members) are homeless on any given night in San Luis Obispo County according to the 2013 Homeless Point-in-Time Census & Survey. This represents 20% of the overall homeless populations. Additionally, 26 of those homeless families (78 family members) are chronically homeless.

Veterans
Approximately 12% (239 individuals) of the total adult homeless population counted in 2013 were veterans.

Unaccompanied Children and Single Transition Age Youth
A total of 31 unaccompanied children were counted in 2013. Additionally, 153 single individuals between the ages of 18 and 24 were counted. Together, the 184 unaccompanied homeless children and transition age youth comprise 8% of the total point in time homeless population in 2013.

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

An estimated 199 families (438 family members) are homeless on any given night in San Luis Obispo County according to the 2013 Homeless Point-in-Time Census & Survey. This represents 20% of the overall homeless populations. Additionally, 26 of those homeless families (78 family members) are chronically homeless.

Of the total homeless population counted in 2013, 12% (239 individuals) were veterans.

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

Approximately 14% (306) of the homeless population are Hispanic/Latino and 86% (1,880) are non-Hispanic/Latino according to the 2013 Homeless Point-in-Time Census & Survey. Additionally, an estimated 69% (1,509) of the homeless counted in 2013 were white/Caucasian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 2,186 homeless persons identified in the 2013 Homeless Point-in-Time Census & Survey, 11% (235) were sheltered and 89% (1,951) were unsheltered. San Luis Obispo County has one of the highest rates of unsheltered homeless in the nation. The County is also one of the relatively least affordable metropolitan statistical areas in the nation.

NA-45 Non-Homeless Special Needs Assessment – 24 CFR 91.205 (b,d)

Introduction:

The Urban County of San Luis Obispo recognizes the need for affordable housing for non-homeless special needs population based on public comments received during public hearings and public workshops. Moreover, the information collected from the “needs assessment” survey indicate the need for housing and services for persons with substance abuse, victims of domestic violence, abused and neglected children, and people with mental health problems. The Urban County supports a number of nonprofits providing housing and case management services to special needs population by investing CDBG, HOME, and ESG funds. As an example, the Urban County plans to use the 2015 CDBG funds for the rehabilitation of the four transitional housing units for the foster youth.

Describe the characteristics of special needs populations in your community:

The special needs population in the county includes frail elderly, persons with mental health problems, victims of domestic violence, and abused and neglected children. According to a recent annual survey by Transitions-Mental Health Association, 14% of the persons with mental illness are low and very low income seniors. With regards to HIV/AIDS population, only 0.23% of the County population is living with HIV/AIDS in the county per a study by the San Luis Obispo County Public Health Department AIDS program.

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

Affordable housing was cited by many special needs services providers as the top need for the special needs population. San Luis Obispo County is one of the most relatively unaffordable metropolitan statistical areas in the nation. Community members with physical disabilities need ADA accessible housing as well. Other supportive services needs for special needs populations include: assistance with filling out housing applications, childcare, assistance with gaining skills, and finding jobs with a livable wage. These needs were determined by non-profit homeless and special needs providers in San Luis Obispo County. Specifically, non-profit members of the Supportive Housing Consortium (i.e. Independent Living Resource Center) provided feedback related to supportive services needs.

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

An estimated 626 persons (0.23 % of the County population) are living with HIV/AIDS in San Luis Obispo County according to the Epidemiologic Profile HIV/AIDS in San Luis Obispo County prepared by the San Luis Obispo County Public Health Department AIDS program in June, 2014. Of the 626 persons, 269 are living in the community and 357 are living in Correctional Institutions.

The AIDS Support Network (ASN) reports that it is serving 175 persons with HIV/AIDS, of which 6 of those persons have children and 32 are married or have a partner. Additionally, ASN is serving 260 persons with Hepatitis C, 16 of which have children and 49 are married or have a partner.

NA-50 Non-Housing Community Development Needs – 24 CFR 91.215(f)

Describe the jurisdiction's need for Public Facilities:

The strategy associated with Public Facilities and Improvements is aimed to assist communities and neighborhoods that consist primarily of low- and moderate-income persons who cannot afford the necessary public facilities.

Over the course of the next five years, the Urban County may need to use CDBG funds for the construction of a new homeless shelter in the City of San Luis Obispo. Although still in the planning stage, the need is evident and there is both community and political support for the proposed project. The County and the City of San Luis Obispo have allocated more than $700,000 in general fund for this project. The State has awarded $1 million, and CAPSLO is soliciting private donations, but these funding sources may not be sufficient.

It is also anticipated that CDBG funds will be used to make Americans with Disabilities Act (ADA)-compliant street and sidewalk improvements primarily for the benefit of persons with disabilities. There are still many neighborhoods in the cities and unincorporated areas of the county without handicapped accessible sidewalks.

Public facility improvements to predominately low and moderate-income communities also take on a high priority in funding. The predominately low and moderate-income communities in the unincorporated areas of the County include Oceano, San Miguel and Shandon. Water and

sewage disposal systems in Oceano and San Miguel are potential projects that, if feasible and shovel ready, could be funded in the next five years. The unincorporated community of Los Osos, although not predominately low- and moderate-income, includes a large number of income eligible households that could benefit from CDBG funds. The construction of a community-wide sewer began in 2014 that will place a financial burden on these households. Financial assistance to ease the burden of the cost associated with the installation of sewer laterals could enable these households to retain their homes. The CDBG eligible use here is technically housing rehabilitation, but is shown under Public Facilities and Improvements because it is directly connected to the new sewage collection system.

How were these needs determined?

These needs were determined through public input and through input from cities. For example, the City of San Luis Obispo engaged the public through it Human Relations Commission, which in turn, made recommendations to the City Council to approve that city's needs priorities for the CDBG program.

Describe the jurisdiction's need for Public Improvements:

Additional needs for public facilities improvements were identified during the Consolidated Plan process. One need is to assist mobile home parks which meet the area wide benefit test with the installation of new infrastructure or to rehabilitate the existing aging infrastructure on park grounds. This will enable income-eligible mobile home owners to retain their homes in mobile home parks, which comprise a major source of affordable housing in San Luis Obispo County. The second need is to establish a detox facility in San Luis Obispo County. Currently, individuals seeking detox assistance must leave the county for these services.

How were these needs determined?

The needs for public services were determined through a combination of public input and a review of past performance. It also included an assumption that available federal funds will continue to decline in amount each year.

Describe the jurisdiction's need for Public Services:

The strategy associated with Public Services is aimed at achieving family self-sufficiency by assisting organizations in providing public supportive services for youth, seniors and low and moderate-income individuals. Services include recreational activities, community education, senior meals-on-wheels, senior health screenings, and health screenings with CDBG funds. During the next five years, the Urban County will continue to promote family self-sufficiency by aiding public supportive service activities.

How were these needs determined?

The needs for public services were determined through a combination of public input and a review of past performance. It also included an assumption that available federal funds will continue to decline in amount each year.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2007-2011 ACS 5-year estimates, the County of San Luis Obispo has a total of approximately 93,000 households. In all, 44 percent are renter households (40,000), and 66 percent are owner households (60,000). Three percent is the projected growth rate for the number of households over the next five years (2015-2019). This is based on the data from the 2010 U.S. Census, the July 2011 AECOM report from the San Luis Obispo Council of Governments, and the April 2014 study done by the San Luis Obispo County Department of Planning and Building. Based on a three percent growth rate, the county will have a total of 95,485 households by 2019, an increase of almost 2,500 in the number of households. The housing needs assessment section analyzed the housing data provided by the 2007-2011 ACS and concluded a strong need for affordable rental housing units for very low, low, and moderate income levels. Based on 2007-2011 ACS 5-year estimates, a high percentage of very low and low income households experienced severe housing problems including overcrowding as well as housing cost burden of 30% to 50%. Refer to the housing needs assessment section for more detailed analysis. In terms of upcoming rental development projects, a number of affordable housing projects will be completed in 2015. These projects will create about 125 rental affordable units for very low, low, and moderate income households. The projects include a 35-unit project in Arroyo Grande (Courtland Homes), an 80-unit project in Paso Robles (Oak Park), an estimated 3 farm support quarter units, and 7 affordable secondary dwellings. The number of affordable units to be constructed by 2016 is 135 units. This includes 42 units in San Luis Obispo (South Street Apartments), 20 units in Morro Bay (Morro del Mar), 62 units in Paso Robles (Oak Park 2), 7 affordable secondary dwelling units, and 4 farm support quarters countywide. While the construction of affordable rental housing units will produce a total of roughly 160 units by 2016, the supply of new rental units is considerably lower than the strong demand for affordable housing units for the very low, low, and moderate income households.

The recently adopted Housing Element (2014-2019) of the County of San Luis Obispo researched and found that no affordable rental housing projects are at risk of being converted to market rate housing over the next ten years. According to the County's Housing Element, the Rolling Hills Apartments in Templeton consists of 53 subsidized low income family units were funded with the United States Department of Agriculture's Section 515 Affordable Housing Program. After the last Housing Element was adopted in 2009, the property owners agreed to sell the project to a local nonprofit housing developer, People's Self Help Housing Corporation (PSHHC). PSHHC has acquired the property using the following funding sources for acquisition and rehabilitation of the property: federal HOME funds from the County, USDA Rural Development funds, State Multi-Family Housing (MHP) funds, Affordable Housing Program (AHP) funds, and low income housing tax credits. Rolling Hills was in need of some rehabilitation work. Total project costs are estimated to be $9.3 million, of which an estimated $1.75 million was for construction, $6.15 million for acquisition, and the remaining for other costs such as financing. Replacement costs of this project would cost $290,000 per unit, while

preservation and rehabilitation cost approximately $175,000 per unit including total development costs.
Within the unincorporated area of the county there are several projects that were funded under the California Tax Credit Allocation Committee (CTCAC) funding structure that are reaching their 15 term. Typically after the initial 15 year term expires, the initial private investor under the Limited Partnership will divest ownership and a nonprofit will assume principal ownership of the project. These are considered to have low risk of conversion to market rate since these projects are required to remain affordable by the State of California for 55 years. The initial 15 year term has recently expired or will soon expire for the following projects currently in service in the county:

- The School House Lane project in Cambria with 23 low income units - the 15 year term expired in 2012
- San Luis Bay Apartments in Nipomo with 51 units - the 15 year term will expire in 2018
- Belridge Street Apartments in Oceano with 11 units – the 15 year term will expire in 2015
- Templeton Place in Templeton with 28 units for seniors - the 15 year term will expire in 2016
- Creston Garden Apartments in Paso Robles with 60 low income units of family
- The Anderson Hotel in San Luis Obispo with xx low income units - the Housing Authority of San Luis Obispo (HASLO) currently has the property under lease until 2021. However the annual lease payments have increased at such a rate that HASLO may not be able to sustain operations until 2021.
- The Paso Robles Gardens in Paso Robles with 26 affordable housing units

Ownership of all of the above projects is expected to transfer to non-profit ownership in the future, thus ensuring ongoing affordability.

The 2013 ACS 1-year estimated data on comparative housing characteristics (CP04 report) indicates vacant housing units fell by 13% since 2012. There are a total of 13,594 vacant housing units according to the 2013 ACS 1-year estimates. Most of these vacant housing units fall under the category of seasonal, recreational, or occasional use. The vacancy rate for ownership is 0.9 versus 1.7 for rental use. According to the County's recent Housing Element (2015-2019) the "desirable" rates of vacancy would range between 4-6% for rental units and 1-3% for owner occupied units per Federal Housing Administration standards. A low vacancy rate for the County suggests a strong demand for housing units particularly for very low, low, and moderate income families. With regards to the age of housing units, a large percentage of housing units (23.5%) were built from 1970 to 1979. Of the total of housing units being occupied (104,669), an insignificant percentage (0.2%) lacked complete plumbing facilities and only 0.8% did not have complete kitchen facilities.

MA-10 Number of Housing Units - 24 CFR 91.210(a)&(b)(2)

Introduction

A little less than half of the total households in the Urban County of San Luis Obispo are renters. Despite this statistics, the county faces a shortage of affordable rental housing available to very low and low income households. The following data analysis supports the shortage of affordable housing units countywide.

All residential properties by number of units

The table below suggests that a large portion of housing are single-family dwelling units (73%) while 18% of housing units are located in multifamily buildings.

Property Type	Number	%
1-unit detached structure	72,722	69%
1-unit, attached structure	4,713	4%
2-4 units	7,689	7%
5-19 units	6,903	7%
20 or more units	4,164	4%
Mobile Home, boat, RV, van, etc	9,502	9%
Total	***105,693***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

Most residents of the County own their homes while 40% are renters. The ACS data on the size of housing units show that 75% of owner occupied housing units are 3 or more bedrooms. However, less than half of the renter occupied housing units are 2 bedrooms. Moreover, 33% of the housing units used as rentals are 3 or more bedrooms and 22% of rental housing units are 1 bedroom units. The information below indicates the rental market is relatively small.

	Owners		Renters	
	Number	%	Number	%
No bedroom	167	0%	1,540	4%
1 bedroom	1,421	2%	7,828	22%
2 bedrooms	12,710	22%	14,752	41%
3 or more bedrooms	42,849	75%	11,757	33%
Total	***57,147***	***99%***	***35,877***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

In 2013-2014, a total of 13 affordable housing units were built. This included 6 units in San Simeon, 4 secondary dwelling units, and 3 farm support quarters countywide. Of the 13 units, 9 units were for very low and low income families, and 4 units were for moderate income level. For 2012-2013, the total of affordable housing units built was 44. The 44 units are comprised of

34 units in Nipomo, 9 secondary dwellings, and 1 farm support quarters. Of the 44 units, 39 units were slated for very low and low income households, and 5 units earmarked for the moderate income category. A total of 39 affordable housing units were constructed in the county in 2011-2012. The 39 housing units included 29 single family units by People's Self Help Housing in Templeton and 10 secondary dwellings and farm support quarters. For 2010 to 2011, a total of 72 affordable housing units were completed. This included 53 housing units acquired and renovated for very low and low income families, 7 secondary dwelling units and 5 farm support units. In 2009-2010, 81 affordable housing units were produced including 52 units for very low and low income households, 11 secondary units, and 11 farm support units.
In 2013-2014, the City of Arroyo Grande completed a total of 36 housing units. This included 18 units for very low and another 18 units for low income households. Another 21 housing units of affordable senior housing was completed in the City of Morro Bay in 2013-2014. Of the 21 units, 3 units are very low income, 10 units are low income and 8 units are moderate income.

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

Creston Garden Apartments in Paso Robles is at risk of converting to market rate. It includes 60 units of family apartments originally financed by USDA through their Section 515 program and is fully occupied. The majority of units are assisted by Rental Assistance (RA) from USDA, which is that agency's "version" of Project Based Section 8. The nonprofit local affordable housing developer (People's Self Help Housing Corporation) is in escrow to acquire it and preserve its affordability.
The Anderson Hotel in San Luis Obispo is at risk of losing its affordability status. The Housing Authority of the City of San Luis Obispo (HASLO) currently has the property under lease until 2021. However the annual lease payments have increased at such a rate that HASLO may not be able to sustain operations until 2021. At the end of the lease, the property might be converted to market rate housing.
The Paso Robles Gardens consisting of 26 affordable housing units in Paso Robles is also at risk of conversion to market rate.

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

The projected household growth rate is 3% for the duration of 2015 to 2019. This equates to an increase of about 2,500 in the number of households by 2019. Assuming 40% of the total households are renters, there will be 1,000 additional rental households in the county in need of housing units. Considering the best case scenario of producing 44 affordable housing units per year based on the housing production number from year 2012 through 2013, we anticipate a total of 240 affordable housing units being built by 2019. The projected 240 housing units will partially meet the needs of the households. Based on this best case scenario, the need for affordable housing units is short by 780 affordable housing units. Currently, the strong demand for affordable housing units in the county far exceeds the supply of existing affordable housing units. The growing accumulated demand for housing units will create a great challenge to meet given that this county is considered one of the least affordable places to live.

Describe the need for specific types of housing:

The Housing Needs Assessment Section of this plan highlights the types of housing needed for the county. This includes smaller affordable rental housing units for very low, low, and moderate income households, transitional housing for homeless persons, and sober living housing complexes.

MA-15 Housing Market Analysis: Cost of Housing – 24 CFR 91.210(a)

Introduction:

The data from Table 3 suggests that the median home prices jumped by 12% annually while median rents witnessed an increase of 6% per year. This trend is supported by the recently adopted County's Housing Element stating that the home values increased greatly between 2000 and 2006 when the median values went from $230,000 to $581,000 (American Community Survey), an increase of 153%. The Vital Signss 2013 Comprehensive Report for San Luis Obispo County prepared by ACTION for Healthy Communities reports the median home prices has fallen from $507,000 in 2007 to $354,000 in 2013 after the housing market crash in 2006. With regards to rents, the rental market increased by 6% annually according to the table below. The County's Housing Element also notes that between 2000 and 2010 the median rent increased about 4.5% per year. In contrast, the median income increased just less than 3% per year. According to the Housing Element, another measure of rent increases is Fair Market Rents (FMR). FMRs are updated annually by the U.S. Department of Housing and Urban Development, and are gross rents used to determine standard payment amounts for grant assisted housing units. FMRs include rent plus the cost of all tenant paid utilities (except telephone, cable, and internet). The 2013 FMR for a 2-bedroom unit is $1,136 and $1,674 for a 3-bedroom unit. The data from Table-4 below show that almost 70% of the households pay between $500 to $1,500 in rent.
The Housing Needs Assessment section includes data showing the number of households per income levels. There are a total 11,640 households earning less than 30% HAMFI (very low income), 11,020 households earning less than 50% HAMFI (low income), 15,215 households earning less than 80% HAMFI (moderate income), and 55,175 households earning less than 100% (middle income). Table 5 illustrates how many housing units, either for rent or ownership, are available for different income categories. Data analysis performed under the Housing Needs Assessment section shows that roughly 40% of the households are renters while 60% of the households are owners. Further analysis of Table 5 leads to a very important finding that the inventory of rental affordable housing units for very low income households is considerably small.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	218,600	480,200	120%
Median Contract Rent	654	1,065	63%

Table 29 - Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	4,465	12.5%
$500-999	13,016	36.3%
$1,000-1,499	11,201	31.2%
$1,500-1,999	5,207	14.5%
$2,000 or more	1,988	5.5%
Total	***35,877***	***100.0%***

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,300	No Data
50% HAMFI	4,178	1,443
80% HAMFI	15,836	3,381
100% HAMFI	No Data	5,387
Total	***21,314***	***10,211***

Table 31 - Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	761	880	1,136	1,674	1,746
High HOME Rent	804	880	1,081	1,240	1,364
Low HOME Rent	660	707	848	980	1,093

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The county is considered among the least affordable places to live in the nation. The demand for decent housing far exceeds the current housing stock. The data analysis performed under the “Housing Needs Assessment” and “Housing Market Analysis” sections confirms the shortage of affordable housing units for various income levels. The County’s Housing Element states that countywide, the single family housing stock increased by an average of approximately 1.7% per year from 2000-2010, and multi-family housing increased by only 0.8% per year during that decade. Given the slow growth trend of housing units and an annual rise of 6% in rental market, households of all income levels face a limited housing market. Furthermore, as part of the preparation of the County’s recent Housing Element, the San Luis Obispo Council of Governments (SLOCOG) prepared and adopted a plan showing the Regional Housing Needs for the unincorporated communities and the cities by income level. This plan

projects a need for a total of 1,347 new housing units for the unincorporated county for the next five years. The table below shows the breakdown of the units per income level.

Income Category	Number of New Units
Very Low	336
Low	211
Moderate	237
Middle	563
Total	**1,347**

The participating cities of the Urban County have the following share of housing needs over the next five years according to the SLOCOG 2013 plan adopted by the State HCD.

City	Very Low	Low	Moderate	Middle	Number of New Units
Arroyo Grande	60	38	43	101	242
Atascadero	98	62	69	164	393
Morro Bay	41	26	29	69	166
Paso Robles	123	77	87	206	492
Pismo Beach	38	24	27	64	152
San Luis Obispo	285	179	201	478	1,144
Total	**684**	**430**	**483**	**1,147**	**2,743**

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

The affordability is inversely correlated to home values and rents where affordability increases when home values and rents decrease. The following table shows the various income limits per household size as well as the affordable rent and affordable sales price each household size can afford based on the annual income limits published by State HCD as of December 2014. The estimated affordable home price is based on the following assumptions: $150 per month Homeowner association dues, a property tax of 1.5%, and interest rate of 3.98%. Clearly the affordability rises when the cost of housing production declines resulting lower home values and rental market. According to the table below the maximum affordable rent for a 3-bedroom housing unit for a household size of 4 earning less than 50% of the Area Median Income is $963. In 2013, the fair market rent of a 3-bedroom unit is $1,674. This fair market rent in 2013 is one and three-quarters (1.75) times more than the affordable rent for a 3-bedroom unit. Considering an annual increase of 6% in rents and an annual increase of 12% in home sales for the next five years, the housing affordability for different income categories will fall. Lower housing affordability combined with a strong demand for affordable housing will result in a challenging housing market for very low and low income families.

Very Low Income (under 30% MFI)	Annual Income	Unit Size	Affordable Rent	Affordable Home Price
1-Person Household	$15,850	Studio	$404	$39,00
2-Person Household	$18,100	1	$462	$48,000
3-Person Household	$20,350	2	$520	$57,000
4-Person Household	$22,600	3	$578	$66,00
5-Person Household	$24,450	4	$624	$74,000
Low Income (30% to 50% MFI)	**Annual Income**	**Unit Size**	**Affordable Rent**	**Affordable Home Price**
1-Person Household	$26,400	Studio	$674	$81,000
2-Person Household	$30,200	1	$770	$96,000
3-Person Household	$33,950	2	$866	$111,000
4-Person Household	$37,700	3	$963	$126,000
5-Person Household	$40,750	4	$1,039	$138,000
Moderate Income (50% to 80% MFI)	**Annual Income**	**Unit Size**	**Affordable Rent**	**Affordable Home Price**
1-Person Household	$42,250	Studio	$809	$123,000
2-Person Household	$48,250	1	$924	$144,000
3-Person Household	$54,300	2	$1,040	$165,000
4-Person Household	$60,300	3	$1,155	$186,000
5-Person Household	$65,150	4	$1,247	$203,000
Middle Income (100% to 120% MFI)	**Annual Income**	**Unit Size**	**Affordable Rent**	**Affordable Home Price**
1-Person Household	$64,700	Studio	$1,482	$245,000
2-Person Household	$73,900	1	$1,694	$284,000
3-Person Household	$83,150	2	$1,906	$322,000
4-Person Household	$92,400	3	$2,118	$360,000
5-Person Household	$99,800	4	$2,287	$391,000

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

The median gross rent for San Luis Obispo County is $1,203 per the 2013 ACS 1-year estimated data. The Fair Market rent for a 2-bedroom housing unit is $1,136 while the HOME rent ranges from $848 to $1,081 for the same size unit. The percent change between the Fair

Market rent and the median gross rent is 6%. The percent change between the High HOME rent and the median gross rent is 11% while the percent change between the Low HOME rent and the median gross rent is 42%. The Low HOME rent is more affordable to very low and low income households. However, the significant difference between the median market rent and the Low HOME rent indicates the rental market is tight. The small rental market impacts the Urban County's strategy in that preserving and producing affordable housing units are considered an important goal in the overall strategy to use federal funds for the production and retention of affordable housing stock.

MA-20 Housing Market Analysis: Condition of Housing – 24 CFR 91.210(a)

Introduction

According to Table 7, 40 percent of the owner-occupied housing units have one or more of the four housing selected conditions, which are: (1) lack of complete kitchen facilities, (2) lack of plumbing facilities, (3) more than one person per room, and (4) a cost burden of greater than 30%. This percentage increases to 54% for rental units.
The age of a housing unit is one of the main factors to determine if it needs rehabilitation work. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. 43 percent of owner-occupied housing units and 57 percent of rental housing units in the county are older than 36 years. Almost half of the housing units in the county require repairs. Only a fifth of the housing units were built after 2000.

Half of the owner-occupied housing units and 64% of rental housing units are at risk of lead-based paint hazard.

Definitions

A substandard condition is one that affects the health and safety of a resident's habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of those conditions:

- Inadequate sanitation.
- Structural hazards.
- Any nuisance which endangers the health and safety of the occupants or the public.
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition.
- Faulty weather protection.
- The use of construction materials not allowed or approved by the health and safety code.
- Fire, health and safety hazards (as determined by the appropriate fire or health official).
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems

conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained.
- Inadequate structural resistance to horizontal forces.
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.
- Inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	22,694	40%	19,334	54%
With two selected Conditions	339	1%	1,488	4%
With three selected Conditions	32	0%	38	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	34,082	60%	15,017	42%
Total	***57,147***	***101%***	***35,877***	***100%***

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Conditions refer to: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,827	19%	4,948	14%
1980-1999	21,602	38%	10,678	30%
1950-1979	20,562	36%	15,750	44%
Before 1950	4,156	7%	4,501	13%
Total	***57,147***	***100%***	***35,877***	***101%***

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	24,718	43%	20,251	56%
Housing Units build before 1980 with children present	3,967	7%	2,957	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

No CHAS data is available.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

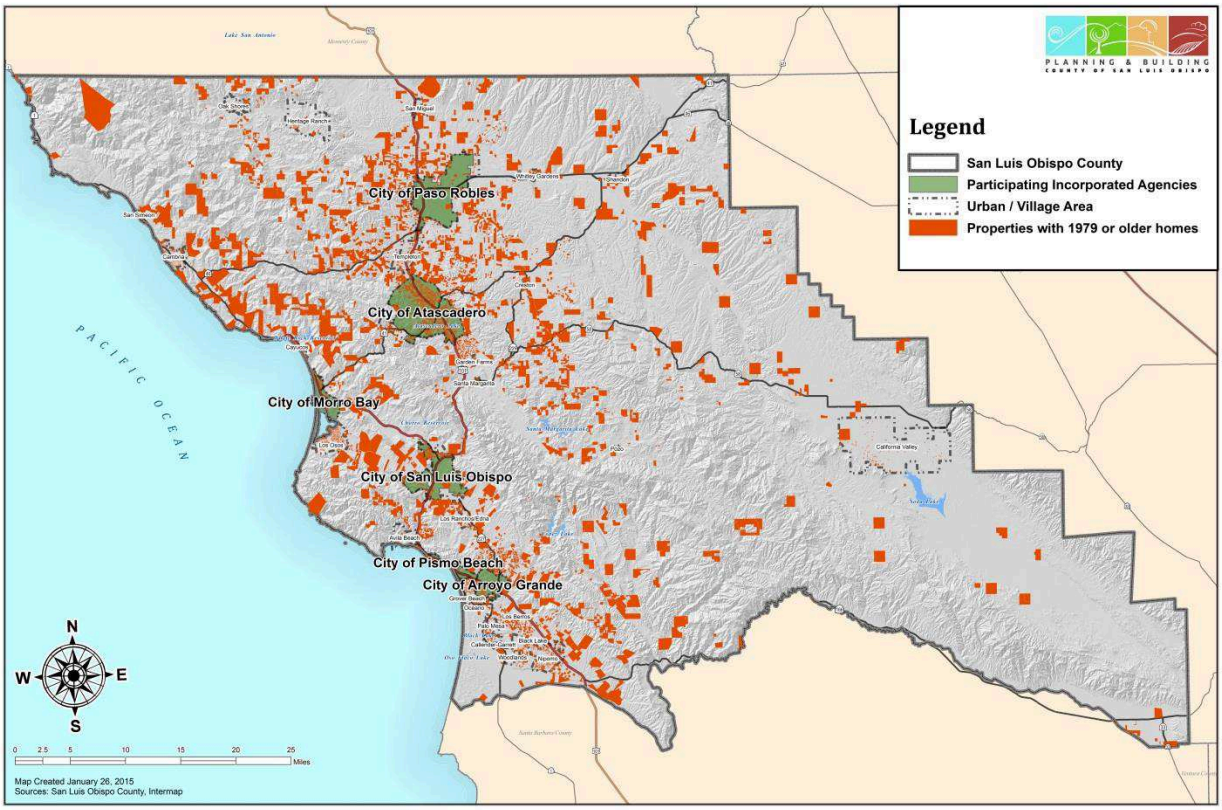
Need for Owner and Rental Rehabilitation

According to the 2013 ACS 1-year estimates, there are a total of 13,594 vacant housing units countywide. The County's latest Housing Element states that most of the vacant housing stock falls under seasonal, recreational, and occasional use. It is unknown if these vacant units are in need of structural repairs because there is limited information available to estimate vacant or abandoned units. Another approach to estimate the number of vacant housing units suitable for rehabilitation is to apply the vacancy rate to the number of dilapidated or deteriorated housing units that were identified by housing condition survey process and mentioned in the Housing Element. The County's Housing Element sampled and surveyed housing units in terms of their structural conditions in 2014 and found that the communities of Los Osos, Nipomo, Oceano, and San Miguel have the highest percentage of housing units that are deteriorated and dilapidated. The following table from the Housing Element shows the estimated number of deteriorated and dilapidated housing units. Other participating cities except for the City of San Luis Obispo performed housing conditions surveys for their Housing Elements and did not find vacant or abandoned buildings considered for rehabilitation program. The City of San Luis Obispo identified a total of 30 housing units as dilapidated. Given a total of 246 housing units in need of structural repair and that 11.5% of the housing units are vacant, a total of 29 vacant housing units are in need of rehabilitation. This is an estimation based on the 2013 American Community Survey 1-Year Estimates. The Urban County has in the past funded the Minor Home Repair program that provides home repair and weatherization services to low and moderate income homeowners. A total of 23 minor home repair projects were completed from 2010 to 2013. Of the 23 minor home repair projects, 11 were mobile homes and 12 were single family homes. There is a continuing need for owner and rental rehabilitation projects.

Unincorporated Communities	Deteriorated Housing Units	Dilapidated Housing Units
Los Osos	31	81
Nipomo	27	1
Oceano	39	2
San Miguel	30	5
Total	**127**	**89**

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

The 2013 ACS 1-Year estimates show that the County of San Luis Obispo has a total of 118,213 housing units. Of the total housing units, almost half of the units (44%) are at risk of lead-based paint hazard for both rental and owner-occupied units. An estimated 52,000 housing units were built before 1979.
In addition, there are 93,024 households according to the 2007-2011 ACS 5-year estimates. Low and moderate income households make up 26% of the total households. This equates to 24,186 low and moderate income families who could be living in houses with lead-based paint hazards if we assume that all of the old homes are being occupied by low and moderate income families. The orange areas depicted in the map below show the location of properties older than 1979 based on the property information from the County's Assessor Office.



MA-25 Public and Assisted Housing – 24 CFR 91.210(b)

Introduction:

The Housing Authority of San Luis Obispo operates both a Public Housing Program, and a Housing Choice Voucher Program.
The Public Housing (Conventional Housing) Program consists of 168 apartments within the City of San Luis Obispo that the Housing Authority owns and operates. All apartment complexes are small oriented complexes with sizes ranging from three apartments to twenty apartments scattered throughout the city. To qualify for this program, families or individuals must have a total family income of less than 80% percent of the county's median income for their family size.
The Housing Choice Voucher Program, commonly referred to as Section 8, is a federally funded program. This program allows the Housing Authority of San Luis Obispo (HASLO) to subsidize the rent for over 2,000 households in San Luis Obispo County monthly. This program helps people rent from property owners on the private market. Rent is based on household income. Households must meet program eligibility requirements. Currently the Housing Choice Voucher Program (Section 8) Waiting List is closed and not available to new applicants.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			168	2,147	154	1,843	150	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Public Housing units are in very short supply. The waiting list continually has large numbers of eligible families, and it can take a considerable amount of time for applicants to be housed.

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

The Housing Authority has a total of 168 units of Public Housing at 13 scattered sites in the City of San Luis Obispo. The overall condition of the properties would be considered "good." However, the properties are aging, and amount of capital funds received from HUD is substantially less than what is needed to maintain the properties. The following table shows the average inspection score for each public housing development based on the data from HUD Public Housing Property Physical Inspection website.

Public Housing Condition

Public Housing Development	Average Inspection Score
South King Branch	96.22
Toro Gardens	92.58
Hathaway Apartments	93.98
Archer and High Apartments	91.73
Palm View Apartments	92.92
Leff Street Apartments	94.69
Highland Apartments	84.83
Loma Vista Apartments	91.26
Royal Way Southwood	95.95
Puerto Del Sol	96.55
Arbor Place	95.12

Table 38 - Public Housing Condition

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

The Housing Authority receives Capital Fund Grants each year to assist with the ongoing upkeep of these properties. However, the grant amounts are greatly less than the amounts needed for future major renovations. Additional sources of revenue will be sought to assist with the ongoing maintenance.

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

Each year the Housing Authority assesses the funding received from HUD, and allocates as much funding as is prudent to capital repairs, property improvements, and unit rehabilitation. The Housing Authority also has a Family Self-Sufficiency program that assists tenants to improve their circumstances.

Discussion:

Funding for Public Housing has been steadily decreasing over the past several years. Alternative options to the Public Housing program will have to be explored to keep our units safe, decent, and affordable.

MA-30 Homeless Facilities and Services – 24 CFR 91.210(c)

Introduction

The County of San Luis Obispo Department of Social Services works closely with several local nonprofit organizations that provide shelters and supportive services to homeless population. The nonprofit agencies include El Camino Homeless Organization, Transitional Food and Shelter, the Women's Shelter program of San Luis Obispo County, RISE, Community Action Partnership of San Luis Obispo County (CAPSLO), and Transitions Mental Health Association (TMHA). The table below shows the number of emergency shelter beds available year round and seasonally. There are a total of 60 transitional beds offered by the Women's shelter program of San Luis Obispo County and TMHA. 220 beds are currently available under the permanent supportive housing and 22 beds are under way to be added to the existing stock of beds.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	76	43	36	8	3
Households with Only Adults	90	0	24	29	8
Chronically Homeless Households	N/A	N/A	N/A	33	11
Veterans	0	0	N/A	150	0
Unaccompanied Youth	0	0	N/A	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

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

The Department of Social Services is responsible for connecting individuals with health insurance through the Affordable Care Act and administers the CalWorks program that provides cash aid and Welfare to Work services for families with children in need. It also has two Social Security Income advocates to assist individuals with applications for SSI and SSDI benefits. The Welfare to Work program provides job related services to assist participants in finding and keeping a job. Job services include, for example, job search, training, transportation, substance abuse and mental health treatment, and work clothes. The Community Health Centers (CHC) has vans that assist homeless individuals with medical care at the Prado Day Center in San Luis Obispo and at the ECHO shelter in Atascadero. The Health Agency of the County provides drug and alcohol outpatient assistance and urgent mental health services.

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

Non-mainstream resources for homeless persons include case management services, financial assistance for permanent housing, and other supportive services such as transportation and child care. There are permanent supportive housing units targeted to chronically homeless individuals, as well as financial assistance and supportive services for families and veterans with families through a $1 million State grant to Social Services and through an almost $6 million SSVF program recently funded over a 3-year period. The programs for unaccompanied youth include housing through Family Care Network for those aging out of foster care, assistance from education liaisons, and education/job services through Cuesta.

MA-35 Special Needs Facilities and Services – 24 CFR 91.210(d)

Introduction

The County of San Luis Obispo Department of Social Services, Department of Public Health, and Department of Mental Health collaborate with a number of nonprofit organizations to provide housing and supporting services aimed at special needs population. Some of the nonprofit organizations include Transitional Food and Shelter, the Housing Authority of the City of San Luis Obispo, the Central Coast LINK, and Transitions Mental Health Association (TMHA). For example TMHA serves low income persons with mental illness by providing them housing, work, case management and life-skills trainings. TMHA focuses on teaching vital independent living skills and help build a framework for community re-entry through personal empowerment and hands on experience. TMHA housed 250 low income persons with mental illness over the last year. The clients of the Transitional Food and Shelter are for the most part very-low income homeless individuals with mental illnesses. The Housing Authority of the City

of San Luis Obispo has housed low income persons who have special needs. In summary, the County and the nonprofit organizations continue to work together to address the need for housing and services for special needs low income individuals.

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

Transitional Food and Shelter provides temporary emergency shelter and limited case management services to frail/ill elderly and others that are very ill and homeless. There are several senior housing apartment complexes that assist elderly as well. The County Department of Social Services will continue to operate the In Home Support Services program, which provides domestic and personal care services to over 2,000 seniors and disabled residents through caregivers. These caregivers assist with laundry, meal preparation, shopping, etc.
The Independent Living Resource Center provides housing and supportive services to disabled individuals. The County Health Agency provides outpatient drug and alcohol services for persons with addictions. The AIDS Support Network provides both housing and services to persons with HIV/AIDS and their families.
The Housing Authority operates public housing. Some of the residents in the housing have special needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing
Each hospital in the Continuum of Care (CoC) has a social worker who interviews each homeless person admitted, assessing medical needs, community resources, financial/payor options, and anticipated levels of care upon discharge and works to connect the patient with available services. Hospital staff have given presentations about hospital discharge processes to the CoC's Supportive Services Committee. CoC staff and subcommittee members are also conducting trainings for hospital staff on helping clients to obtain SSI benefits and are working to increase coordination between hospitals and outside case managers who assist homeless persons with disabilities to obtain disability benefits. The CoC will continue to work this year to increase resources and connections. There are currently less than 40 permanent supportive housing countywide from the CoC program and another 50 permanent housing beds through a County funded initiative (50Now) that serves the most vulnerable chronically homeless individuals in the county. The individuals housed in the 50Now program are most at risk of dying on the streets.

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

clients into housing whenever possible. This includes placing some clients in the 50Now program (mentioned above), and/or MHSA funded housing that is operated by Transitions Mental Health Association.

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

The County will continue to partner with the Housing Authority and the Central Coast LINK to administer HUD HOME and ESG funded Tenant Based Rental Assistance programs. These programs include financial assistance and services for both homeless and those at risk of becoming homeless in the county. The County Department of Social Services will continue to operate the In Home Support Services program, which provides domestic and personal care services to over 2,000 seniors and disabled residents through caregivers. These caregivers assist with laundry, meal preparation, shopping, etc. Over the next year, the Urban County plans to invest CDBG and HOME program income funds to financially support an affordable housing project by the Housing Authority of the City of San Luis Obispo. This project will provide 20 new housing units to very-low income persons.

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

The Urban County will continue investing future CDBG and HOME funds in projects providing affordable housing to very low to moderate income population. In 2015 program year, the Urban County will fund an affordable housing project (Rolling Hills Phase II) in Templeton by People's Self Help Housing Corporation. This project has received prior year HOME funds and will produce 30 affordable housing units earmarked for low income families. The project is anticipated to be completed in 2016. Refer to the 2015 Action Plan for specific details about this affordable housing project.

MA-40 Barriers to Affordable Housing – 24 CFR 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

San Luis Obispo County strives to protect its natural habitats, natural resources, and agricultural production areas. Most members of the public have a "slow growth" sentiment and support government policies and regulations preserving the natural and agricultural resources. Limited residential development projects result in relatively low supply of housing while demand for affordable housing rises. According to the County's latest Housing Element, a number of government-related factors affect housing development projects. These factors include land use category, development standards, parking and open space requirements. Most of the

County is rural and zoned for low residential densities primarily to protect agricultural land and natural resources. Additionally, securing land use permit is uncertain due to the discretionary approval process of advisory bodies. A part from the land use related factors, a shortage of water supply in several communities hinders the development of affordable housing.

MA-45 Non-Housing Community Development Assets – 24 CFR 91.215(f)

Introduction

In the past, the Urban County of San Luis Obispo allocated CDBG funds to economic development programs offered by the Mission Community Services Corporation and the Economic Vitality Corporation (EVC). The great economic recession resulted in less activity of these programs. The revolving loan program offered by the EVC that provides loan guarantees to small businesses stopped operating. The Mission Community Services Corporation, which provides training and technical assistance services to small business owners, faced challenges spending previously allocated CDBG funds. The results from the recent "Needs Assessment" survey shows economic development as a low priority need. However, the need to promote economic growth exists but at a lower level. Based on the survey result and the public workshops conducted during the public participation process, the Urban County will consider funding economic development projects at a lower funding level.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,487	4,018	6	6	0
Arts, Entertainment, Accommodations	11,817	11,779	16	17	1
Construction	4,140	4,401	6	6	1
Education and Health Care Services	11,201	10,785	15	15	0
Finance, Insurance, and Real Estate	3,831	3,477	5	5	0
Information	1,652	956	2	1	-1
Manufacturing	6,311	5,788	8	8	0
Other Services	4,648	5,548	6	8	2
Professional, Scientific, Management Services	5,952	5,086	8	7	-1
Public Administration	1	1	0	0	0
Retail Trade	10,745	9,105	14	13	-1
Transportation and Warehousing	1,789	1,260	2	2	-1
Wholesale Trade	3,299	2,670	4	4	-1
Total	69,873	64,874	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	121,641
Civilian Employed Population 16 years and over	111,773
Unemployment Rate	8.11
Unemployment Rate for Ages 16-24	20.10
Unemployment Rate for Ages 25-65	4.77

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	26,945
Farming, fisheries and forestry occupations	4,388
Service	12,763
Sales and office	28,472
Construction, extraction, maintenance and repair	11,398
Production, transportation and material moving	5,040

Table 42 - Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	78,224	77%
30-59 Minutes	19,115	19%
60 or More Minutes	4,619	5%
Total	**101,958**	**100%**

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	6,943	952	6,268
High school graduate (includes equivalency)	15,663	1,602	8,721
Some college or Associate's degree	32,953	2,153	10,883
Bachelor's degree or higher	29,807	1,225	7,094

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	378	1,486	1,563	2,702	1,736

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	2,290	2,518	2,551	3,343	2,168
High school graduate, GED, or alternative	8,376	6,717	5,251	14,027	9,136
Some college, no degree	23,958	7,705	6,890	18,566	8,941
Associate's degree	2,139	2,978	2,286	7,630	2,816
Bachelor's degree	2,049	5,403	5,593	13,866	5,890
Graduate or professional degree	139	1,556	2,883	8,914	5,861

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,350
High school graduate (includes equivalency)	26,714
Some college or Associate's degree	35,347
Bachelor's degree	50,896
Graduate or professional degree	64,219

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The Business Activity table shows major employment sectors are “Arts, Entertainment, Accommodations”, “Education and Health Care Services”, and “Retail Trade”. This information is consistent with the economic pattern of the Urban County. The County is a tourist destination with many business and services catering to the tourism industry. Furthermore, the County houses one of the major California State Universities, Cal Poly. Cal Poly generates a large workforce in the education industry. The County is also a favorite retirement destination for baby boomers from different parts of California. The influx of baby boomers creates a growing demand for health care services. Finally the retail sector provides continuous retail services to both the tourists and the residents. The economic strategy by Economic Vitality Corporation also identified six industry clusters: 1) Building Design and Construction, 2) Green Energy, 3) Health Services, 4) Knowledge and Innovation, 5) Specialized Manufacturing, and 6) Uniquely SLO County. The Uniquely SLO County refers to tourism opportunity and promoting the County as a destination choice regionally, nationally, and globally.

Describe the workforce and infrastructure needs of the business community:

Base on the “Labor Force” table, 92 percent of the total civilian labor force is employed. This equates to nearly full employment of the workforce. The average unemployment rate is 8.11 percent per the “Labor Force” table. The unemployment rate is higher for ages from 16 to 24. However, the unemployment rate is 4.77 percent for ages from 25 to 65. Of the total workforce,

a third is employed in management, sales, and office sectors. Only 14 percent of the labor force is working in service and construction industries. More than three quarters of the workforce have a commute time of less than half an hour while only 19 percent have a travel time of up to one hour.

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

The County in collaboration with local business leaders, the Economic Vitality Corporation, and other stakeholders developed an Economic Strategy that was published in 2010 and was officially endorsed by the Board of Supervisors in June 2011. The Economic Strategy resulted in several initiatives to promote economic growth. According to a status report by the EVC released in 2013, the following were accomplished through a collaborative effort by the business community, the public and educational sectors.

- Advocacy and approval of two of the world's largest solar energy projects.
- Supported the County Process Improvement Committee in achieving meaningful changes to County Land Use and Building permitting policies and procedures.
- Helped create the Business Assistance Team within the County for project oversight and advocacy.
- Initiated informational workshops about Health Information Technology for the Health and Wellness and Knowledge and Innovation clusters.
- Collaborated with Cal Poly and Cuesta College for the first-ever Local Employers' Job Fair (now in its second year).

With the above economic development initiatives, the need for workforce development continues to grow. Cal Poly and Cuesta College offer educational programs to help with the training and workforce development. Affordable housing needs remain to be a challenging issue with a growing workforce.

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

Based on the above tables, the majority of the workforce under different age groups has some college or no degree. In comparison, only a small fraction of labor force has graduate or professional degrees. This finding is consistent with the recent County's Housing Element in that the leading local industries are agriculture, tourism, and retail. These industries create many low wage jobs suitable for a workforce that has some college or no degree.

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

The Mission Community Services Corporation has a Women's Business Center program that is partially funded by the U.S. Small Business Administration (SBA). In the past, the County

funded this program with CDBG funds which provides one-on-one consulting and classroom training to low and moderate income population. One of the strategies included with the Consolidated Plan is the “Economic Development Strategy” based on the result of community outreach and “Needs Assessment” survey. The Urban County plans to invest future CDBG funds to the Women’s Business Center program to spur economic growth. In addition to technical consulting services and trainings to low-income small business owners provided by the Mission Community Services Corporation, the San Luis Obispo County Workforce Investment Board (SLO WIB) oversees funding and programs under the Workforce Investment Act (WIA) federal legislation. Training and education services to job seekers and employers are provided locally through the America's Job Center of California (AJCC). The County of San Luis Obispo currently contracts with Goodwill Industries to provide AJCC operator services. Goodwill Industries subcontracts with Cuesta Community College to provide WIA Youth services. Both program efforts are in line with this plan in that they provide training and educational services to low-income business owners as well as youth job seekers.

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

The Urban County does not participate in a Comprehensive Economic Development Strategy but they collaborate with the Economic Vitality Corporation to formulate policies and create programs that help to support and increase local businesses.

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

The Urban County does not take any specific economic development initiatives except that it plans to financially support the Women’s Business Center program offered by the Mission Community Services Corporation with future CDBG funds. Moreover, the County of San Luis Obispo updated its Economic Element in 2012 in keeping with the new Economic Strategy developed by local business communities and led by the Economic Vitality Corporation. The County’s Economic Element includes major goals and policies that: 1) promote a strong and viable local economy by pursuing policies that balance economic, environmental, and social needs of the County, 2) retain and enhance a diverse economy, 3) provide for strategically-located opportunities for economic development, and 4) provide support for economic development in San Luis Obispo County.

MA-50 Needs and Market Analysis Discussion

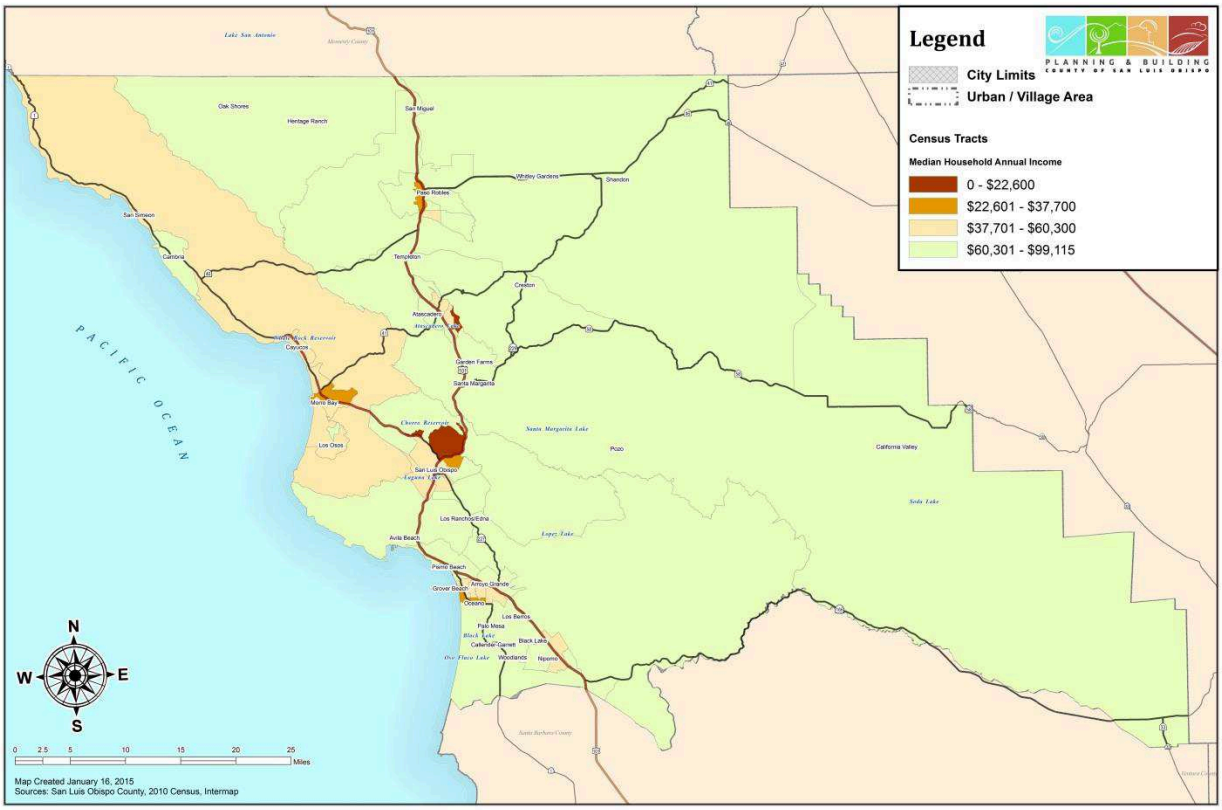
Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

The County of San Luis Obispo is a relatively an affluent region. However, several communities have a relatively high concentration of low to moderate income households that are experiencing multiple housing problems as discussed in the Needs Assessment section. These communities include Oceano, Los Osos, and San Miguel. Within the City of Paso Robles, the Oak Park Public Housing community located between 28th and 34th Streets, Park Street and

Railroad Street, is an area that has a high concentration of Low and Very Low Income housing. This area does have housing problems including worn out housing units and overcrowding. The existing 148 units are in the process of being replaced by a new 302 unit community. Phase I (80 units) has been completed, and Phase II (70 units) has received tax credit approval and will begin development soon.

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

The term “concentration” means that there is a predominantly large population of racial or ethnic minorities or low-income families in a specific area when compared with the overall county. The unincorporated communities of San Miguel, Shandon, and Oceano have a relatively high concentration of Hispanics/Latino. According to the 2005-2009 ACS 5-year estimates, San Miguel has the largest percentage of Hispanics and Latinos amongst the three unincorporated communities. There are 1,637 persons that identify as Hispanic or Latino of the total population in San Miguel, which translates to 62% Hispanic or Latino individuals in San Miguel. Oceano and Shandon have a population of approximately 50% that identify as Hispanic or Latino. The following table illustrates the number of Hispanic and Latino population for San Miguel, Oceano, and Shandon. The map below shows the low income neighborhoods throughout the county.



Hispanic or Latino Origin Population			
Jurisdiction	**Total Population (count)**	**Not Hispanic or Latino (count)**	**Hispanic or Latino (count)**
San Miguel	2,205	838	1,367
Oceano	7,453	3,457	3,996
Shandon	1,074	567	507

Source: 2005-2009 ACS 5-year

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

According to the 2009-2013 ACS 5-year estimates, San Miguel, Shandon, and Oceano have a median home value that is significantly lower than the County. San Miguel has a median home value of $227,900, which translates to approximately a 61% difference to the County's median home value. Similar to San Miguel, Oceano has a median home value of $222,200. Of the three jurisdictions, San Miguel, Oceano, and Shandon, Shandon has the lowest home value of $171,800, which is significantly lower than the County.

According to the 2009-2013 ACS 5-year estimates, San Miguel, Oceano, and Shandon have similar gross rent prices to the County's median gross rent.

The table below reveals the median home value and gross rent for San Miguel, Oceano, Shandon, and the County.

Median Home Value and Gross Rent		
Jurisdiction	**Home Value**	**Gross Rent**
San Miguel	$ 227,900	$ 1,260
Oceano	$ 222,200	$ 1,005
Shandon	$ 171,800	$ 1,130
County of San Luis Obispo	$ 426,600	$ 1,211

Source: 2009-20133 ACS 5-year

Are there any community assets in these areas/neighborhoods?

The unincorporated community of San Miguel has an agricultural economy, a small military base (Camp Roberts), and a historic Mission San Miguel. The community has a K-8 elementary school, park, library, community center, fire station, clinic, and post office. The unincorporated community of Shandon has an agricultural and service based economy. Shandon is a small, rural farming community that in 2012 was home to about 1,200 residents. Shandon has an elementary school, a high school, a fire station, a post office, a library, and churches as well as a few commercial uses. The unincorporated community of Oceano also has an agricultural centric economy. Assets in Oceano include the Oceano Elementary School, a library, an adult school, a health clinic and a pre-school as well the historic railroad depot. The Lucia Mar School district owns and operated a community center building located next to the school.

Are there other strategic opportunities in any of these areas?

San Miguel, Shandon, and Oceano are considered bedroom communities where housing market is relatively inexpensive and affordable. The Shandon Community Plan includes

policies, goals and programs that will guide land use, transportation, and development over the next 25 years. The Oceano Revitalization Plan includes programs to improve downtown walkability and mobility, and create attractive streetscape to promote retail activity and jobs. The San Miguel Design Plan similarly identifies ways to improve that community's central business district. A comprehensive community plan update for San Miguel is underway.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Urban County of San Luis Obispo conducted a "Needs Assessment" survey, held several public workshops, and attended various advisory groups to collect information on the needs and issues facing low income populations. The extensive public outreach process culminated in the identification and prioritization of needs. The strategies outlined below for this Consolidated Plan are to address the priority needs. The top priorities include providing affordable rental housing for very low, low, and moderate income and providing services to the homeless population. The Urban County's strategy is to invest future CDBG, HOME, and ESG funds in projects that result in the production of affordable rental housing as well as projects and services benefiting the homeless population. The following strategies are reviewed and considered as the Urban County of San Luis Obispo receives and allocates federal funds over the next five years.

Vision: The County of San Luis Obispo's vision is to provide both a "livable community" and a "prosperous community". As a "livable community", the County will strive to keep a high quality of life by carefully managing growth, protecting our natural resources, promoting lifelong learning, and creating an environment that encourages respect for all people. The "prosperous community" vision guides the County to keep the economy strong and vital and assure that all share in this economic prosperity.

Mission: The County of San Luis Obispo's mission is to serve the community with pride to enhance the economic, environmental and social quality of life.

Needs: 1) Build a prosperous community by integrating community and housing development investments with affordable housing opportunities for low income families; 2) Build the institutional capacity to effectively coordinate and collaborate in addressing and preventing homelessness.

Strategic Directions:

- Support affordable housing projects that provide wide range of rental housing types for low and very low income households.
- Support programs and services targeting homelessness and homeless prevention.
- Build needed community infrastructure in low income neighborhoods to improve quality of living.
- Promote economic development by financially supporting training and technical assistance to small business owners.

The Urban County developed specific goals and desired outcomes that define how it will use federal funds to further its strategic objectives.

SP-10 Geographic Priorities - – 24 CFR 91.215(a)(1)

Geographic Area

1. Area Name: Not applicable
Area Type: Not applicable
Identify the neighborhood boundaries for this target area: Not applicable
Include specific housing and commercial characteristics of this target area: Not applicable
How did your consultation and citizen participation process help you to identify this neighborhood as a target area? Not Applicable
Identify the needs in this target area: Not applicable
What are the opportunities for improvement in this target area? Not applicable
Are there barriers to improvement in this target area? Not applicable

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)
The strategies developed for this Consolidated Plan is based on comments and inputs received through the public participation process. Most general public members, the nonprofits, and advisory groups consulted pointed out the need for affordable housing, health care, and case management services for the homeless population and seniors. Therefore, this plan uses a homeless-based strategy to address homeless related needs. The Urban County does not designate specific geographic areas to invest CDBG, HOME, and ESG funds. Furthermore, the Urban County of San Luis Obispo issues Request for Proposal to solicit applications from the nonprofits and participating cities for federal CDBG, HOME, and ESG funds. The Urban County reviews each application based on the data collected from the public participation process and the Board approved rating criteria. The review and ranking process guides the Urban County to select projects for funding that best meet the top priority needs.

SP-25 Priority Needs - 24 CFR 91.215(a)(2)

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Increase availability of affordable and decent housing for very-low, low- and moderate-income persons and families	High	very-low, low and moderate income, seniors, persons with severe mental illness, homeless persons, frail elderly, victims of domestic violence, disabled veterans, foster youth	Preserve and maintain existing affordable housing, Create housing opportunities for residents, Reduce and end homelessness
Provide needed emergency shelter facilities and related services	High	Very-low, and low income persons with severe mental illness, homeless persons, frail elderly, victims of domestic violence, disabled veterans	Reduce and end homelessness, Outreach and connect to homeless on the streets and provide emergency shelters and services
Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless	High	Very-low, and low income persons with severe mental illness, homeless persons, frail elderly, victims of domestic violence, disabled veterans	Reduce and end homelessness, Outreach and connect to homeless on the streets and provide emergency shelters and services
Revitalize the neighborhoods through street and public facilities improvements	High	Very-low, low and moderate income persons	Stabilize and revitalize diverse neighborhoods
Provide social services to homeless persons and low income families	High	Very-low, low and moderate income, seniors, persons with severe mental illness, homeless persons, frail elderly, victims of domestic violence, disabled veterans,	Reduce and end homelessness, Create suitable living environment through public services
Provide training and business assistance to businesses	Low	Low and moderate income persons	Improve educational and job readiness
Provide administration and planning	Low	Not Applicable	General Administration

Narrative (Optional)

The Urban County of San Luis Obispo developed strategies for addressing housing and community development needs by collecting input from the community, consulting with participating jurisdictions, non-profit agencies and service providers and conducting a community survey. This strategy consists of input from various sources (residents, community stakeholders, service providers, participating city and county staff, and elected officials) to help the Urban County establish the priority needs.
As described in the Housing Needs Assessment and Market Analysis sections, most low income residents need suitable, decent, and affordable housing. In addition to affordable housing, there is a great need for services and support for homeless individuals and families. Finally, improved community facilities and job creation are needs that were identified through the community "needs assessment" survey.

SP-30 Influence of Market Conditions – 24 CFR 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is the quickest way to provide rental affordable housing to those in need. This program partners with rental housing owners who have vacancies that can be used by voucher holders. As the Needs Assessment and Market Analysis have shown, very-low to moderate income households are cost-burdened and overcrowded and eligible for TBRA if sufficient resources existed. The challenge is that the use of TBRA is completely dependent on landlords' willingness to participate in a contractual relationship with the Housing Authority and the willingness to accept tenant-based rental assistance and responsibilities.
TBRA for Non-Homeless Special Needs	The market forces shaping the TBRA program in general apply to Non-Homeless Special needs. Moreover, the proximity and willingness of service providers to assist the TBRA clients to remain stable in their housing is another factor. Effective partnerships between affordable housing developers/providers and special needs (social) service providers may not exist in numbers or with the capacity to meet the need.
New Unit Production	According to the Needs Assessment and Market Analysis, most very low, low, and moderate income households are cost-burdened and overcrowded and eligible for new affordable housing units if sufficient resources existed to build them. The cost of land, labor and materials affects the total development costs in addition to the effective land use policies and fees.
Rehabilitation	According to the Needs Assessment and Market Analysis, most very low, low, and moderate income households are cost-burdened and overcrowded and eligible for affordable housing units if sufficient resources existed to acquire and rehabilitate them. The Urban County of San Luis Obispo partners with other developers to acquire and rehabilitate existing affordable housing complexes by leveraging federal funds. In addition the Minor Home Repair program operated by a local nonprofit receives federal funds to provide rehabilitation services to low income homeowners. The cost of land, labor and materials affect the total development costs. Moreover, the willingness for a current owner to continue or extend the affordability of housing units is a key market characteristic.
Acquisition, including preservation	According to the Needs Assessment and Market Analysis, most very low, low, and moderate income households are cost-burdened and overcrowded and eligible for affordable housing units if sufficient resources existed to acquire and preserve existing affordable housing stocks. The Urban County uses its resources to acquire and rehabilitate projects that leverage dollars with other sources such as low income housing tax credits. The cost of land, labor and materials affect the total development costs. An affordable housing financing deal is made up of a number of financing sources, all dependent on each other to work. When one piece is missing, the overall financing scheme is placed in jeopardy.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources – 24 CFR 91.215(a)(4), 91.220(c)(1,2)

Introduction

The 2015-2019 Consolidated Plan focuses on investing federal, state, and local public and private funds in community development and human services strategy. The strategies are designed to address the two top priority needs that are homelessness and rental affordable housing. The amount of federal funds received by the Urban County significantly decreased during the term of the previous Consolidated Plan (2010-2014). The 2014 program year was the first year that the CDBG and HOME formulas were based on data from the 2010 decennial census and the American Community Survey. In addition to changes in the source of formula data, HUD's budget for the 2014 program year was lower than the 2013 program year.

The CDBG Program

Due to adjustments related to the 2010 U.S. Census Bureau and federal government budget cuts, the Urban County's entitlement CDBG grant was reduced by 28% from a high of $2.3 million in 2010 to $1.6 million in 2014. The program income generated from 2010 to 2014 program years is roughly $100,000 which provides a nominal offset to the recent cuts in funding levels. The Urban County will deploy several funding-expenditure strategies for the upcoming federal funds over the next five years. One strategy that is already being implemented by several participating cities of the Urban County is to use General Fund money instead of CDBG funds for public services projects. The rationale for funding public services projects with other local funding sources is the desire to save administrative and monitoring costs. By financially supporting public services projects with another funding source, the Urban County can efficiently and effectively fund affordable housing and public facilities projects with limited amount of available CDBG funds. The other funding strategy includes awarding CDBG funds to fewer projects that produce a greater community benefit addressing high priority needs. This Consolidated Plan uses a homeless-based strategy to assess which projects will primarily provide benefits to homeless persons or people at risk of becoming homeless. The County of San Luis Obispo will continue to spend CDBG funds for homeless services under the public services category. In addition to providing housing and services to the homeless population, affordable housing for different income groups is equally an important need. The Urban County will continue supporting affordable housing and transitional housing projects providing housing to very low to moderate income households in particular homeless persons. Investing in public facilities projects in a predominately low income neighborhood will be another funding strategy that the Urban County will continue to pursue. The Urban County will consider projects such as street or wastewater facility improvements that help create a safer and livable community.

The HOME Program

The HOME program funding level was reduced by 50% over the last five years ending at $726,163 funding level for the 2014 program year. With shrinking annual HOME budget, the Urban County's funding strategy will be to invest HOME funds to one affordable housing project. The Urban County will evaluate each affordable housing project based on its readiness to break ground. In addition to being a shovel-ready project, other key factors are considered including the minimum of HOME funds needed to be leveraged with other public and private funding sources as well as if the affordable housing project provides housing units for homeless persons. The Urban County also uses HOME program income along with HOME grant funds to provide financial assistance to projects needing additional HOME funds. The HOME program income was about $278,000 from 2010 to 2015.

The ESG Program

On the other hand, the ESG funding level increased by almost 48% from 2010 to 2014 program year. The Urban County of San Luis Obispo received $135,496 in ESG funds in 2014. The funding strategy for ESG funds will be continued support of projects, services, and case management programs benefiting homeless persons or persons at risk of becoming homeless. This includes rapid-rehousing and homeless prevention programs.
In summary, the Urban County of San Luis Obispo plans to financially support community-based and affordable housing projects that meet the greatest community needs with federal funds. The top priority needs were not only identified through an extensive public outreach process but also through the process of analyzing the housing needs assessment and housing market sections of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	$ 1,645,012	$400,000	$0	$2,045,012	$0	Due to adjustments related to the 2010 U.S. Census Bureau and federal government budget cuts, the Urban County's entitlement CDBG grant was reduced from a high of $2.3 million in 2010 to $1.6 million in 2014, an almost 28% decrease. The program income generated from 2010 to 2014 program years is roughly $400,000 which offsets the decreases in recent funding level by a low amount.

HOME	public - federal	Homeowner Rehab, Multifamily rental new construction, Multifamily rental rehab, TBRA	$ 637,847	$300,000	$0	$937,847	$0	The HOME entitlement grant was substantially reduced from a high of $1.4 million in 2010 to $726,000 in 2014, an almost 50% decrease. Similarly to CDBG, it is likely that HOME allocations will not increase from the current amount of $726,000 over the term of the 2015-2019 Con Plan.
ESG	public - federal	Homeless prevention, Case management, Homeless Shelters	$ 145,085	$0	$0	$ 145,085	$0	Unlike CDBG and HOME, ESG funds increased from 2010 to 2014. This increase was due to the implementation of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The ESG funds increased from $91,837 in 2010 to $135,496 in 2014, about 48% increase in funds. However, these funds are not sufficient to move individuals and families from homelessness to independent living.

Table 48 - Anticipated Resources

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

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

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

Not Applicable

SP-40 Institutional Delivery Structure - 24 CFR 91.215(k)

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

A number of nonprofit organizations work closely with different County departments (the Department of Mental Health, the Department of Social Services, and the Department of Public Health) to deliver programs and services targeted to low income and very low income population. The Community Action Partnership of San Luis Obispo (CAPSLO) is the largest nonprofit agency in the County of San Luis Obispo that provides services to low income families including homeless services, health and preventions programs, and family support services. The Urban County continues to invest future federal funds to the two existing homeless shelters (Prado Day Center and Maxine Lewis Shelter) and homeless services operated by CAPSLO. The Transitions Mental Health Association (TMHA) also provides affordable housing and supportive services to very low income persons having mental illnesses. Given that housing is important to this special needs population, the Urban County will provide financial support to affordable housing projects by TMHA. The nonprofit agencies and public institutions have formed advisory groups to discuss and resolve issues, improve delivery structure systems, and partner together to house and provide supportive services to homeless individuals. The County of San Luis Obispo has two major local affordable housing developers which are the Housing Authority of the City of San Luis Obispo and the People's Self Help Housing Corporation. The Housing Authority of City of San Luis Obispo (HASLO) operates the Tenant-Based Rental Assistance (TBRA) program. The Urban County strategy is to fund the TBRA program on a continuous basis. In addition to the TBRA program, HASLO actively works on building or preserving affordable housing units in the cities. The Urban County will continue supporting affordable housing projects by HASLO. Furthermore, People's Self Help Housing Corporation (PSHHC) has developed and rehabilitated numerous affordable housing projects throughout the unincorporated communities of the County. PSHHC targets the unincorporated communities that are considered least affordable to live by providing affordable housing for low income families working in those communities. The Urban County has a longstanding relationship with PSHHC to provide financial assistance to their affordable housing project.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The Community Action Partnership of San Luis Obispo (CAPSLO)	Non-profit organization	Homelessness	San Luis Obispo County
Transitions Mental Health Association (TMHA)	Nonprofit organization	Homelessness	San Luis Obispo County
The County of San Luis Obispo Department of Social Services	Government agency	Homelessness	San Luis Obispo County
The County of San Luis Obispo Department of Mental Health	Government agency	Homelessness	San Luis Obispo County
The County of San Luis Obispo Department of Public Health	Government agency	Homelessness	San Luis Obispo County
Housing Authority of the City of San Luis Obispo (HASLO)	Public Housing Agency	Affordable Housing	San Luis Obispo County
People's Self Help Housing Corporation (PSHHC)	Nonprofit organization/CHDO	Affordable Housing	San Luis Obispo County

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Some of the strengths of the service delivery system are the recent influx of housing assistance through vouchers and financial assistance for permanent housing (i.e. rental and deposit assistance), and the high percentage of homeless individuals being connected to mainstream resources such as medical care. The largest gaps in the service delivery system for special needs populations and persons experiencing homelessness include a lack of housing, particularly affordable housing, and the presence of minimal drug and alcohol related services.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services		X	

Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 50 - Homeless Prevention Services Summary

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

The Continuum of Care has emergency shelter, transitional housing, permanent supportive housing, rapid re-housing, and homelessness prevention assistance for homeless or those at risk of becoming homeless. The permanent supportive housing programs operate on a housing first model, which promotes housing homeless individuals immediately, and then working on addressing barriers after the housing is in place. The Housing Authority of the City of San Luis Obispo has HUD-VASH vouchers to permanently house veterans, and two local non-profits were awarded almost $6 million over three years to house and case manage veterans and their families. The Department of Social Services is currently housing families on CalWorks through a grant. While this grant expires in June 2014, it will prevent and end homelessness for the families that would have otherwise been homeless. The Family Care Network operates transitional housing for youth transitioning out of foster care.
There are also services only programs because there is not currently enough housing to end homelessness countywide. For example, the Prado Day Center provides service and case management during the day to homeless individuals and families, and there is a services only program in the south county area.

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

Some of the strengths of the service delivery system are the recent influx of housing assistance through vouchers and financial assistance for permanent housing (i.e. rental and deposit assistance), and the high percentage of homeless individuals being connected to mainstream resources such as medical care. The largest gaps in the service delivery system for special needs populations and persons experiencing homelessness include a lack of housing, particularly affordable housing, and the presence of minimal drug and alcohol related services.

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

The Continuum of Care (CoC) recently applied for more funds to add 11 permanent supportive housing in the County. This would allow more chronically homeless individuals and families to be housed immediately. Transitions Mental Health Association is in the process of housing 50 of the most chronically homeless individuals countywide through a County funded initiative. A total of 17 individuals have been housed to date, and the remaining will be housed in the next one to two years. Transitions Mental Health Association recently converted 13 transitional housing beds to permanent housing.

SP-45 Goals Summary – 24 CFR 91.215 (a)(4)

Goals Summary Information

Sort Order*	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create housing opportunities for residents	**2015**	**2019**	Affordable Housing, Public Housing, Non-Homeless Special Needs	Not Applicable	Increase availability of affordable and decent housing for very-low, low- and moderate-income persons and families	$2 million in CDBG $1 million in HOME	Benefit 260 very low, low, and moderate income households.
2	Preserve and maintain existing affordable housing	**2015**	**2019**	Affordable Housing, Public Housing, Non-Homeless Special Needs	Not Applicable	Increase availability of affordable and decent housing for very-low, low- and moderate-income persons and families	$1.5 million in CDBG $500,000 in HOME	Benefit 160 very low, low, and moderate income households.
3	Reduce and end homelessness	**2015**	**2019**	Homeless	Not Applicable	Provide needed emergency shelter facilities, and related services Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless	$1 million in CDBG $1 million in HOME $500,000 in ESG	Benefit 6,500 very low and low income households Benefit 270 low income households
4	Create suitable living environment through public services	**2015**	**2019**	Homeless, Non Homeless Special Needs	Not Applicable	Provide social services to homeless persons and low income families	$300,000 in CDBG $225,000 in ESG	Benefit 7,000 low to moderate persons

5	Stabilize and revitalize diverse neighborhoods	**2015**	**2019**	Affordable Housing, Non-Homeless Special Needs, Non-Housing Community Development	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements	$2.4 million in CDBG	Benefit 35,000 low and moderate income persons.
6	Improve educational and job readiness	**2015**	**2019**	Non-Housing Community Development	Not Applicable	Provide training and business assistance to businesses.	$100,000 in CDBG	Create 20 jobs for low and moderate income persons.

Table 51 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

For the next five years, the Urban County plans to use both CDBG and HOME funds to finance affordable housing projects that provide approximately a total of 150 new rental affordable housing units. The Urban County will continue funding the Tenant-Based Rental Assistance (TBRA) program using HOME and ESG funds. The TBRA program operated by the Housing Authority of the City of San Luis Obispo plans to house 36 families per year. In terms of preserving affordable housing, the Community Action Partnership of San Luis Obispo (CAPSLO) operates the minor home repair program to help low income homeowners rehabilitate their homes.

SP-50 Public Housing Accessibility and Involvement – 24 CFR 91.215(c)

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

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902? No.

Plan to remove the 'troubled' designation

N/A. Housing Authority is not designated as troubled.

SP-55 Barriers to affordable housing – 24 CFR 91.215(h)

Barriers to Affordable Housing

The public policies impacting the production and preservation of affordable housing were discussed under the MA-40 for Barriers to Affordable Housing of the "Housing Market Analysis" section. As stated in MA-40, San Luis Obispo County aims to protect its natural habitats, natural resources, and agricultural production areas. Most public members have a "slow growth" sentiment and are in favor of government policies and regulations preserving the natural

and agricultural resources. Public policies affecting affordable housing development projects include land use category, development standards, parking and open space requirements. Most of the County is rural and zoned for low residential densities primarily to protect agricultural land and natural resources. Additionally, securing land use permit is uncertain due to the discretionary approval process of advisory bodies. A part from the land use related factors, a shortage of water supply in several communities hinders the development of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

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

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

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

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

SP-60 Homelessness Strategy – 24 CFR 91.215(d)

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

The Continuum of Care (CoC) works with shelters, health care providers, law enforcement and the County Department of Social Services to reach unsheltered families. Homeless service providers work with local schools to identify and connect to homeless families with school aged children.

Staff of ESG subrecipients work with outreach staff from County Mental Health hospital social workers, local law enforcement and park rangers, as well as with local feeding programs, to identify homeless persons who are not connected to services. Outreach staff will reach out to homeless persons identified by any of these organizations to try to engage them. Both local shelters also offer a meal service for persons who are not staying at the shelter, to provide engagement opportunities for persons who are not already connected to services. In addition, CoC and ESG staff reach out to churches and volunteer programs throughout the CoC's geographic region who might come into contact with unsheltered homeless persons.

To reach persons with limited English proficiency, the Rapid Rehousing (RRH) provider conducts outreach to Spanish speaking organizations and hires case managers who are fluent in English and Spanish. To reach persons with disabilities, the CoC and ESG grantees work with the area's Independent Living Resource Center. One provider, Transitions Mental Health Association, has contracts with the Department of Mental Health to conduct street outreach and identify and assist homeless persons with the most severe mental illnesses.

Addressing the emergency and transitional housing needs of homeless persons

Homeless persons have a variety of needs in the County of San Luis Obispo. The primary need is more housing, specifically more affordable permanent housing and permanent supportive housing. The County of San Luis Obispo has one of the highest percentages of unsheltered homeless persons in the nation. Some homeless staying in emergency shelters and transitional housing also need assistance with transportation, drug and alcohol addiction, budgeting, finding employment, and/or obtaining mainstream benefits.
The Urban County and Continuum of Care (CoC) are working toward obtaining more permanent housing and permanent supportive housing for homeless persons living in emergency shelters, transitional housing, and on the streets. For example, the CoC applied for 11 additional permanent supportive housing units through the CoC program. Additionally, the County continues to receive HUD-VASH vouchers to house homeless veterans, and received almost $6 million over three years to house and case manage homeless veterans and their families. The County also recently funded the 50Now program to provide permanent supportive housing and intensive supportive services to the most vulnerable chronically homeless individuals countywide. The Department of Social Services is currently housing families that are on CalWorks to reduce family homelessness.
Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Continuum of Care (CoC) has adopted a housing first policy for its programs, shortening the period of time that individuals and families experience homelessness when housing is available. For example, the recently funded 3-year SSVF program will provide financial

assistance services for permanent housing to veterans and their housing. Another grant will fund financial assistance and services to families on CalWorks, which will prevent and end homelessness for many families. Families will children can also receive TBRA assistance through the HOME and ESG programs in permanent housing, while also being case managed. Most of the homeless individuals housed in affordable housing units receive case management and other supportive services for a period of time to assist with the transition into independent living.

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

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

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

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

Corrections staff have been participating in the CoC's Supportive Services Committee meetings and have been providing feedback on recommendations. CoC staff have also been working with

the local courts to establish a jail diversion program for homeless persons who are frequently arrested due to addictions related offenses. This program will include housing and treatment options. The CoC has also recently increased the number of Sober Living beds available to clients coming out of jail. There are currently 153 Sober Living beds. Additionally, the CoC has created a Re-Entry team for persons with mental illness who are being discharged from jail to help connect them succeed at re-entry.

SP-65 Lead based paint Hazards – 24 CFR 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards
The 2007-2011 ACS shows that of the 93,024 occupied housing units in the County, there are 44,969 units that were built before 1980 and therefore are at risk of having lead-based paint. Leaded paint was banned in 1978. Low and moderate income households make up 24,186 (26%) of the total number of County households. Many, or most, of these households could be living in pre-1980 housing units with a leaded paint hazard.

Proposed Actions to Reduce/Eliminate Lead-Based Paint Hazards
San Luis Obispo County has contracted with Community Health Centers (CHC) to operate public health clinics. Children in the public health programs such as WIC (Women, Infants & Children Program) and CHDP (Child Health Disability Program) come to the CHC clinics. Pursuant to program guidelines the CHC screens these children to check against elevated blood lead levels (EBLL). The results are posted on a website that is maintained by the California Department of Public Health/ Childhood Lead Poisoning Prevention Branch. The state notifies the County's Public Health Department of all cases of children with 20 or more micrograms of lead in a deciliter of blood. The County voluntarily monitors children with as little as 5 micrograms of lead in a deciliter of blood.

The County's Public Health Department has certified EBLL (elevated blood lead level) staff with a special XRF inspection device. The EBLL trained staff conducts home inspections and health monitoring for children with 20 or more micrograms of lead in a deciliter of blood. Between 2009 and 2014, there were three cases of EBLL's of 20 µg/dL or higher in the County. Typically, each year there are 20 to 25 cases of EBLLs in the 5-19 µg/dL range.

The County Health Agency/Public Health Department has a Childhood Lead Poisoning Prevention Program which helps to educate the public on the hazards and resources available for lead-based poisoning. Testing for leaded paint hazards is provided. The Public Health Department distributes lead-based paint information pamphlets throughout the County. Such pamphlets are available at County's Planning and Building Department's front counter, where building permits are issued that might involve remodeling of pre-1980 dwellings.

All public housing units in the county have been modified as needed to remove / monitor for lead-based paint. All Section 8 residents receive a HUD pamphlet alerting them to the hazards of lead-based paint, and how to request health screening if they suspect contamination. The (HUD funded) locally operated tenant-based rental assistance program (TBRA) requires rental

units to pass a Housing Quality Standards (HQS) / lead-based paint inspection before TBRA funds are used. County staff conducts a quarterly review to safeguard against possible matches between TBRA rental units and children who have EBLL (i.e., a child with an active EBLL case). This quarterly review is conducted by staff from the County Public Health Department and the County Planning & Building Department.

The County Planning & Building Department (PBD) administers the HUD funding programs for the County. When the public applies to the County for HUD funds, they must use application forms that reflect HUD's lead-based paint regulations (24 CFR 35, particularly Subparts J, K & M). Applicants must provide a programmatic description of all work proposed for pre-1979 residential structures.

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

The extent of lead hazards was discussed under MA-20 of the "Housing Market Analysis" section. Based on the 2007-2011 CHAS and ACS data, there are about 24,186 low to moderate income families who could be living in houses with lead-based paint hazards. Most of the services provided by the Urban County are described in the previous section.

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

The above actions taken to prevent lead hazards are not included with any housing policies or procedures.

SP-70 Anti-Poverty Strategy – 24 CFR 91.215(j)

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

The County of San Luis Obispo developed a countywide 10-year plan to end homelessness. The three main pillars of this plan include housing, services, and prevention. Under housing, the "Housing First" policy shapes the efforts to reduce the number of families in poverty. Programs include creation of regional basic housing assistance centers to facilitate access to housing and housing-related services, development of a range of housing, including affordable housing, permanent supportive, and interim and transitional housing, short term and housing subsidies to help people regain and maintain housing. The services pillar aims to create a central access to comprehensive services by incorporating the triage approach and a single data system, and streamlining paper work to support coordinated service provision. For prevention, the 10-year plan's offers a variety of prevention programs such as use of comprehensive assessment tool at intake to identify people who are homeless or at-risk and designate a discharge planner at all publically funded institution, creation of medical respite beds, and eviction prevention housing assistance and services. In summary the 10-year plan goals are to facilitate access to affordable housing to put an end to homelessness, stopping homelessness before it starts through prevention and effective interventions, ending and preventing homelessness through integrated, comprehensive, responsive support services, and coordinating a solid administrative and financial structure to support effective plan implementation.

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

The anti-poverty strategies outlined in the County's 10-year plan to end homelessness are based on the "Housing First" policy. The Consolidated Plan for the 2015-2019 program years identified the need for affordable housing as a high community priority. Both the 10-year plan and the Consolidate Plan share strategies and programs to address the need for affordable housing especially for extremely low and low income families. The strategies of this Consolidated Plan serve as a roadmap to guide the Urban County to invest future HUD funds on projects not only benefiting low income persons but also help reducing poverty.

SP-80 Monitoring – 24 CFR 91.230

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

The Urban County of San Luis Obispo is currently developing monitoring procedures and checklist to monitor subrecipients receiving CDBG, HOME and ESG funds. The County will follow HUD CPD guidance materials to complete a risk analysis of the subrecipients to assess subrecipient needs and identify high risk subrecipients that require comprehensive monitoring review. In addition to conducting risk analysis, the County will develop monitoring schedule to conduct on-site monitoring visits with the subrecipients. The Urban County developed monitoring checklist for the CDBG and HOME programs that is based on each activity category. The following monitoring-related steps are taken to ensure long-term compliance with requirements.

- Reviewing and exploring ways to standardize contracts across subrecipients and programs for more understandable contracts and to ensure that all compliance obligations are addressed, and improve contract tracking systems;
- Coordinating subrecipient risk assessment systems used for determining the frequency and focus on monitoring;
- Developing standard procedures for program and fiscal monitoring across subrecipients and programs;
- Developing performance measures that can be reported on, tracked and used to evaluate the outputs, efficiency, outcomes and return on investment for various program activities; and
- Sharing of information across subrecipients about the performance of subrecipient entities.