

EXHIBIT C: SUMMARY OF COMMENTS

Summary of Comments

Comments received throughout the process of developing the Action Plan. Comments and during the initial public workshops, through consultation with appropriate agencies, the public workshops conducted after the draft funding recommendations were published, the public hearings conducted by the five participating city councils, and the public hearing conducted by the County Board of Supervisors. The comments and the County's response are summarized in this section.

Some people merely asked questions about the process, eligibility factors, and other technical matters. Those questions were answered immediately, and are not restated here.

Comment: There is a need to assist low-income homeowners in the Urban County area to install solar panels that provide a "green" alternative that is currently unaffordable to this population. The panels will help reduce the cost of utilities. We know that these property owners are informed about the benefits of the program but it not accessible at the current time. The goal is to reduce electrical costs by 75%. The program will use job trainees in the "green" industry that will provide and/or create new jobs.

Response: *There is support for the development of "green" alternative energy especially that which benefits low to moderate-income homeowners. The assistance to these owners would further help stabilize their housing status and likely create increased cash flow with low utility bills.*

Comment: Several persons stated that there should be funding support for the Homeless Shelter, the Prado Homeless Day Center, transitional housing and case management for the homeless population that is increasing in numbers due to the economic downturn. Support for the El Camino Homeless Organization and other efforts to house the homeless population were identified by members of the public.

Last year there were approximately 800 new clients at the shelter, of which nearly half were disabled. More families are coming to the homeless shelter and the overflow facility is not enough. More men over 30 years of age are turned away as more families are homeless and sheltered overnight. About 20 people are turned away every night. Many of the homeless are children.

Response: *Several cities and the County support funding for both facilities operated by Community Action Partnership of San Luis Obispo County (CAPSLO). In a couple of instances, these jurisdictions*

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contributed the maximum allowed under the CDBG regulations for public services (15%) to both the Homeless Shelter and case management and for the Prado Homeless Day Center. The use of ESG funds will also benefit both facilities along with other homeless services organizations in the County.

Several cities are beginning to contribute more funds than previously to the provision of homeless services. This includes funding for the El Camino Homeless Organization, Transitional Food & Shelter and to the two women's emergency shelters.

Comment: Several individuals expressed the need for a North County homeless shelter and the possible need for a shelter in the South County area in the future.

Response: *This is not a new need and attendees have identified this need to the County. The County is aware of this need and is working with local homeless providers to maintain current levels of service. Should a future South County shelter be proposed, an adequate and sustainable funding source for operating a homeless facility has not yet been identified to fund the acquisition and construction and operation of two new homeless shelters. The County will continue to collaborate with involved residents, organizations and community leaders in their effort to establish appropriate homeless programs Countywide. At the present time, an increase in CDBG funds for homeless shelters is only possible from those participating cities that don't already contribute to homeless services activities. At the present time, many of the medically fragile homeless are given motel vouchers paid for with CDBG funds in the North County area. Some of the participating cities of the Urban County have approved funding for this project. There is a need to find a non-profit organization that has the capacity to purchase and maintain a facility to house the medically fragile homeless, and funding is needed to operate the facility on a long-term basis.*

The continued cutbacks to the CDBG program have significantly hindered recent efforts for the County to consider feasible funding alternatives for the purchase and/or construction of new homeless shelters. Greater emphasis in the search for private funding sources must take priority over the CDBG program as the annual entitlement allocation experiences cutbacks.

Comment: Several persons cited the need for affordable housing throughout the county. Although prices have fallen, housing prices are still out of reach in San Luis Obispo County. Agencies providing affordable housing and homeless service providers indicated that the lack of

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affordable housing in the county is severe, and that the County and cities should act to support provision of more affordable housing. High rents and low wages in the service sector often force families to live together in one home, creating overcrowded conditions contributing to a stressful living environment. Numerous individuals supported the idea that the participating jurisdictions of the Urban County provide more funding toward housing projects to increase all types of affordable housing.

Response: *The County allocated HOME funds to facilitate more affordable housing, including a significant increase of CDBG funds for affordable housing projects by the City of San Luis Obispo. However, these grant funds are not sufficient to make a major dent in the problem. Other funding sources and more private sector involvement are needed in the future. The use of HOME funds will contribute to provide affordable housing via the Courtland Street Multi-Family Affordable Housing Project in the City of Arroyo Grande, the acquisition of property for the development of affordable housing in the City of San Luis Obispo. The County understands the great need for affordable housing in the area, especially for the special needs population.*

Comment: The lack of proper drainage contributes to localize flooding in the community of Oceano. The County should fund a drainage project to correct the problem.

Response: *The County Public Works Department identified and prioritized the drainage problems throughout the unincorporated areas. Oceano is an eligible community to receive CDBG funds to correct drainage problems. Funding to correct all drainage issues in the community would require multi-millions of dollars that are not available via the Community Development Block Grant. The County is working with CalTrans and other local governmental entities to obtain the necessary funding to eliminate this flood hazard. Funding for this project is recommended.*

Comment: There is a need to provide financial assistance to small businesses and microenterprises in the County. There is also a need to provide technical assistance to low and moderate-income business owners especially needed during the current downturn in the economy.

Response: *Funding for technical assistance to microenterprises is priority number one of the Economic Development Strategy of the Consolidated Plan. Funding request for economic development are proposed in the 2012 Action Plan, but competitive needs in low and*

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moderate-income areas also have large needs that involve infrastructure. This year there is only one economic development funding applicant, who will receive CDBG funds. Not all jurisdictions that received the 2012 CDBG application for economic development will award funding to the applicant. Mission Community Services Corporation (MCSC) will use CDBG funds to provide technical assistance and business classes to micro-enterprises and income eligible clients to create new jobs. These programs will provide technical assistance to business owners via workshops and other resources provided by MCSC.

Comment: The Five Cities Homeless Coalition, in their efforts to assist the South County homeless population, identified the need of a facility to provide a 1-stop day service center and/or an overnight shelter. An effort to identify needs and a potential site for a homeless service/shelter facility are underway by cities in the South County area and local homeless service providers and support groups.

Response: *The County is currently working with local homeless service providers to identify the needs of the South County area. Efforts to identify these needs were spurred by the local award of \$1.5 million from a trust fund to provide services in the South County area. The current effort will look into developing either a service center or a homeless shelter is still in progress and could take several more months. While there is no question in the eligibility of the project, there are concerns regarding the long-term sustainability that must be addressed. The Five Cities Homeless Coalition is currently searching for a property to acquire for the development of a homeless services facility.*

Comment: Several individuals identified the need to replace the existing homeless shelter in the City of San Luis Obispo. Along with this need, there must be the inclusion of a detox center at the new homeless shelter.

Response: *The County and the City of San Luis Obispo are currently working with local homeless service providers to identify the location, design, uses of, and needs of the proposed project. Although there are still many questions and concerns regarding the construction and long-term operation and maintenance of a new homeless shelter, this project has momentum and support from multiple jurisdictions, citizens and service providers. The County will consider using Section 108 funds while funding efforts from the private industry are being pursued.*

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Comment: One person expressed the view that all CDBG funds should be used in conjunction with the HOME funds to only provide affordable housing. Specifically, the funds should be used to purchase rental housing for the very low-income and homeless persons.

Response: *While the purchase of housing units to be used as affordable housing is eligible under the CDBG program, there are many other needs throughout the Urban County that require assistance through the CDBG program. There are many needs, priorities in identified in the Consolidated Plan that must be addressed via the expenditure of these funds. The County acknowledges the demand for affordable housing and considers the rental housing demand via the annual funding applications, but demands for the funds are great. The County is working with the local affordable housing providers to deliver as many units of affordable housing to the County in light of the continued reduction of federal funds.*

Comment: Several persons expressed support for the Community Action Partnerships of San Luis Obispo County (CAPSLO) operated programs, like the Senior Health Screening, the Teen Academic parenting Program, and the Forty Wonderful Health Screening programs.

Response: *These programs are annually supported by the participating cities of the Urban County. CAPSLO has demonstrated the need to funds these program in past years and continue to have a funding need to help the low and moderate-income populations of those cities. CAPSLO has made a successful pitch to the participating jurisdictions of the Urban County and has received several favorable funding recommendations.*

Comment: Affordable rental housing for extremely low and very low-income households is needed. There should be a focus on developing new housing opportunities while minimizing the allocation of grant funds to public facility projects.

Response: *While the need for more affordable housing is strong in the County, there is also a high demand of funds for infrastructure improvements. The need to fund public facility projects is important to the infrastructure needs of the predominantly low-income communities where service tax hikes are difficult to approve and collect for the primary beneficiaries. Housing is one of many eligible activities in the CDBG regulations but it is certainly not the only eligible use and single need throughout the Urban County according to the public workshops throughout the Urban County.*

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Comment: The County's General Services Department identified the need to fund Americans with Disabilities Act (ADA) improvement projects at the Veteran's Memorial Building in the City of San Luis Obispo.

Response: *The County has funded ADA improvement projects for County owned facilities as the buildings must comply with federal access laws. At the current time, funding is available due to the small funding request received this year.*

Comment: Public Works also has identified the need to assist low and moderate-income homeowners in the community of Los Osos with connecting the homes to the sewer. A funding program, such as a revolving loan fund could assist these homeowners. The County should also find ways to finance the Los Osos Sewer Project to help landlords with the costs associated with the sewer. Displacing tenants because they cannot afford the cost increases associated with the new infrastructure is difficult.

Response: *The County is well aware of the needs of the low and moderate-income households in Los Osos concerning the financial impact the project will have on the lives of the Los Osos residents. The need to provide these homeowners with financial assistance to install the sewer lateral is a high need but the project is not ready for the construction phase where funds can be allocated and spent within a timely basis.*

Comment: Several mobile home owners identified the need for infrastructure improvements on park grounds at the Sunny Oaks Mobile Home Park. The need to provide funding in support of a water infrastructure project in Los Osos provided insight to a need previously not identified for the use of CDBG funds prior years.

Response: *The County reviewed the need for infrastructure improvements and rehabilitation at mobile home parks. This is one need not identified in prior needs workshops. The County considered both projects and proposing the allocation of CDBG funds for the Los Osos mobile home park. However, the Cayucos Park is not eligible as most of the tenants or trailer owners are not low or moderate-income.*

Comment: The San Miguel Community Services District identified the need to rehabilitate the San Lawrence Terrace potable water well by sealing off the well casing from soil strata that contain high levels of arsenic. The project will include sealing off screened zones with higher arsenic concentrations to improve water quality levels.

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Response: *The County will work with the San Miguel Community Services District to replace inadequate infrastructure by supporting the request for funds. The loss of one of three water wells in a small community present a health and safety issue for this predominately low and moderate-income community.*

Comment: There is a need for basic 24-hour shelter for homeless persons who need medical attention. In many instances, these homeless persons are not able to stay at a homeless shelter because of their medical situation and thus do not have shelter. Funding to purchase a property to house homeless persons will provide relief; thereby increasing the chance of improved health through bed-rest.

Response: *The County is aware of the need to provide a 24-hour shelter for homeless person who need medical attention. However, there lacks to coordinated effort by a non-profit organization to build support from multiple jurisdictions, obtain the necessary funds, and have the capacity to operate and maintain such a facility for a duration of time, often 30 or more years..*