

Overview

Completed by planning@capslo.org on 10/10/2025 10:15 AM

Case Id: 30571

Name: 40 Prado Homeless Services Center, CAPSLO -

Address: 40 Prado Road, (Additional services at 1344

Overview



County of San Luis Obispo

Public Service Grants Program

*Department of Social Services
Adult and Homeless Services Branch
PO Box 8119
San Luis Obispo, CA 93403-8119*

Community Development Block Grant (CDBG), Emergency Solutions Grant Program (ESG), and County General Fund Support (GFS) funding is available. [The County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#) is posted on the County's Department of Social Services - Homeless Services Division website at slocounty.gov/HomelessServicesGrants.

Applications for the 2026 Action Plan NOFA will be accepted until the **5:00 pm submission deadline on Friday, October 10, 2025**.

If you have any questions about the application process, please contact the Homeless Services Division directly at SS_HomelessGrants@co.slo.ca.us.

For each Public Service funding source, an overview is available in the [County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#). These overviews include program descriptions, federal award information, eligible applicants, eligible activities, eligible beneficiaries, and reporting requirements:

- Section I.C for Community Development Block Grant (CDBG) Overview
- Section I.D for Emergency Solutions Grant Program (ESG) Overview
- Section I.G for General Fund Support (GFS) Overview

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with "part X of X" and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review. This may negatively impact scoring of your application.

A. Applicant Information

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Case Id: 30571

Name: 40 Prado Homeless Services Center, CAPSLO -

Address: 40 Prado Road, (Additional services at 1344

A. Applicant Information

Please provide the following information.

PRIMARY APPLICANT INFORMATION-LEAD AGENCY

A.1. Organization Name

Community Action Partnership of San Luis Obispo County, Inc. (CAPSLO)

A.2. Type of Organization

Non-Profit

A.2.a. Define Other:

A.3. Please upload the following documentation:

Proof of Active SAM.gov Registration *Required

SAM-CAPSLO Registration 25-26 screenshot.jpg

A.3.a UEI Number: For more information, visit [SAM.GOV](https://sam.gov)

GBL8FWWWCLC5

A.4. Address

1030 Southwood Drive San Luis Obispo , CA 93401--5813

A.5. Is the organization faith based?

No

A.6. Date of Incorporation

12/09/1965

A.7. Please upload the following documentation:

Incorporation Documents *Required

Articles of Incorporation.pdf

Organization Mission Statement *Required

CAPSLO Mission Statement.pdf

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General Liability Insurance *Required

25-26 Cert of Liability Insurance.pdf

A.8. REQUIRED ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS. Has your organization read and understood the insurance requirements listed in [“CDBG Example Exhibit D-General Conditions”](#)?

Yes

A.9 Annual Operating Budget

\$111,548,450.00

A.10 Number of Paid Staff

984

A.11 Number of Volunteers

1,334

CONTACT INFORMATION

A.12 Contact Person Name

Elizabeth "Biz" Steinberg

A.12a. Contact Person Title

Chief Executive Officer

A.12b. Phone Number

(805) 544-4355

A.12c. Email

esteinberg@capslo.org

B. Applicant Capacity

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B. Applicant Capacity

Please provide the following information.

B.1. Describe the organization's history of receiving and managing grants from County/State/Federal sources.

Since its inception in 1965, CAPSLO has received and successfully managed a variety of grants that address the unmet needs of low-income individuals and families: County - Includes but is not limited to over 20 years of funding from CBO/PHG, DSS, and CDBG funding (since 2002), as well as funding from ESG (since 2004), General Fund Support (since 2012), and more recently, Continuum of Care, CESH, and PLHA grants. State - Includes but is not limited to Office of Emergency Services, Office of Child Abuse Prevention, and Community Services Block Grant funding, which designates CAPSLO as a Community Action Agency. Federal - The majority of CAPSLO's funding comes from the Office of Head Start, which the agency has been receiving since 1965. For over 20 years we've also received funding from the Area Agency on Aging and Low-Income Home Energy Assistance Program (LIHEAP). In 2017, CAPSLO was awarded a Federal Substance Abuse and Mental Health Services Administration (SAMHSA) grant for providing services to dual-diagnosed, chronically homeless individuals in its SLO-Hub program, which was awarded another five-year term in 2024.

B.2. Describe how the organization participates in HMIS, Coordinated Entry, and the San Luis Obispo County Continuum of Care.

CAPSLO is the management entity for the San Luis Obispo (SLO) County Continuum of Care (CoC) Coordinated Entry System (CES), and has served as the management entity since 2016. In FY24, the CES finalized its system transition from CAPSLO's Client Track database to the CoC's HMIS, Clarity, enabling more effective data sharing and improved program alignment. CAPSLO participated in the implementation of a centralized Housing Referral system, previously managed separately by housing providers. Housing inventory is now fully integrated into CES, which also integrated the Veterans by Name list into the Community Queue to better coordinate placements with veteran-serving providers. Additionally, CAPSLO is leading the CES implementation of an Emergency Shelter Queue for Individuals and an Emergency Shelter Queue for Families, which launched in FY25 to enhance access to shelter placements through a consistent and fair process, and the initiation of the new CES Data Management Plan. Coordinated Entry has been partnering with CAPSLO shelter staff to configure an "inventory model" that represents each bed in CAPSLO's Housing Focused Shelter Program (HFSP) and night-by-night shelter programs in Clarity, allowing those units to receive referrals. This past year, CAPSLO employed two additional staff to better fulfill the CES's needs, in addition to the CES Program Manager. These new roles increased the CES's capacity to coordinate assessments, manage referrals, and support cross-agency collaboration. CAPSLO worked closely with the SLO CoC to establish the first officially designated CES Oversight Committee, which will include CAPSLO and representatives from other agencies, housing developers, the local public housing authority, and individuals with lived experience, strengthening system accountability and transparency.

B.3. Briefly describe your organization's auditing requirements (as outlined in [2 CFR § 200.500](#) and [24 CFR § 5.801](#)), including those for the proposed project.

CAPSLO undergoes an agency-wide, rigorous audit process annually by the firm of Brown Armstrong Certified Public Accountants. The process includes inquiry and observation to understand and evaluate CAPSLO's internal controls, confirmations, interim testing and compliance audits, and substantive procedural analysis. Critical audit areas include compliance with federal and state awards, expenses for program and support services, accounts payable and accrued

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liabilities, program revenue and unearned deferred revenue, cash, property and equipment, and long-term debt. A summary of the audit is formally presented by Brown Armstrong to both the Audit and Finance Committees of the Board, as well as the full Board of Directors and senior management. Additionally, CAPSLO Homeless Services staff participate in County of San Luis Obispo CDBG and other HUD program reviews and desk audits as required.

B.3.a. Please upload your organization's Most Recent Financial Audit.

 **Most Recent Financial Audit *Required**

Audit 2024.pdf

B.4. Describe the organization's experience delivering related programs/projects.

For decades, CAPSLO has operated the largest homeless services team and sheltering programs in the county. Currently, 40 Prado Homeless Services Center (HSC) is the only shelter in the county offering nightly emergency shelter beds, which is crucial because the average waiting time for a shelter bed in 90-day programs is between 60 to 90 days. Our program serves those who might be ideal 90-day shelter clients, but there is no available bed for them between the time they identify the need and can be enrolled. We also don't have an upper threshold for duration in our Housing Focused Shelter Program (90-day), unlike other programs in our county. We will continue to provide shelter to individuals and families for as long as they remain engaged with our case management services beyond the initial 90 days. 40 Prado HSC is a low-barrier shelter, and we will take individuals that other shelters in the county will not serve. CAPSLO has taken the lead in pioneering many collaborative and innovative projects to address unmet needs for the homeless, working with other homeless-serving agencies. CAPSLO initiated the Recuperative Care Program, providing respite care and medical case management for medically fragile homeless individuals released from local hospitals, while the Warming/Cooling Center operations as well as the Rotating Safe Parking have expanded as their own grant-funded programs. The SLO-Hub program for dually diagnosed homeless individuals is in its second, five-year SAMHSA grant award. As the number of unsheltered individuals has increased in the county, so has CAPSLO's outreach team increased in size and scope.

B.5. How will you document and maintain income status or presumed benefit status of each beneficiary?

CAPSLO's Homeless Services Division uses two databases, the county's HMIS (Clarity), which is now CAPSLO's Homeless Services Division's primary database, and CAPSLO's agency-wide database, Client Track, to track CAPSLO clients across all its programs, and also for SLO-HUB and Recuperative Care additional client data. CAPSLO documents and maintains the income and benefit status of each client with the CES intake form, which is then stored digitally in the Client Track database. Income verification for CDBG/ESG beneficiaries is provided in accordance with 24 CFR Part 5. CAPSLO's Client Track is an advanced case management system that is used to collect and manage client data associated with assessments on and referrals for individual clients. CAPSLO uses the program for client file management, case management coordination, and service reporting. Both systems keep and store client files such as demographic data, family information, attendance, services accessed, individual daily client activities and incidents, services provided, meals, and referrals. All client information is stored in Client Track's secure cloud-based system to ensure confidentiality.

B.6. Briefly describe your agency's record keeping system with relevance to the proposed project.

As described above, CAPSLO participates in the county's HMIS as required, and also utilizes its own database, Client Track, to collect client data that does not require HMIS entry, such as the CenCal-funded Recuperative Care Program, and SLO-Hub. Both systems keep and store client files such as demographic data, family information, attendance, services accessed, individual daily client activities and incidents, services provided, meals, and referrals.

B.7. Identify all budgeted funds for project related costs. Include leveraged funding to exhibit financial sustainability

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of the project beyond the grant term if awarded.

Approximately 54% of CAPSLO Homeless Services' Division \$2.3 million 2024-25 budget was received from various local government grants; the remainder was private donations, Friends of 40 Prado fundraising, and corporate giving. A \$5 million grant from the Day One Foundation was received in 2022 but is restricted for housing families, who comprise a small percentage of all shelter clients, leaving a gap for shelter operations. CAPSLO struggles with sustaining the growing operations of the Prado Homeless Services Center. With an increase in homelessness, donor fatigue and donor competition among homeless-serving agencies, sustaining funding for homeless services operations is a significant challenge.

B.8. REQUIRED ACKNOWLEDGEMENT FOR FEDERAL GRANTS OR CONTRACTS. Does your organization certify that, if awarded funds, it will comply with the requirements as shown on ["CDBG Example D-General Conditions"](#) and ["CDBG Example Exhibit E-Special Conditions"](#)?

Yes

B.9. Does your organization comply with the Generally Accepted Accounting Principles (as outlined in [2 CFR § 200](#))?

Yes

C. Proposed Project & Project Details

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Address: 40 Prado Road, (Additional services at 1344

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C. Proposed Project & Project Details

Please provide the following information.

C.1. Name of Proposed Project

40 Prado Homeless Services Center

C.2. Project/Program Address

40 Prado Road (Additional services at 1344 Nipomo Street, and 265 South Street, SLO) San Luis Obispo, CA 93401--5813

C.3. Areas Served-Select all that apply

- City of Arroyo Grande
- City of Atascadero
- City of Grover Beach - Not eligible for CDBG or ESG
- City of Morro Bay
- City of Paso Robles
- City of Pismo Beach
- City of San Luis Obispo
- Unincorporated Community

Name of Unincorporated Community:

- Countywide

C.4. Provide a brief narrative of the proposed project, including projected outcomes:

The 40 Prado Homeless Services Center (Prado HSC) in SLO offers an Access Center and emergency shelter services, meals, showers, health screenings at the CHC on-site clinic, behavioral health services from the county's mobile van, services to dual-diagnosed individuals, recuperative care for those recently released from the hospital, a Warming/Cooling Center during inclement weather, a Safe Parking program, animal kennels, a community garden, laundry, internet access, and a mail and message center to facilitate job and housing searches. Case managers and staff assist clients in creating individualized housing plans with set goals and objectives to obtain housing and self-sufficiency. CAPSLO operates the largest shelter program in SLO County, frequently providing shelter for 130-150 households per night through hoteling, shelter beds at Prado HSC, the Overflow, Safe Parking and Warming/Cooling

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Center Programs. With its new Housing Focused Shelter Program (90-day program), CAPSLO was able to house 221 participants in the 24-25 fiscal year. We project that 250 will be housed, and 1,200 sheltered in 2026-2027.

C.5. For proposed projects serving individuals at risk of or experiencing homelessness, upload your organization's HUD Annual Performance Report (APR) or CE APR generated from HMIS for the previous 12-month period. The report should be run for a single project type and correspond to the project type (Emergency Shelter, Street Outreach, etc.) for which you are applying. This information will be used by the grant review committee to assess past performance, outcomes, and alignment with funding priorities. Please be sure to not include any Client PII, including Clarity ID, along with the reports. Many review committee members will not be HMIS users.

If your organization does not currently have a project in HMIS, please provide a comparable performance report that includes outcome data and performance metrics relevant to your proposed project type.

For guidance on how to run reports in HMIS, please visit the [HMIS Knowledge Base](#).



HUD Annual Performance Report (APR)

CAPSLO APR Access Center 09.01.2024 to 09.01.2025.pdf

CAPSLO APR Entry Exit Shelter Programs 09.01.2024 to 09.01.2025.pdf

CAPSLO APR Night by Night Shelter Programs 09.01.2024 to 09.01.2025.pdf

C.6. What is the level of need for this activity within SLO County? Please include data to support your answer.

San Luis Obispo County consistently ranks among one of the most expensive areas to live in the nation, with the current median home cost at \$1,000,000, while the median household income is \$98,312 annually. United Way's 2025 Real Cost Measure shows a combined income of \$107,098 is necessary for a family comprised of two adults and two children to meet basic needs, and two adults would need to work three minimum wage jobs to earn \$93,000 per year. In SLO County, 31% of households live below the Real Cost Measure. The rental vacancy rate has fluctuated between 2-5% over the last ten years, making affordable rentals scarce, and causing even more families to be extremely cost-burdened, or doubling/tripling up to pay rent. CAPSLO's Prado Homeless Services Center (Prado HSC) routinely assists over 1,600 unhoused individuals per year. The 2024 San Luis Obispo County biennial Point-in-Time homeless enumeration report, The San Luis Obispo Community Report, showed 1,175 homeless individuals in San Luis Obispo County in January 2024. Of those, 800 were unsheltered, living on the streets, in encampments, or in vehicles. Of those who were unsheltered, 28.8% reported behavioral health illnesses, and 34.3% reported Substance Use Disorder. When asked about their obstacles to housing, 25.8% reported physical impairments, 8.8% reported medical issues, and 33.6% reported psychiatric impairment. The county's overnight shelters are filled to capacity every night, and families with children are given priority to beds. Those living at and below the poverty level are the most affected, as the cost of Fair Market Value housing far exceeds their income.

C.7. Please upload a timeline for key steps of project implementation.



Timeline *Required

CAPSLO Milestone Timeline 26-27.pdf

C.8. Is this effort new, continuing, or expanding? Please describe.

This effort is all three: continuing, expanding, and new. CAPSLO will be continuing its Housing-Focused Shelter

Program (HFSP) and a 90-Day bed program, which was launched last year. This housing-first model is focused on connecting clients to housing through rapid engagement with Housing Navigation and problem-solving services. These supplemental services are provided to all participants in the shelter program. Those participating in the HFSP are focused on securing housing, working with their assigned Housing Navigators and Homeless Services Workers to address any obstacles they encounter in their stay at Prado HSC, finding steady employment and/or income, and obtaining all necessary documents for housing. Having a secure place to sleep each night allows clients to better focus on working with their Case Manager and Housing Navigator, who assists clients in developing a housing plan. If appropriate, 30-day extensions are approved for clients who are unable to meet with a Housing Navigator or for those who need more time to secure housing, but have been following through with program requirements. This new system consists of 89 individual and 28 family beds, with 10 of the beds serving as night-by-night shelter beds that can either be filled by the community (for example, CAT teams, Mobile Crisis Units, and hospitals), and 12 Recuperative Care program beds (serving individuals who have recently been discharged from hospitals and would otherwise recover on the street). Participants who are only receiving Access Center services (formerly Day Center) are now able to stay at Prado HSC until 4 pm and are provided with a community dinner. CAPSLO expanded its Street Outreach program by securing a downtown office rented from St Stephen's Episcopal Church, from which additional outreach staff can be rapidly deployed. As 40 Prado HSC accommodates more and more clients, CAPSLO has added more staff, but lacks additional office space at 40 Prado HSC. Other outreach staff are now using CAPSLO offices on South Street as a base. With full funding, Prado HSC could expand its overflow program, adding an additional 10 beds for the community on any given night. This is critical, as Prado HSC will be the only provider in the entire county offering night-by-night emergency shelter beds, providing a life-saving service for the unhoused community. Often, individuals and families have to wait between 60 and 90 days for a shelter bed in the Prado HSFP or the 90-day programs of ECHO or 5CHC. Night-by-night shelter beds give individuals and families access to shelter while they are awaiting enrollment in a longer-term emergency shelter program. With an increased capacity of 40 beds, 40 Prado HSC is operating an expanded Warming Center program, which now operates year-round and is dependent only on the weather, not the time of year. New this year is the Overnight Parking program throughout six rotating sites in the City of San Luis Obispo. CAPSLO will also begin offering a Warming Center in Morro Bay once a location is secured, and in the meantime, outreach workers are connecting Morro Bay homeless residents to services at 40 Prado HSC. Another new service is the County's behavioral health mobile clinic, which will visit 40 Prado HSC twice weekly.

C.9. Describe how the project will align with a (or multiple) Line(s) of Effort to support the [San Luis Obispo Countywide Plan to Address Homelessness \(2022-2027\)](#).

LOE1: Create affordable and appropriately designed housing opportunities and shelter options for underserved populations – With the increasing number of unhoused individuals in SLO County, the Prado Homeless Services Center (HSC) is now at capacity every night. Families are given shelter priority or individuals, but families are approximately only 20% of shelter participants. Prado HSC continues to be the largest shelter program in SLO CoC, providing emergency shelter for 1,214 non-duplicated individuals in SLO County in FY 24-25, and is currently the only shelter in the county offering nightly emergency beds. LOE 2: Focus efforts to reduce or eliminate the barriers to housing stability for those experiencing homelessness or at risk of homelessness, including prevention, diversion, supportive services, and housing navigation efforts - At CAPSLO, case managers and housing staff assist clients in creating individualized plans with set goals and objectives to obtain housing and self-sufficiency. They screen clients to establish which individuals have the greatest need. For eviction prevention assistance, clients must provide proof of emergency need, participate in the Case Management program and show that they can afford the monthly rent once housed. Case managers continue to work with their housed clients for six months after placement, further supporting their success. LOE 3: Improve and expand data management efforts through HMIS and coordinated entry system to strengthen data-driven operational guidance and strategic oversight. CAPSLO was involved with the County in replacing the HMIS data system. The CES implemented a new Community Queue, so that any CoC participating agency can place an individual on the list for the next available housing opportunity. LOE4: Create, identify, and streamline

funding and resources - CAPSLO is utilizing CenCal Health funding through CalAIM for Enhanced Case Management and Recuperative Care. In addition, CAPSLO received private funding for homeless families with children. LOE5: Strengthen Regional Collaboration – CAPSLO’s long-standing tradition of partnering with organizations to enhance and not duplicate services aligns with LOE5. CAPSLO routinely works with other organizations including those within the SLO Supportive Housing Consortium, and actively coordinates with the partner organizations that provide permanent housing. CAPSLO staff identify the best options for the most complicated and challenging situations presented and most often this includes extensive partnerships with other organizations. In its strategic planning process, CAPSLO is intentionally aligning with the San Luis Obispo Countywide Plan to Address Homelessness, 2022-2027. LOE6: Build public engagement through information-sharing and partnership - Monthly Town Hall sessions are being held at Prado HSC, allowing clients to ask questions, air concerns, and provide input. Whenever possible, CAPSLO incorporates peer leadership, especially in outreach activities.

C.10. Select all population(s) expected to be served through this project:

- Adults with children
- Adults without children
- Elderly/Senior
- Parenting Youth
- Persons Experiencing Chronic Homelessness
- Persons At Risk of Homelessness
- Veterans
- Domestic Violence Survivors
- Persons with Disabilities
- Unaccompanied Youth (under 25 years of age)
- Individuals with Co-occurring Disorders (Substance Use and Mental Health)
- Low – Moderate Income Persons or Households

C.11. How does your program/service complement and collaborate with existing efforts in the County? Describe how the program/project will increase capacity of services/housing for persons experiencing homelessness and at-risk persons in the County.

CAPSLO has a long-standing tradition of partnering with organizations to enhance, not duplicate, services. With the commitment to providing participants with easier access to care, CAPSLO has worked diligently to collaborate with service providers to bring necessary services on-site. As previously noted, CAPSLO is the Lead Agency in Coordinated Entry and frequently contracts with ECHO and 5CHC. CAPSLO's commitment to and role within CES has allowed it to align programming changes with the strategic goals of the SLO CoC. Specifically, CAPSLO created a universal intake process in HMIS for CES and has increased its CES enrollments by over 100% in the first half of the CES grant year. More specifically to this proposed program, CAPSLO operates the largest shelter program in SLO County, frequently providing shelter for 130-150 households nightly through hoteling, shelter beds at Prado HSC, and the Overflow and Warming Center Programs. Without proper funding, this critical resource will not be able to continue to operate at capacity and will increase the number of households experiencing unsheltered homelessness in SLO CoC.

C.12. Describe any consultation with local jurisdictions to gain support for the project.

CAPSLO Homeless Services Division works with the cities of Morro Bay and San Luis Obispo to support their efforts in addressing homelessness. The City of San Luis Obispo, in addition to its CDBG allocation, also supports homeless services operations through its General Fund Support for Safe Parking, Warming Center, hotel vouchers, and outreach for the Bob Jones Bike Trail, as well as homeless prevention through the Human Relation Commission's Grants-in-Aid. As previously stated, CAPSLO is currently working closely with City of Morro Bay staff to secure a location for a Warming Center.

C.12a. Please attach any letters of support or commitment from local governments or community partners.

 **Letters of Support *Required**

CAPSLO - City of SLO Letter of Support 2025.pdf

C.13. Name partner agencies as applicable and describe how they will be participating in the delivery of the proposed activity.

C.14. Indicate the predicted, unduplicated performance outcome listed below:

Population	Number of Individuals Served	Number of Households Served
Number of unsheltered persons to become sheltered	530	472
Number of people experiencing homelessness to be entering permanent housing	225	191
Number of people experiencing Chronic Homelessness served	598	591
Number of persons At-Risk of Homelessness served	144	134
Number of Unaccompanied Youth served	0	0
Number of Youth At-Risk of Homelessness served	91	91
Number of persons in families with children served	167	58
Total	1,755	1,537

D. Funding & Eligible Activities

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Case Id: 30571

Name: 40 Prado Homeless Services Center, CAPSLO -

Address: 40 Prado Road, (Additional services at 1344

D. Funding & Eligible Activities

Please provide the following information.

D.1. Total Funding Requested

\$429,261.00

D.1a. Please upload a Budget & Budget Narrative for the project for which you are applying. The budget narrative should include FTEs to be provided. Please include the value of any matching funding. Project budget must include committed and anticipated funding for total project cost--not just for funding requested in this application.



[Budget and Budget Narrative](#) *Required

CAPSLO CDBG-ESG-GFS 26-27 Budget & Narrative.pdf

D.2. Are you requesting CDBG funds?

Yes

D.2a. Amount of CDBG funds requested:

\$117,981.00

D.2.b. Please indicate the amount you are requesting for each jurisdiction:

Jurisdiction	Amount
Arroyo Grande	\$0.00
Atascadero	\$0.00
Morro Bay	\$9,639.00
Paso Robles	\$0.00
Pismo Beach	\$0.00
San Luis Obispo	\$79,025.00
County	\$29,317.00
TOTAL	\$117,981.00

D.2c. Estimated number of unduplicated persons to benefit from CDBG funds:

1,755

D.2d. Estimated number of unduplicated households to benefit from CDBG funds:

1,615

D.2.e. Please select the national objective that best applies to the proposed project. Please refer to "[Basically CDBG](#)" or the "[CDBG Guide to National Objectives and Eligible Activities](#)" for more information regarding CDBG national objectives.

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Low Moderate Income

LOW/MODERATE INCOME: Select which criteria the proposed project intends to qualify under to meet the Low/Moderate Income objective.

Low/Moderate Income Clientele

D.2.f. Identify all eligible activities that apply to the proposed project:

- Public Services -General**
- Operating Costs of Homeless/AIDS Patients Programs**
- Senior Services**
- Handicapped Services**
- Legal Services**
- Youth Services**
- Transportation Services**
- Substance Abuse Services**
- Services for Battered and Abused Spouses**
- Crime Awareness or Neighborhood Cleanups**
- Fair Housing Activities**
- Tenant/Landlord/Housing Counseling**
- Child Care Services**
- Health Services**
- Services for Abused and Neglected Children**
- Mental Health Services**
- Job Training and Job Placement Services**
- Subsistence Payments, Homeless Assistance, Rental Housing Subsidies or Security Deposits**
- Assistance to microenterprises (technical assistance, business support services, and other similar services to owners of microenterprises or persons developing microenterprises)**

D.2.g. Explain how the proposed project meets the selected National Objective:

The proposed project meets the National Objective because 100% of the beneficiaries of the proposed activities will be Low/Moderate income persons. The specific group of persons the proposed project will serve are homeless persons. CAPSLO requests documentation of family/individual income for clients of the 40 Prado Homeless Services Center. This meets the CDBG primary National Objective, since more than 70% of funds received will be expended on activities that benefit Low/Moderate income clients.

D.2h. Will the services offered by your organization increase or expand as a result of CDBG assistance?

Yes

D.2i. Explain how your services will increase or expand as a result of CDBG assistance:

CAPSLO expanded its Street Outreach program by securing a downtown office rented from St Stephen's Episcopal Church, from which additional outreach staff can be rapidly deployed. As 40 Prado HSC accommodates more and more clients, CAPSLO has added more staff, but lacks additional office space at 40 Prado HSC. Other outreach staff are now using CAPSLO offices on South Street as a base. With an increased capacity of 40 beds, 40 Prado HSC is operating an expanded Warming Center program, which now operates year-round and is dependent only on the weather, not the time of year. New this year is the Overnight Parking program throughout six rotating sites in the City of San Luis Obispo. CAPSLO will also begin offering a Warming Center in Morro Bay once a location is secured, and in the meantime, outreach workers are connecting Morro Bay homeless residents to services at 40 Prado HSC. Another new service is the County's behavioral health mobile clinic, which will visit 40 Prado HSC twice weekly.

D.2j. Describe how the project will directly benefit the populations identified.

The 40 Prado Homeless Services Center directly benefits low-income and very low-income populations who are homeless by providing shelter, providing basic needs such as showers and meals, and engaging them in a partnership with community outreach programs to set them on a path to housing. CAPSLO's system of diversion and case management ensures that homeless individuals across the county are connected to social security benefits, physical and behavioral health care, community resources, available employment training and workforce development programs, and other supportive services that promote long-term health and housing stability.

D.3. Are you requesting ESG funds?

Yes

D.3a. Amount of ESG funds requested:

\$135,680.00

D.3b. Please upload your ESG Policies and Procedures for each activity for which you are applying.



ESG Policies and Procedures *Required

CAPSLO HCD Approved Policies & Procedures.pdf

D.3.c. Identify all eligible activities and their amounts that apply to the proposed project:

Eligible Activities	Amount	Approximate Persons Served
Emergency Shelter	\$135,680.00	1,755
Street Outreach	\$0.00	0
Rapid Re-Housing	\$0.00	0
Homelessness Prevention	\$0.00	0
HMIS	\$0.00	0
TOTAL	\$135,680.00	1,755

D.3.d. ESG Matching Funds (1:1 Match Required)

Funding Source	Amount
----------------	--------

Private Donations	\$135,680.00
TOTAL	\$135,680.00

D.4. Are you requesting General Fund Support funds?

Yes

D.4a. Amount of GFS funds requested:

\$175,600.00

D.4b. Identify all eligible activities that apply to the proposed project:

	Amount	Approximate Persons Served
Emergency Shelters	\$175,600.00	1,755
Safe Parking	\$0.00	0
Essential Services for Persons Experiencing Homelessness	\$0.00	0
Warming Centers	\$0.00	0
Street Outreach	\$0.00	0
Tenant Based Rental Assistance-TBRA	\$0.00	0
TOTAL	\$175,600.00	1,755

E. Supplemental Documents

Completed by planning@capslo.org on 10/10/2025 10:16 AM

Case Id: 30571

Name: 40 Prado Homeless Services Center, CAPSLO -

Address: 40 Prado Road, (Additional services at 1344

E. Supplemental Documents

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with "part X of X" and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review and this may negatively impact scoring of your application.

Documentation

Please upload any other documentation that should be considered during review of your application. Multiple files may be uploaded if needed.

Supplemental Documentation

***No files uploaded*

Submit

Completed by planning@capslo.org on 10/10/2025 10:17 AM

Case Id: 30571

Name: 40 Prado Homeless Services Center, CAPSLO -

Address: 40 Prado Road, (Additional services at 1344

Submit

Please provide the following information.

The applicant certifies that all information contained in this application, and supporting documentation, given for the purpose of obtaining assistance, is true and complete to the best of the applicant's knowledge.

I hereby certify that our organization has complied with all applicable laws and regulations pertaining to the application and is an eligible applicant for the requested funding. The organization proposes to provide the program services or complete the project identified in this application. If this application is approved and this organization receives the requested funding this organization agrees to adhere to all relevant Federal, State, and local regulations and other assurances as required by the County.

I hereby certify that the organization is fully capable of fulfilling its obligation under this application, as stated herein.

I further certify that the information provided in this Funding Application is correct, accurate, and complete.

In addition, the content of the application shall be incorporated as part of the written agreement and, as such, will be used to monitor performance. Activities, commitments, and representations described in the written agreement that are not subsequently made a part of the program/project as funded shall be considered a material contract failure and may result in a repayment of all awarded funds and/or suspension from participation in future funding rounds.

Authorized Representative Signature

Elizabeth "Biz" Steinberg

Electronically signed by planning@capslo.org on 10/10/2025 10:17 AM

Authorized Representative Title

Chief Executive Officer

Overview

Completed by grants@pshhc.org on 10/7/2025 7:26 PM

Case Id: 30590

Name: Supportive Housing Program, Peoples' Self-Help

Address: 1060 Kendall Road, San Luis Obispo, CA 93401

Overview



County of San Luis Obispo

Public Service Grants Program

*Department of Social Services
Adult and Homeless Services Branch
PO Box 8119
San Luis Obispo, CA 93403-8119*

Community Development Block Grant (CDBG), Emergency Solutions Grant Program (ESG), and County General Fund Support (GFS) funding is available. [The County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#) is posted on the County's Department of Social Services - Homeless Services Division website at slocounty.gov/HomelessServicesGrants.

Applications for the 2026 Action Plan NOFA will be accepted until the **5:00 pm submission deadline on Friday, October 10, 2025**.

If you have any questions about the application process, please contact the Homeless Services Division directly at SS_HomelessGrants@co.slo.ca.us.

For each Public Service funding source, an overview is available in the [County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#). These overviews include program descriptions, federal award information, eligible applicants, eligible activities, eligible beneficiaries, and reporting requirements:

- Section I.C for Community Development Block Grant (CDBG) Overview
- Section I.D for Emergency Solutions Grant Program (ESG) Overview
- Section I.G for General Fund Support (GFS) Overview

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with “part X of X” and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review. This may negatively impact scoring of your application.

A. Applicant Information

Completed by grants@pshhc.org on 10/5/2025 8:54 PM

Case Id: 30590

Name: Supportive Housing Program, Peoples' Self-Help

Address: 1060 Kendall Road, San Luis Obispo , CA 93401

A. Applicant Information

Please provide the following information.

PRIMARY APPLICANT INFORMATION-LEAD AGENCY

A.1. Organization Name

People's Self-Help Housing

A.2. Type of Organization

Non-Profit

A.2.a. Define Other:

A.3. Please upload the following documentation:



Proof of Active SAM.gov Registration ***Required**

PSHH Sam Reg.pdf

A.3.a UEI Number: For more information, visit [SAM.GOV](https://sam.gov)

NHC6G8NUGY17

A.4. Address

1060 Kendall Road San Luis Obispo, CA 93401

A.5. Is the organization faith based?

No

A.6. Date of Incorporation

07/01/1970

A.7. Please upload the following documentation:



Incorporation Documents ***Required**

PSHHC Articles of Incorporation.pdf



Organization Mission Statement ***Required**

PSHH Mission Statement.pdf

Printed By: Donna Hawkins on 10/13/2025

General Liability Insurance *Required

PSHH COI Umbrella 2025-26.pdf

A.8. REQUIRED ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS. Has your organization read and understood the insurance requirements listed in [“CDBG Example Exhibit D-General Conditions”](#)?

Yes

A.9 Annual Operating Budget

\$20,881,241.00

A.10 Number of Paid Staff

230

A.11 Number of Volunteers

100

CONTACT INFORMATION

A.12 Contact Person Name

June Eastham

A.12a. Contact Person Title

Grants Manager

A.12b. Phone Number

(805) 548-2345

A.12c. Email

grants@pshhc.org

B. Applicant Capacity

Completed by grants@pshhc.org on 10/10/2025 12:01 PM

Case Id: 30590

Name: Supportive Housing Program, Peoples' Self-Help

Address: 1060 Kendall Road, San Luis Obispo , CA 93401

B. Applicant Capacity

Please provide the following information.

B.1. Describe the organization's history of receiving and managing grants from County/State/Federal sources.

People's Self-Help Housing (PSHH) has substantial history of receiving and managing grants from County, State, and Federal sources – demonstrating financial capacity, feasibility, and sustainability over extended periods. PSHH receives over \$750,000 per year, year over year, in federal funds, triggering a Single Audit in compliance with federal regulations. Major highlights are as follows: 1. Multiple Capital CDBG grants through the Central Coast for the construction of affordable housing properties over several decades. 2. Community Development Block Grant (CDBG) funding from Ventura County and City for over five years to Supportive Housing Program (SHP) services 3. County of San Luis Obispo Continuum of Care (CoC) funding for FY23-24 4. CDBG funding from San Luis Obispo CoC jurisdictions for SHP services over multiple years 5. An American Rescue Plan (ARPA) award of \$200,000 for SHP services in SLO County 6. City of Santa Barbara funding for SHP services at our Victoria Hotel and Heath House properties 7. City of Santa Maria CDBG capital funding for an Education Department learning center rehabilitation 8. Regular regional, state, and federally-sponsored grants and forgivable loans to the Multifamily Housing development Department to bring new and continued affordable housing properties 9. \$1,000,000+ in Paycheck Protection Program (PPP) funding 10. Recurring HUD Technical Assistance funding 11. Continuous renewal of the HUD Service Coordinators in Multifamily Housing funding, renewal dependent on compliant financials and programmatic outcomes within renewal guidelines. 12. California State Parks Outdoor Equity Education (CSP-OEE) funding for education program expansion over a five-year period.

B.2. Describe how the organization participates in HMIS, Coordinated Entry, and the San Luis Obispo County Continuum of Care.

For CoC-participating units, PSHH records unit availability, client intake, service provision, record-keeping, and ongoing updates through the Homeless Management Information System (HMIS), ensuring all Supportive Housing Program participants and housing units are registered and their progress is tracked in alignment with federal standards. PSHH utilizes the Coordinated Entry System for selection of new residents for its CoC-participating housing units, which ranks eligible individuals with the greatest needs based on standardized vulnerability assessments. All vacancies in PSHH's dedicated homeless set-aside units are filled via CoC referrals, and the organization collaborates closely with the Coordinated Entry team to ensure countywide prioritization goals are met. PSHH is a key partner in the San Luis Obispo County Continuum of Care (CoC), regularly collaborating with other service providers and CoC members, government agencies, and stakeholders to implement a Housing First approach, provide comprehensive case management, share data, and participate in governance and planning activities. The organization helps match prioritized individuals to available housing resources and maintains compliance with CoC standards and policies.

B.3. Briefly describe your organization's auditing requirements (as outlined in [2 CFR § 200.500](#) and [24 CFR § 5.801](#)), including those for the proposed project.

For CoC-participating units, PSHH records unit availability, client intake, service provision, record-keeping, and ongoing updates through the Homeless Management Information System (HMIS), ensuring all Supportive Housing Program participants and housing units are registered and their progress is tracked in alignment with federal standards. PSHH utilizes the Coordinated Entry System for selection of new residents for its CoC-participating housing units, which ranks

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eligible individuals with the greatest needs based on standardized vulnerability assessments. All vacancies in PSHH's dedicated homeless set-aside units are filled via CoC referrals, and the organization collaborates closely with the Coordinated Entry team to ensure countywide prioritization goals are met. PSHH is a key partner in the San Luis Obispo County Continuum of Care (CA-614), regularly collaborating with other service providers and CoC members, government agencies, and stakeholders to implement a Housing First approach, provide comprehensive case management, share data, and participate in governance and planning activities. The organization helps match prioritized individuals to available housing resources and maintains compliance with CoC standards and policies.

B.3.a. Please upload your organization's Most Recent Financial Audit.



Most Recent Financial Audit *Required

PSHH Audit FYE24 reduced.pdf

B.4. Describe the organization's experience delivering related programs/projects.

PSHH has provided SHP services to residents free of charge for over 22 years. The program has been designed and continuously adapted in direct response to needs expressed and observed across service clients, particularly as housing instability challenges have evolved. These clinical case management services help retain residents, even when they face challenges such as lease violations and nonpayment of rent, keeping eviction rates near zero. SHP usage in San Luis Obispo County has leveled out at around 62% of PSHH's nearly 2,200 households annually, only a few points lower than the peak of the pandemic. These clinical case management services help retain residents, even when they face challenges such as lease violations and nonpayment of rent, keeping eviction rates near zero. SHP usage in San Luis Obispo County has leveled out at around 62% of PSHH's 943 County households annually, only a few points lower than the peak of the pandemic. PSHH was a member of the original CoC cohort when the Continuum of Care was founded in San Luis Obispo County, rejoining only a few years ago. This reintegration includes incorporating new County units opening during the grant period and expanding HMIS participation across properties, with all vacancies in HMIS-participating units now filled through Coordinated Entry System referrals following Housing First principles. The organization continues to provide Supportive Services, Rental Assistance, and Permanent Housing as a key member of the CoC, employing effective strategies such as Housing First principles, Progressive Engagement, and income enhancement efforts for people experiencing homelessness.

B.5. How will you document and maintain income status or presumed benefit status of each beneficiary?

PSHH safely collects and verifies information on family size, income, disability, and senior status in accordance with federal HUD and USDA regulations as part of a household's application process prior to move-in at a PSHH property. Once residing at a PSHH rental property, every household's income and size is recertified annually including those receiving services through Supportive Housing Program (SHP), for which grant funding is sought. In most cases, household income may not exceed 60% of the Area Median Income (AMI) at move-in. Household size, income, disability, and senior status information is stored in PSHH's tenant database, which is easily cross referenced with the client database maintained by the Supportive Housing Program. The SHP database is specifically configured to generate reports aligned with performance metrics and reporting requirements, ensuring we can provide accurate data on income increases and economic stability outcomes. Our documentation process includes obtaining signed releases of information at intake, collecting pay stubs or employer verification for earned income, securing award letters for Social Security, SSI/SSDI, and other benefits, and documenting SNAP, TANF, and other public assistance through benefit verification systems. For participants with no income, we complete standardized self-declaration forms and conduct follow-up verification as required by HUD and/or USDA guidelines. All documentation is date-stamped, reviewed by supervisory staff for completeness and accuracy, and maintained in secure filing systems with restricted access to ensure confidentiality.

B.6. Briefly describe your agency's record keeping system with relevance to the proposed project.

PSHH uses two parallel databases relevant to the program that document beneficiary information to maintain compliance. The first is the organization's resident database which is maintained by the Property Management Department, which stores information on every PSHH household, including members, ages, race, ethnicity, income at move-in, and income level at the most recent recertification. The second is the HIPPA-compliant SHP program database, used for storage of case management records and maintained by our clinical social workers. This second database includes case files containing notes tagged for specific services rendered and is easily cross-referenced to the resident database. The tags such as crisis intervention, healthcare service referrals, food assistance, transportation, counseling, and legal services are relevant to various outcomes, outputs, and funder reports. Both system databases maintain documentation of presumed benefit status for households experiencing homelessness. All records are secured with restricted access, date-and-time stamped for audits, and retained for the standard set by federal and state regulations. The dual-system approach guarantees accurate data collection and reporting across all funding streams and maintains integrity of performance metrics across program requirements.

B.7. Identify all budgeted funds for project related costs. Include leveraged funding to exhibit financial sustainability of the project beyond the grant term if awarded.

Unincorporated San Luis Obispo budgeted funds: Avila Beach Community Foundation, \$2,700 PSHH Property Service & Program Revenue, \$264,720 City of San Luis Obispo budgeted funds: City of San Luis Obispo grants, \$13,500 PSHH Property Service & Program Revenue, \$181,594

B.8. REQUIRED ACKNOWLEDGEMENT FOR FEDERAL GRANTS OR CONTRACTS. Does your organization certify that, if awarded funds, it will comply with the requirements as shown on ["CDBG Example D-General Conditions"](#) and ["CDBG Example Exhibit E-Special Conditions"](#)?

Yes

B.9. Does your organization comply with the Generally Accepted Accounting Principles (as outlined in [2 CFR § 200](#))?

Yes

C. Proposed Project & Project Details

Case Id: 30590
Name: Supportive Housing Program, Peoples' Self-Help
Address: 1060 Kendall Road, San Luis Obispo , CA 93401

Completed by grants@pshhc.org on 10/7/2025 7:22 PM

C. Proposed Project & Project Details

Please provide the following information.

C.1. Name of Proposed Project

Supportive Housing Program for Community Members at Risk of Homelessness

C.2. Project/Program Address

1060 Kendall Road San Luis Obispo , CA 93401

C.3. Areas Served-Select all that apply

- City of Arroyo Grande
- City of Atascadero
- City of Grover Beach - Not eligible for CDBG or ESG
- City of Morro Bay
- City of Paso Robles
- City of Pismo Beach
- City of San Luis Obispo
- Unincorporated Community

Name of Unincorporated Community:

Oceano, Los Osos, Avila Beach, Cambria, Templeton

- Countywide

C.4. Provide a brief narrative of the proposed project, including projected outcomes:

The Supportive Housing Program provides clinical case management through licensed and associate clinical social workers serving residents across 30 County affordable rental properties. Services are free, confidential, voluntary, and provided in English and Spanish with bilingual staff serving a predominantly Latinx population (80% of clients), with residents never placed on waiting lists for immediate access to support. Social workers deliver crisis intervention, financial assistance coordination, healthcare navigation, behavioral health support, and proactive outreach to residents facing eviction risk. Strategic partnerships with CenCal Health Enhanced Care Management, County Behavioral Health, and emergency assistance providers enable comprehensive coordinated care for individuals with complex needs. The program is expanding with a new property opening in the City of San Luis Obispo and, while not part of this CDBG project, one additional property in Grover Beach to serve growing demand countywide. The

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program will serve approximately 1,400 persons and 500 households annually, maintaining near-zero eviction rates among extremely vulnerable populations (57% extremely low-income, 27% very low-income) through clinical intervention.

C.5. For proposed projects serving individuals at risk of or experiencing homelessness, upload your organization's HUD Annual Performance Report (APR) or CE APR generated from HMIS for the previous 12-month period. The report should be run for a single project type and correspond to the project type (Emergency Shelter, Street Outreach, etc.) for which you are applying. This information will be used by the grant review committee to assess past performance, outcomes, and alignment with funding priorities. Please be sure to not include any Client PII, including Clarity ID, along with the reports. Many review committee members will not be HMIS users.

If your organization does not currently have a project in HMIS, please provide a comparable performance report that includes outcome data and performance metrics relevant to your proposed project type.

For guidance on how to run reports in HMIS, please visit the [HMIS Knowledge Base](#).



HUD Annual Performance Report (APR)

PSHH_HUD_HMIS_AnnualPerformanceReport_[FY2024].pdf

C.6. What is the level of need for this activity within SLO County? Please include data to support your answer.

San Luis Obispo County faces a critical gap between the need for stable, affordable housing and available resources, with housing insecurity threatening thousands of low-income households. PSHH residents mirror this vulnerability: 57% are extremely low-income, 27% are very low-income, and 12% are low-income, placing nearly all served households at elevated risk of homelessness without ongoing supportive services. In January 2024, the County's Point-in-Time Count identified 1,175 individuals experiencing homelessness on a single night, with nearly one-third (339) being seniors aged 55 and older. Current shelter capacity can accommodate only 20–30% of those in need on any given night, and the five-year Consolidated Plan projects the need for housing solutions for an additional 2,050 people by 2030 to meet County goals. The 2023 poverty rate in San Luis Obispo County was 12.8%, above the state average. Over half of renter households (56%) are rent-burdened, devoting more than 30% of income to housing costs. With median rents ranging from \$2,400 to \$2,644 per month in late 2025, and a two-adult household requiring an annual income of \$76,161 to meet basic needs, extremely low-income and very low-income households face constant housing instability. According to the California Housing Partnership's 2023 Housing Needs Report, San Luis Obispo County requires an additional 13,000 affordable rental homes to meet the needs of its low-income residents. Only 9% of homes are affordable to a family earning median household income, and the County rank high on my lists of least affordable areas in the United States, with one of the largest factors being a lack of naturally occurring affordable housing. This shortage disproportionately affects very low-income and extremely low-income households, the exact populations served by PSHH. PSHH's resident population exemplifies the housing insecurity crisis, with 57% earning extremely low incomes (typically 30% or less of Area Median Income), 27% earning very low incomes (31–50% AMI), and 12% earning low incomes (51–80% AMI), these households are extraordinarily vulnerable to economic shocks, eviction, and homelessness. Many residents struggle with mental health challenges, substance use issues, or are transition-age youth—populations that benefit critically from the Supportive Housing Program's clinical case management and housing stabilization services. The Community Foundation's Housing & Homelessness reports document persistent barriers including limited affordable rental options, scarcity of non-congregate beds, and disproportionate impacts on Indigenous and Latinx communities, underscoring the need for culturally tailored supportive housing. The intersection of a sizable unsheltered population, limited system capacity, elevated poverty, acute housing cost burdens, and the extreme income vulnerability of PSHH's resident population demonstrates that

Printed By: Donna Hawkins on 10/13/2025

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San Luis Obispo County's need for expanded Supportive Housing Program services is both high and urgent. Enhanced clinical case management, housing-focused supportive services, and targeted financial assistance are vital to prevent homelessness among the County's most vulnerable low-income households and close the gap between need and available resources.

C.7. Please upload a timeline for key steps of project implementation.

 **Timeline *Required**

PSHH Timeline.pdf

C.8. Is this effort new, continuing, or expanding? Please describe.

This effort is expanding. PSHH has provided the Supportive Housing Program (SHP) continuously for over 22 years, establishing a track record of preventing homelessness and stabilizing vulnerable households across San Luis Obispo County. The program is now undergoing expansion to meet growing demand driven by new property developments and increased service utilization rates. The 53 unit Cleaver and Clarks Commons is opening in December 2026, where grant funds will be applied. The organization is expanding the total number of SHP staff, consisting of licensed and associate clinical social workers, to maintain appropriate client-to-staff caseload ratios as the portfolio grows. Comprehensive professional development is being provided to all new and existing Supportive Housing Program staff to ensure high-quality, evidence-based service delivery across the expanding service area.

C.9. Describe how the project will align with a (or multiple) Line(s) of Effort to support the [San Luis Obispo Countywide Plan to Address Homelessness \(2022-2027\)](#).

The Supportive Housing Program (SHP) as a whole serves all CDBG jurisdiction with the County of San Luis Obispo. The Supportive Housing Program aligns directly with Line of Effort 2 of the San Luis Obispo Countywide Plan to Address Homelessness by reducing barriers to housing stability through comprehensive supportive services, housing navigation, and prevention efforts. SHP provides housing-focused case management and services through the provision of clinical case management and onsite care that builds capacity, well-being, and personal resiliency for residents transitioning from housing instability. PSHH is actively increasing Supportive Housing Program staff to keep pace with new property developments and providing professional development for new and existing staff as the organization expands San Luis Obispo County's affordable housing stock, including new homeless set-aside units. This directly supports the Plan's strategy to increase staff capacity for coordinated entry, outreach, and housing case management while meeting best-practice client-to-staff ratios. PSHH is expanding our housing inventory and system integration. While CoC-participating units are not included in this proposal, PSHH is entering many new homeless set-aside units into Continuum of Care participation which will utilize HMIS and associated processes, which aligns with the Plan's emphasis on using the coordinated entry system as the foundation for service assessment. This includes units at Beacon Studios, opening with 78 units, most homeless set-asides, including 35 Transition Age Youth (TAY) units. PSHH provides housing in non-CoC-participating units to 146 households, comprised of 323 residents, who were homeless prior to move-in. The organization commits to placing at least 10% of each newly developed property to homeless set-aside units. Targeted Services for Subpopulations: SHP targets housing units and program services to diverse subpopulations experiencing homelessness, including veterans, Transition Age Youth, individuals living with disabilities, and those classified as chronically homeless. This approach directly addresses the Plan's strategy to target program services to subpopulations with specific needs while ensuring services are culturally appropriate and vary based on household makeup and support requirements.[1] Homelessness Prevention and Stabilization: SHP provides ongoing homelessness prevention services to all residents, as the program is designed to build housing security. The organization serves many residents who qualify as low-income and are at risk of homelessness, even if not immediately homeless prior to move-in. PSHH has increased temporary financial support funding by tens of thousands

of dollars per year over the last two years through private donations and community support organizations, helping residents with rent, unpaid utilities, and other household needs. This aligns with the Plan's diversion and prevention strategies to help households stabilize through temporary financial support. Behavioral Health Integration: SHP provides short-term behavioral health support and connects residents to longer-term behavioral health services. The program has partnered with CenCal Health to provide Enhanced Care Management (ECM), offering person-centered, comprehensive care coordination for individuals with highly complex health and social needs, including those experiencing homelessness or serious health conditions. This partnership directly supports the Plan's emphasis on expanding behavioral health services and creating active partnerships with healthcare providers to better support people with complex needs. Culturally Responsive Services: PSHH provides ongoing diversity, equity, and inclusion professional development for all Supportive Housing Program staff and prioritizes hiring bilingual/bicultural service providers. The program enhances security and ability to engage with and build community among formerly homeless residents. These efforts align with the Plan's strategies to implement culturally and linguistically responsive programs, improve access for people with limited English proficiency, and create opportunities for formerly homeless persons to participate in mutually supportive neighborhoods.

C.10. Select all population(s) expected to be served through this project:

- Adults with children**
- Adults without children**
- Elderly/Senior**
- Parenting Youth**
- Persons Experiencing Chronic Homelessness**
- Persons At Risk of Homelessness**
- Veterans**
- Domestic Violence Survivors**
- Persons with Disabilities**
- Unaccompanied Youth (under 25 years of age)**
- Individuals with Co-occurring Disorders (Substance Use and Mental Health)**
- Low – Moderate Income Persons or Households**

C.11. How does your program/service complement and collaborate with existing efforts in the County? Describe how the program/project will increase capacity of services/housing for persons experiencing homelessness and at-risk persons in the County.

PSHH collaborates through the Supportive Housing Program with organizations throughout San Luis Obispo County, creating a comprehensive network of wraparound services that links residents to health, social services, and employment programs. SHP social workers act as advocates and connectors, helping stabilize households and build resiliency by facilitating access to services residents would otherwise struggle to navigate. Clinical case managers routinely coordinate appointments, assist with intake processes, and provide mediation, language support, and service navigation assistance. SHP complements DHHS services by helping residents anticipate and mitigate challenges before they occur, reducing staff time and program resources invested by County agencies. Partnerships and working

relationships enable SHP social workers to act as advocates and connectors, helping stabilize households and build resiliency by facilitating access to services that residents would otherwise struggle to navigate. The following selection of partnerships, formalized through Memoranda of Understanding (MOUs), demonstrates how integrated care coordination enhances housing stability and reduces barriers to mainstream benefits: SLO County Behavioral Health: PSHH coordinates with SLO County Behavioral Health to connect residents to voluntary wraparound supports—including case management, therapy, crisis response, and life skills—that help them stabilize and maintain housing. On-site Health Clinics: Free, on-site primary care removes transportation and cost barriers for uninsured residents, supporting early intervention, chronic condition management, and better health outcomes that promote housing stability. Emergency One-Time Assistance Partnerships (Starfish Connection, South SLO County Womenade, and Womenade SLO): When urgent expenses like utilities, transportation, or medical copays threaten housing stability, PSHH case managers quickly coordinate direct payments to providers, helping residents bridge short-term crises and maintain housing. CenCal Health Enhanced Care Management Partnership: Eligible residents with complex health needs receive coordinated care through a dedicated Lead Care Manager who organizes medical, behavioral, dental, and social services across multiple systems. This partnership streamlines access to comprehensive supports, addressing both clinical and social determinants of health in one integrated model. VA Supportive Housing (VASH) Partnership: PSHH coordinates closely with VA social workers to provide integrated case management for homeless veterans and veterans at imminent risk of homelessness. VASH-voucher holders receive priority placement, moving to the top of waiting lists for both dedicated VASH units and other available units across PSHH properties. This coordinated intake and shared case management model ensures rapid housing placement and wraparound support that promotes long-term housing stability for veterans. SHP annual usage remains elevated at approximately 62% of PSHH's 948 households, demonstrating sustained need for clinical case management.. The household count will rise to 1001 by the end of the grant period. SHP significantly increases the County's capacity to serve community members at risk of homelessness, including those previously homeless and those at risk due to low-income status. PSHH provides SHP services across 30 County affordable rental properties, where we serve approximately 1,100 persons and 500 households annually. About 85% of client households are very low-income or extremely low-income, placing them at elevated risk without ongoing supportive services. This homelessness prevention focus addresses a critical gap by stabilizing vulnerable households before they enter the homeless services system. The program is expanding staff capacity to accommodate the 79-unit Beacon Studios (opening December 2026) and 53-unit Cleaver and Clark Commons (opening March 2026), with comprehensive professional development for all staff. PSHH has increased temporary financial support funding by tens of thousands of dollars annually, providing assistance for rent, utilities, and household needs. Over the past five years, PSHH has housed 314 homeless community members. While this grant will not fund CoC-participating units, many formerly homeless residents live in non-CoC units and benefit from SHP clinical case management that prevents returns to homelessness. The program provides ongoing diversity, equity, and inclusion professional development and prioritizes hiring bilingual/bicultural service providers. Latinx households account for 80% of clients served, with services in English and Spanish and live telephone translation available in any language. By expanding service capacity for low-income households at risk, providing prevention services, serving formerly homeless residents in non-CoC units, and building culturally responsive delivery, SHP significantly increases the County's capacity to prevent and reduce homelessness among its most vulnerable populations.

C.12. Describe any consultation with local jurisdictions to gain support for the project.

PSHH's commitment to providing Supportive Housing Program services is built into the affordable housing framework starting with property development. Support for the Supportive Housing Program is integrated into PSHH's property development process from the earliest planning stages, with supportive services functioning as a core component of the organization's commitment to building quality affordable housing. PSHH engages in consultation with local jurisdictions, the Continuum of Care, various County departments and boards, and organizational partners to ensure that each new affordable housing development includes dedicated resources for comprehensive case management and housing stabilization services. County CDBG capital funding has been provided to many PSHH properties during

construction, with the supportive services offered by SHP serving as a critical component of funding decisions. This demonstrates how local jurisdictions view the Supportive Housing Program as essential infrastructure that enhances the viability and long-term success of affordable housing developments. SHP is currently supported by City of Morro Bay CDBG funds and has been approved for portions of County of San Luis Obispo Continuum of Care funding. The project is also supported by the City of San Luis Obispo municipal grant funds, County CBO/PHG funding, and County ARPA funds. This multi-jurisdictional support reflects broad recognition among local government partners that the Supportive Housing Program is essential to the success of affordable housing development and the County's homelessness response strategy.

C.12a. Please attach any letters of support or commitment from local governments or community partners.

 **Letters of Support *Required**

DRR_SLO County Services Letter 2024 signed.docx

C.13. Name partner agencies as applicable and describe how they will be participating in the delivery of the proposed activity.

C.14. Indicate the predicted, unduplicated performance outcome listed below:

Population	Number of Individuals Served	Number of Households Served
Number of unsheltered persons to become sheltered	0	0
Number of people experiencing homelessness to be entering permanent housing	8	8
Number of people experiencing Chronic Homelessness served	0	0
Number of persons At-Risk of Homelessness served	338	192
Number of Unaccompanied Youth served	0	0
Number of Youth At-Risk of Homelessness served	50	43
Number of persons in families with children served	70	0
Total	466	243

D. Funding & Eligible Activities

Completed by grants@pshhc.org on 10/7/2025 7:26 PM

Case Id: 30590

Name: Supportive Housing Program, Peoples' Self-Help

Address: 1060 Kendall Road, San Luis Obispo , CA 93401

D. Funding & Eligible Activities

Please provide the following information.

D.1. Total Funding Requested

\$50,000.00

D.1a. Please upload a Budget & Budget Narrative for the project for which you are applying. The budget narrative should include FTEs to be provided. Please include the value of any matching funding. Project budget must include committed and anticipated funding for total project cost--not just for funding requested in this application.



[Budget and Budget Narrative](#) *Required

Public Services - Proposed Budget Draft PSHH.xlsx

D.2. Are you requesting CDBG funds?

Yes

D.2a. Amount of CDBG funds requested:

\$50,000.00

D.2.b. Please indicate the amount you are requesting for each jurisdiction:

Jurisdiction	Amount
Arroyo Grande	\$0.00
Atascadero	\$0.00
Morro Bay	\$0.00
Paso Robles	\$0.00
Pismo Beach	\$0.00
San Luis Obispo	\$25,000.00
County	\$25,000.00
TOTAL	\$50,000.00

D.2c. Estimated number of unduplicated persons to benefit from CDBG funds:

466

D.2d. Estimated number of unduplicated households to benefit from CDBG funds:

243

D.2.e. Please select the national objective that best applies to the proposed project. Please refer to "[Basically CDBG](#)" or the "[CDBG Guide to National Objectives and Eligible Activities](#)" for more information regarding CDBG national objectives.

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Low Moderate Income

LOW/MODERATE INCOME: Select which criteria the proposed project intends to qualify under to meet the Low/Moderate Income objective.

Low/Moderate Income Clientele

D.2.f. Identify all eligible activities that apply to the proposed project:

- Public Services -General**
- Operating Costs of Homeless/AIDS Patients Programs**
- Senior Services**
- Handicapped Services**
- Legal Services**
- Youth Services**
- Transportation Services**
- Substance Abuse Services**
- Services for Battered and Abused Spouses**
- Crime Awareness or Neighborhood Cleanups**
- Fair Housing Activities**
- Tenant/Landlord/Housing Counseling**
- Child Care Services**
- Health Services**
- Services for Abused and Neglected Children**
- Mental Health Services**
- Job Training and Job Placement Services**
- Subsistence Payments, Homeless Assistance, Rental Housing Subsidies or Security Deposits**
- Assistance to microenterprises (technical assistance, business support services, and other similar services to owners of microenterprises or persons developing microenterprises)**

D.2.g. Explain how the proposed project meets the selected National Objective:

The Supportive Housing Program meets the CDBG Low/Moderate Income (LMI) national objective under the Limited Clientele category, as the program serves a documented client population where over 95 percent qualify as low and moderate income persons, far exceeding the 51 percent threshold required. The program's income profile demonstrates this clearly, with 57% extremely low-income, 27% very low-income, and 12% low-income residents. PSHH maintains comprehensive documentation of household income through HUD-required certification at move-in

and annual recertification thereafter, with all data stored in the resident database and cross-referenced with the Supportive Housing Program client database. This documentation process ensures clear compliance with the LMI Limited Clientele national objective.

D.2h. Will the services offered by your organization increase or expand as a result of CDBG assistance?

Yes

D.2i. Explain how your services will increase or expand as a result of CDBG assistance:

CDBG assistance will enable the Supportive Housing Program to expand services to accommodate increasing numbers of VA Supportive Housing (VASH) voucher holders throughout the County, who receive priority placement at the top of waiting lists when units become available. The program will also expand to serve residents at non-CoC units at Beacon Studios, opening in the City of San Luis Obispo in December 2026. This expansion requires hiring a minimum of one additional licensed or associate clinical social worker to maintain appropriate client-to-staff caseload ratios as service demand grows. CDBG funding will support comprehensive professional development for all new and existing Supportive Housing Program staff to ensure high-quality, evidence-based service delivery across the expanding service area. The program will establish new Memoranda of Understanding (MOUs) with partner organizations to enhance service delivery, strengthen referral pathways, and enhance wraparound supports for vulnerable residents. The program will continue to deepen and diversify partnerships with community organizations, healthcare providers, and County agencies to provide new and modified services that better address evolving client needs, where utilization rates remain elevated at approximately 62% of County households annually.

D.2j. Describe how the project will directly benefit the populations identified.

The Supportive Housing Program directly benefits all identified populations through comprehensive clinical case management and housing stabilization services delivered by licensed and associate clinical social workers across 29 County affordable rental properties. **Adults with Children:** The program serves families with children through crisis intervention, financial assistance coordination for household needs, healthcare navigation for pediatric and family care, and school-related support services. Social workers help families access childcare resources, educational supports, and emergency assistance for rent and utilities that prevent housing instability and keep children in stable home environments. **Adults without Children:** Single adults and couples without children receive individualized case management addressing employment barriers, healthcare access, mental health support, and financial stability. Social workers provide counseling services, crisis intervention, and connections to community resources that build personal resiliency and long-term housing stability. **Elderly/Senior:** Senior residents, who comprised nearly one-third of the County's homeless population in the January 2024 Point-in-Time Count, receive specialized support including healthcare navigation for chronic condition management, assistance accessing Medicare and Social Security benefits, transportation coordination for medical appointments, and connections to senior-specific services. On-site health clinic partnerships remove transportation and cost barriers for uninsured seniors, while social workers provide advocacy for age-related housing accommodations. **Persons At Risk of Homelessness:** With 96% of residents qualifying as low-income or below (57% extremely low-income, 27% very low-income, 12% low-income), the program principally serves households at elevated risk of homelessness. Social workers provide proactive outreach when property managers identify residents experiencing challenges, coordinate emergency financial assistance for urgent expenses like rent and utilities, and offer crisis intervention that prevents eviction and maintains housing stability. **Veterans:** Veterans receive coordinated case management through the VA Supportive Housing (VASH) partnership, where PSHH social workers collaborate with VA social workers to provide integrated services. VASH voucher holders receive priority placement at the top of waiting lists for both dedicated VASH units and other available units across PSHH properties, with wraparound supports that address service-related disabilities, healthcare needs, and benefits navigation. **Persons with Disabilities:** Residents with disabilities receive behavioral health support, coordination with SLO County Behavioral Health for voluntary wraparound services including therapy and crisis response, healthcare

navigation for disability-related medical needs, and assistance accessing disability benefits and accommodations. The CenCal Health Enhanced Care Management partnership provides person-centered comprehensive care coordination for individuals with highly complex health and social needs through dedicated Lead Care Managers who organize medical, behavioral, dental, and social services. Unaccompanied Youth (under 25 years of age): While PSHH does serve Transition Age Youth, all TAY units are participating the Continuum of Care and not covered by this grant program. Low-Moderate Income Persons or Households: The program meets the CDBG Low/Moderate Income national objective through the Limited Clientele category, with over 95% of clients qualifying as LMI persons. PSHH documents household income according to HUD standards at move-in and through annual recertification, with all data stored in the resident database and cross-referenced with the Supportive Housing Program client database. Clinical case management services prevent housing loss among extremely vulnerable low-income households, maintaining near-zero eviction rates and preventing entries into the homeless services system.

D.3. Are you requesting ESG funds?

No

D.3a. Amount of ESG funds requested:

\$0.00

D.3b. Please upload your ESG Policies and Procedures for each activity for which you are applying.

ESG Policies and Procedures *Required

***No files uploaded*

D.3.c. Identify all eligible activities and their amounts that apply to the proposed project:

Eligible Activities	Amount	Approximate Persons Served
TOTAL	\$0.00	0

D.3.d. ESG Matching Funds (1:1 Match Required)

Funding Source	Amount
TOTAL	\$0.00

D.4. Are you requesting General Fund Support funds?

No

D.4a. Amount of GFS funds requested:

\$0.00

D.4b. Identify all eligible activities that apply to the proposed project:

	Amount	Approximate Persons Served
TOTAL	\$0.00	0

E. Supplemental Documents

Completed by grants@pshhc.org on 10/7/2025 7:25 PM

Case Id: 30590

Name: Supportive Housing Program, Peoples' Self-Help

Address: 1060 Kendall Road, San Luis Obispo , CA 93401

E. Supplemental Documents

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with "part X of X" and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review and this may negatively impact scoring of your application.

Documentation

Please upload any other documentation that should be considered during review of your application. Multiple files may be uploaded if needed.



Supplemental Documentation

PSHH C14. Regional Outcomes.pdf

Submit

Completed by grants@pshhc.org on 10/10/2025 12:02 PM

Case Id: 30590

Name: Supportive Housing Program, Peoples' Self-Help

Address: 1060 Kendall Road, San Luis Obispo , CA 93401

Submit

Please provide the following information.

The applicant certifies that all information contained in this application, and supporting documentation, given for the purpose of obtaining assistance, is true and complete to the best of the applicant's knowledge.

I hereby certify that our organization has complied with all applicable laws and regulations pertaining to the application and is an eligible applicant for the requested funding. The organization proposes to provide the program services or complete the project identified in this application. If this application is approved and this organization receives the requested funding this organization agrees to adhere to all relevant Federal, State, and local regulations and other assurances as required by the County.

I hereby certify that the organization is fully capable of fulfilling its obligation under this application, as stated herein.

I further certify that the information provided in this Funding Application is correct, accurate, and complete.

In addition, the content of the application shall be incorporated as part of the written agreement and, as such, will be used to monitor performance. Activities, commitments, and representations described in the written agreement that are not subsequently made a part of the program/project as funded shall be considered a material contract failure and may result in a repayment of all awarded funds and/or suspension from participation in future funding rounds.

Authorized Representative Signature

June Eastham

Electronically signed by grants@pshhc.org on 10/10/2025 12:02 PM

Authorized Representative Title

Grants Manager

Overview

Completed by mleal@haslo.org on 10/9/2025 4:18 PM

Case Id: 30594

Name: Monterey Family Apartments - 2026

Address: 1422 Monterey Street, San Luis Obispo, CA

Overview



County of San Luis Obispo

Affordable Housing Program

*Department of Social Services
Adult and Homeless Services Branch
PO Box 8119
San Luis Obispo, CA 93403-8119*

Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding is available. [The County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#) is posted on the County’s Department of Social Services – Homeless Services Division website at slocounty.gov/HomelessServicesGrants.

All applications must meet the eligibility criteria and requirements set forth in the NOFA and the respective funding program regulations. The Urban County of San Luis Obispo receives funding from local, state, and federal sources including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG). Please be aware that the CDBG, HOME, and ESG fund sources are not permitted to support activities or projects located in the City of Grover Beach.

Applications for the 2026 Action Plan NOFA will be accepted until the 5:00 pm submission deadline on October 10, 2025.

If you have any questions about the applications process, please contact the Homeless Services Division directly at SS_HomelessGrants@co.slo.ca.us.

For each Affordable Housing funding source, an overview is available that includes program description, federal award information, eligible applicants, eligible activities, eligible beneficiaries, and reporting in the [County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#):

- Section I.C for Community Development Block Grant (CDBG) Overview
- Section I.E for HOME Investment Partnerships Program (HOME) Overview

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with “part X of X” and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review and this may negatively impact scoring of your application.

A. Applicant Information

Completed by mleal@haslo.org on 10/9/2025 5:27 PM

Case Id: 30594

Name: Monterey Family Apartments - 2026

Address: 1422 Monterey Street, San Luis Obispo, CA

A. Applicant Information

Please provide the following information.

PRIMARY APPLICANT INFORMATION-LEAD AGENCY

A.1. Organization Name

San Luis Obispo Nonprofit Housing Corporation

A.2. Type of Organization

Non-Profit

A.2.a. Define Other:

A.3. UEI Number: For more information, visit [SAM.GOV](https://sam.gov)

DKJWAFNQ2JN4

A.3.a. Please upload proof of active SAM.gov registration for your organization.

Proof of Active SAM.gov Registration *Required

A.03.a. SLONP SAM.gov Registration.pdf

A.4. Address

487 Leff Street San Luis Obispo, CA 93401

A.5. Is the organization faith based?

No

A.6. Date of Incorporation

10/16/1991

A.7. Please upload the following documentation:

Organizational Chart *Required

A.7 - SLONP Org Chart.pdf

Incorporation Documents *Required

A.7. - COI Insurance for SLONP.pdf

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- A.7. - EOP Insurance for SLONP.pdf
- A.7 - SLONP Articles of Incorporation.pdf
- A.7 - SLONP Bylaws 2017.pdf
- A.7 - SLONP Cert _ Legal Disclosure.pdf
- A.7 - SLONP Certificate of Good Standing - 2022-6-14.pdf
- A.7 - SLONP Evidence fo Tax-exempt status - IRS 501(c)(3).pdf
- A.7 - SLONP Signature Block.docx
- A.7 - SLONP Statement of Information - 2023-3-18 Signed.pdf

General Liability Insurance *Required

- A.7. - COI Insurance for SLONP.pdf
- A.7. - EOP Insurance for SLONP.pdf
- A.7 - SLONP Articles of Incorporation.pdf
- A.7 - SLONP Bylaws 2017.pdf
- A.7 - SLONP Cert _ Legal Disclosure.pdf
- A.7 - SLONP Certificate of Good Standing - 2022-6-14.pdf
- A.7 - SLONP Evidence fo Tax-exempt status - IRS 501(c)(3).pdf
- A.7 - SLONP Signature Block.docx
- A.7 - SLONP Statement of Information - 2023-3-18 Signed.pdf

A.8. REQUIRED ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS. Has your organization read and understood the insurance requirements listed in [“Example Exhibit D - General Conditions”](#)?

Yes

A.9. Annual Operating Budget

\$1,577,868.00

A.10. Number of Full-Time Paid Staff

1

A.11. Number of Part-Time Paid Staff

0

A.12. Number of Volunteers

0

CONTACT INFORMATION

A.13. Contact Person Name

Matt Leal

A.13a. Contact Person Title

Project Manager

A.13b. Phone Number

(805) 391-1063

A.13c. Email

mleal@haslo.org

FINANCE CONTACT INFORMATION

A.14. Finance Contact Person Name

Ken Litzinger

A.14a. Finance Contact Person Title

CFO

A.14b. Finance Phone Number

(805) 594-5304

A.14c. Finance Email

klitzinger@haslo.org

B. Applicant Capacity

Completed by mleal@haslo.org on 10/9/2025 1:13 PM

Case Id: 30594

Name: Monterey Family Apartments - 2026

Address: 1422 Monterey Street, San Luis Obispo, CA

B. Applicant Capacity

Please provide the following information.

B.1. Describe your organization's history of receiving and managing grants from County/State/Federal sources.

B.1. Describe your organization's history of receiving and managing grants from County/State/Federal sources. SLONP, and The Fort Group (partner) have received and managed grants since both organizations' incorporation, which totals over 30 years. There have been a variety of grants received and managed including but not limited to; HOME, CDBG, T-29, Project Homekey, AFH, RDA, CARES, ROSS, Decarbonization, and HTF. To manage the variety of grants, there are systems in place to track and manage regulation compliance and reporting to the respective grantor. As the County knows, some of these grants may be set up as soft loans.

B.2. Briefly list any recent development projects your organization has proposed, is currently working on, and/or has recently completed (regardless of funding source).

There are about fifteen (15) projects in the pipeline at various stages. Recently, the Anderson Hotel project and Shell Beach Senior have stabilized and converted from construction to permanent financing. There are three (3) that will be completed in the 4 - 5 months, including Maxine Lewis, Bridge Street Phase I, and Cleaver and Clark Commons. Two (2) projects are under construction, which include Monterey Senior, and Arroyo Terrace. And finally at the pre-development stage there are nine (9) projects, which, two (2) will be requesting funding in this round.

B.3. Briefly describe your organization's auditing requirements (as outlined in [2 CFR § 200.500](#) and [24 CFR § 5.801](#)), including those for the proposed project.

SLONP administers Federal, State, and Local grants, and has strong systems and controls in place. SLONP will provide the record-keeping services for the project. SLONP undergoes annual audits by an independent CPA firm.

B.3.a. Please upload your organization's Most Recent Financial Audit.



Most Recent Financial Audit *Required

B.3.a. SLONP Audited Financials.pdf

B.4. Briefly describe your organization's record keeping system with relevance to the proposed project.

SLONP owns and operates hundreds of deed restricted housing units in San Luis Obispo County. It is accustomed to keeping detailed records regarding income eligibility for all programs. Additionally, the Housing Authority of San Luis Obispo (HASLO) will be the management agent for this housing. HASLO has many years of experience in maintaining record keeping and accounting in conformity with HUD and State regulations. Staff are certified in low-income housing compliance. Projects are audited annually, and reports are provided to all funding sources. Detailed accounting records are maintained for all project costs and audited by third party auditing firms.

B.5. Describe how your organization will document and maintain income status of each beneficiary in compliance with regulations?

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As the managing agent, HASLO will perform all income certifications. HASLO has certified compliance specialists on staff with years of experience. At the housing application/intake stage income and asset information will be collected from each client, with back up documentation. Files will be maintained and available for county inspection. HASLO currently performs income and compliance certifications for over 3,000 clients annually.

B.6. Describe your project staff’s experience and capacity to comply with Section 3 requirements (as outlined in [24 CFR Part 75](#)).

Our team has worked with County staff closely over the years to satisfy Section 3 as outlined in 24 CFR Part 75. The Director of Construction ensures that Section 3 language is included in the relevant construction documents and requests for proposals for contractors. Our team also provides the annual reports per the County’s request.

B.7. If the County allocated funds to your organization in previous years, do any of those funds remain unspent?

Yes

B.7.a. Please provide the following information:

Project Name	Funding Source and Year	Remaining Amount
Monterey Family	CDBG 2025	\$321,866.00
Monterey Family	T-29 2025	\$69,448.00
		\$391,314.00

B.8. Does your organization comply with the Generally Accepted Accounting Principles as outlined in [2 CFR § 200](#)?

Yes

C. Proposed Project & Project Details

Case Id: 30594

Name: Monterey Family Apartments - 2026

Address: 1422 Monterey Street, San Luis Obispo, CA

Completed by mleal@haslo.org on 10/9/2025 4:33 PM

C. Proposed Project & Project Details

Please provide the following information.

C.1. Name of Proposed Project

Monterey Family Apartments

C.2. What is the estimated total project completion cost?

\$52,926,816.00

C.3. Project/Program Address(es)

1422 Monterey Street San Luis Obispo, CA 93401

C.4. Accessor's Parcel Number(s).

001-137-015, 001-137-013

C.5. Areas Served-Select all that apply

- City of Arroyo Grande
- City of Atascadero
- City of Morro Bay
- City of Paso Robles
- City of Pismo Beach
- City of San Luis Obispo
- City of Grover Beach - Not eligible for CDBG or HOME
- Unincorporated Community

Name of Unincorporated Community:

- Countywide

C.6. Will the project require any acquisitions?

Yes

C.6.a. Please upload the following documentation:

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Appraisal of Property *Required

C.6.a - HASLO Monterey St Apts SLO Land Appr.pdf

C.6.b. What is the proposed purchase amount?

\$3,800,000.00

C.6.c. What is the anticipated escrow closing date?

11/18/2026

C.7. Will the current owner, residential occupants, and/or commercial occupants be displaced by the project?

No

C.7.a. Please upload the following documentation:

Relocation Plan or Certified Tenant Notifications *Required

***No files uploaded*

C.7.b. Will the displacement be temporary or permanent?

C.7.c. How long will the displacement last?

C.7.d. Describe how the relocation costs will be paid. Include these costs in your Sources and Uses document.

C.8. Provide a complete description of the proposed project and proposed outcomes:

See questions C12 and C 13 below.

C.8.a. Number and Unit Type (size) of Proposed Units Created and/or Rehabilitated:

Unit Type (Size)	Created Units	Rehabbed Units
0 br	3	
1 br	20	
2 br	14	
3 br	14	

C.8.b. Of the total number of new units created, how many will be deed-restricted?

50

C.9. Please upload a timeline for key steps of project implementation. Include key steps or phases of project implementation such as, but not limited to, the following: predevelopment, financing, use permitting, construction permitting, demolition, grading, construction finance close, construction milestones, placed in service date, permanent loan conversion, etc.

Timeline *Required

C.9. - Project Timeline - Monterey Crossing Family.pdf

C.10. Please upload a complete set of drawing/plans. Also include any maps or photos available.

Maps, Photos, Drawings, Plans *Required

C.10. Aerial- Map- Photos Monterey Crossing Senior.pdf

C.10. Project Plans (ARCH-0020-2022) Entitlement Set.pdf

C.11. Please upload the Most Recent Market Study for the project. The market study is required for HOME funding. It is not required but is recommended for all other funding.

Most Recent Market Study

C.11. Market Study Monterey St Apts SLO Family 4.15.2025.pdf

C.12. Describe site and neighborhood standards including proximity to services, transportation, and employment:

The project site is located in the northern portion of the City within a mixed-use neighborhood comprised of single-family homes and commercial properties. The project site is accessible from Monterey St. Residents will have access to transit options right along Monterey St. and the site is within walking distance of numerous amenities including Grocery, Pharmacy, Parks, Library, Medical and Senior Services. The site slopes uphill from Monterey St. with approximately 11' of elevation difference. The project minimizes potential impacts to and from adjacent properties by locating commercial activities and open space areas towards Monterey Street and residential uses above the commercial towards the center of the property to provide adequate separation from the existing single-family residences in the adjacent R-2 zoning district. The vicinity is developed with a mix of commercial and residential uses that is conducive to a mixed-use project at this location. The project's proposed common area is located along Monterey Street, which is oriented toward the commercial frontage, minimizing potential adverse impacts from non-residential project noise to the adjacent residential neighborhood.

C.13. Describe in detail the current zoning designation of the project site.

The project has obtained all land use entitlements from the San Luis Obispo Planning Commission for a new 86,180 square foot mixed use project consisting of 55 senior affordable units and 51 family affordable units and 4,336 of commercial space and a three-story parking garage and associated various exceptions, concessions and development waivers.

C.14. Describe in detail the current land use of the project site.

The site is vacant.

C.15. Explain how the site's current land use and zoning designation are, or are not, consistent with the proposed project.

The Project site is vacant and the site is fully entitled for the proposed use.

C.16. Provide an explanation of efforts and a timetable to obtain the necessary jurisdictional amendments to bring forth the project.

N/A The project is fully entitled.

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C.17. Have necessary Land Use Permits and/or Construction Building Permits been issued?

Yes

C.17a. If yes, what is their current expiration date(s)?

D. Yes, project is fully entitled and in 4th round of building plan check. A Building permit ready letter is anticipated to be in hand in December.

C.17b. If no, indicate when the permit(s) will be applied for or issued:

C.18. Describe how the project will align with a Line of Effort (or multiple Lines of Effort) to support the [San Luis Obispo Countywide Plan to Address Homelessness \(2022-2027\)](#).

The project aligns with LOE 1, LOE 4 - The project creates new affordable housing and proposes to use CDBG to support affordable housing, while also leveraging tax credits. LOE 4(D)(3)) In addition, the City of San Luis Obispo can pool its CDBG with the County to speed up housing development, and thus in this scenario provide local support to address our funding gap.

C.19. Select all population(s) expected to be served through this project and include number of units expected for each chosen population:

Low-/moderate-income households

Expected number of units:

Multifamily

Expected number of units:

51

Age Restricted (including seniors)

Expected number of units:

Persons Experiencing Homelessness

Expected number of units:

Persons with Disabilities

Expected number of units:

Person Experiencing Chronic Homelessness

Expected number of units:

Farmworkers

Expected number of units:

Veterans

Expected number of units:

Domestic Violence Survivors

Expected number of units:

Unaccompanied Youth (under 25 years of age)

Expected number of units:

C.20. Has your organization previously received a grant to serve any of the populations expected to be served??

Yes

C.20a. Provide a brief description of those grant activities and the outcomes you achieved:

SLONP have successfully received grants for several development projects. These projects have positively contributed to the lack of affordable housing in San Luis Obispo County.

C.21. Please name partner agencies as applicable and describe how they will participate in the delivery of the proposed project:

The proposed project will complement the county's efforts by providing affordable housing to those that meet the definition of low to moderate income. In our project's case, developing new affordable housing for seniors. The agencies that we collaborate with are a part of the Commission on Aging and include but are not limited to SLO Health Agency, AmeriCorps Seniors, and Adult Services.

C.22. Does the proposed project have support from the community?

Yes

C.22a. Please upload any letters of support or commitment from local governments or community partners.

Letters of Support

***No files uploaded*

C.23. Has an environmental review been completed, CEQA and/or NEPA?

Yes - CEQA Review Complete

No - CEQA Review Not Complete

Yes - NEPA Review Complete

No - NEPA Review Not Complete

Yes - Both Have Been Completed

No - Neither Have Been Completed

C.24. Has a Phase I or Phase II environmental assessment been conducted for the property?

Yes

C.24a. Please upload the following documentation:

Environmental Assessment, Phase I or II ***Required**

C.24.a. 2024-0925_1422-1480 Monterey Street Phase I ESA.pdf

C.25. Has a Phase I or Phase II archeological/historical survey been conducted at the project site?

Yes

C.25a. Please upload the following documentation:

Archeological/Historical Survey, Phase I or II ***Required**

C.25.a. Albion Phase I report for 1422 Monterey Street project.pdf

C.26. List and describe any known hazards-e.g., asbestos, radon, lead-based paint, storage tanks – aboveground, underground. Please enter “N/A” if not applicable.

N/A- All materials have been removed previously.

C.27. Is the project on a property designated or been determined to be potentially eligible for designation as a local, state, or national historical site?

No

C.28. Are the building(s)/structure(s) located on a historic site or within a local historic district?

No

C.29. Is the project located within a 100-year and/or 500-year flood zone?

No

C.29a. How will the project mitigate potential flooding on the site?

C.29b. Does your organization have flood insurance for the project site?

C.30. Will demolition be required?

No

C.31. Are there any existing buildings on the project property that were constructed prior to 1978?

No

C.31a. Has an asbestos risk assessment report(s) been prepared for the building(s)?

C.31b. Has the building(s) been abated for asbestos?

C.31c. Has a lead hazard risk assessment report(s) been prepared for the building(s)?

C.31d. Has the building(s) been abated for lead paint?

C.31e. Will children occupy the building(s)?

C.31f. Indicate the age range of the children that will occupy the building:

D. Funding & Eligible Activities

Completed by mleal@haslo.org on 10/9/2025 5:24 PM

Case Id: 30594

Name: Monterey Family Apartments - 2026

Address: 1422 Monterey Street, San Luis Obispo, CA

D. Funding & Eligible Activities

Please provide the following information.

D.1. Total Project Funding (include all Sources and Uses of funding)

\$53,745,426.00

D.1.a. Please upload a Sources & Uses document for your proposed project:

Sources and Uses ***Required**

D.01.a Monterey Family Proforma v6.00 Local Funding 100925.pdf

D.1.b. Please upload all Commitment Letters for Funds. Required to demonstrate the 25% HOME matching funds; not required but recommended for all other funding requests.

Commitment Letters for Funds ***Required**

D.01.b Banc of Cal Construction & Perm Loan.pdf

D.01.b HASLO Commitment Letter - Monterey Family.pdf

D.01.b HASLO PBV Commitment Letter - Monterey Family.pdf

D.01.b HCD IIG Award Letter - Monterey Family.pdf

D.01.b HTF Commitment - Monterey Family.pdf

D.1.c. How do you plan to fund the operation and maintenance costs (if any) associated with this project? Are these funds available now? If not, when will they be available?

The project will size debt reflective of at least a 1.15 debt service coverage ratio for the permanent mortgage.

Additionally, we maintain an operating reserve budget for additional contingency. The project will also feature a replacement reserve with regular contributions to ensure long term building operating is maintained.

D.1.d. Please upload the 20-Year Pro Forma for the project to demonstrate continued viability and affordability of the project for at least 20 years.

Pro Forma (20-year) ***Required**

D.01.d. 20 year Proforma - Monterey Family.xlsx

D.2. Are you requesting HOME funds?

Yes

D.2.a. Amount of HOME funds requested:

\$869,961.00

D.2.b. Proposed number of HOME-assisted (deed-restricted) units:

3

D.2.c. HOME Matching Funds:

Sources	Amount
HASLO Public Funds Loan	\$2,681,125.00
	\$2,681,125.00

D.2.d. Identify all eligible activities that apply to the proposed project:

- Acquisition
- Rehabilitation
- Relocation
- Demolition
- Site Preparation
- New Construction
- Multi-Family
- Single Family

D.2.e. Please indicate the number and type of all units CREATED

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Studio	2				
1-Bedroom	7				
2-Bedroom	7				
3-Bedroom	8				
Studio		1			
1-Bedroom		8			
2-Bedroom		5			
3-Bedroom		4			
1-Bedroom			5		
2-Bedroom			2		
3-Bedroom			1		
Total	24	18	8	0	0

D.2.f. Is your project for REHABILITATION of existing units only?

No

Please indicate the number and type of all EXISTING Units:

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Total	0	0	0	0	0

Please indicate the number and type of all units AFTER rehabilitation

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Total	0	0	0	0	0

D.3. Are you requesting CDBG funds?

Yes

D.3.a. Amount of CDBG funds requested:

\$722,388.00

D.3.b. Identify all eligible activities that apply to the proposed project:

- Acquisitions
- Rehabilitation
- Demolition
- Clearance and Site Preparation - In anticipation of a HOME funded project

D.3.c. Are at least 51% of the units in the project designated as low-/moderate-income units?

Yes

D.3.d. How many new deed-restricted units will be constructed with CDBG funds?

50

D.3.e. Estimated number of unduplicated households to benefit from CDBG funds:

Beneficiary Type	Estimated Number
Unduplicated Households	50

D.3.f. Please select the national objective that best applies to the proposed project.

Please refer to "[Basically CDBG](#)" or the "[CDBG Guide to National Objectives and Eligible Activities](#)" for more information regarding CDBG national objectives.

Low Moderate Income

LOW/MODERATE INCOME: Select which criteria the proposed project intends to qualify under to meet the Low/Moderate Income objective.

Housing

SLUM OR BLIGHT: Select which criteria the proposed project intends to qualify under to meet the Slums or Blight

objective

D.3.g. Explain how the proposed project meets the selected National Objective:

The project meets the National Objective by benefiting low/moderate income households and persons through supporting the creation of affordable housing.

D.3.h. REQUIRED ACKNOWLEDGEMENT FOR FEDERAL GRANTS OR CONTRACTS. Does your organization certify that, if awarded funds, it will comply with the requirements as shown as [“Example Exhibit D - General Conditions”](#) and [“Example Exhibit E - Special Conditions”](#).

Yes

E. Supplemental Documents

Completed by mleal@haslo.org on 10/9/2025 5:29 PM

Case Id: 30594

Name: Monterey Family Apartments - 2026

Address: 1422 Monterey Street, San Luis Obispo, CA

E. Supplemental Documents

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with "part X of X" and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review and this may negatively impact scoring of your application.

Documentation

Please upload any other documentation that should be considered during review of your application. Multiple files may be uploaded if needed.



Supplemental Information

24b. org docs.pdf

24b.Certified Copies Acknowledgment.pdf

26b. Certified LLC Registration- The Fort Group LLC.pdf

26e. Certificate of Standing Fort Group.pdf

22a. Fort Group Cert.pdf

22b. Statement of Info- Fort Group LLC.pdf

22c.Org Chart- The Fort Group, LLC.pdf

22d. Fort Group LLC Signature Block.docx

Submit

Completed by mleal@haslo.org on 10/9/2025 5:30 PM

Case Id: 30594

Name: Monterey Family Apartments - 2026

Address: 1422 Monterey Street, San Luis Obispo, CA

Submit

Please provide the following information.

The applicant certifies that all information contained in this application, and supporting documentation, given for the purpose of obtaining assistance, is true and complete to the best of the applicant's knowledge.

I hereby certify that our organization has complied with all applicable laws and regulations pertaining to the application and is an eligible applicant for the requested funding. The organization proposes to provide the program services or complete the project identified in this application. If this application is approved and this organization receives the requested funding this organization agrees to adhere to all relevant Federal, State, and local regulations and other assurances as required by the County.

I hereby certify that the organization is fully capable of fulfilling its obligation under this application, as stated herein.

I further certify that the information provided in this Funding Application is correct, accurate, and complete.

In addition, the content of the application shall be incorporated as part of the written agreement and, as such, will be used to monitor performance. Activities, commitments, and representations described in the written agreement that are not subsequently made a part of the program/project as funded shall be considered a material contract failure and may result in a repayment of all awarded funds and/or suspension from participation in future funding rounds.

Authorized Representative Signature

Matt Leal

Electronically signed by mleal@haslo.org on 10/9/2025 5:29 PM

Authorized Representative Title

Project Manager

Overview

Completed by dkilburn@asn.org on 10/9/2025 3:32 PM

Case Id: 30582

Name: Access Support Network Adriance Court - 2026

Address: 1062 Islay and 1531 Santa Rosa Sts., San Luis

Overview



County of San Luis Obispo

Affordable Housing Program

*Department of Social Services
Adult and Homeless Services Branch
PO Box 8119
San Luis Obispo, CA 93403-8119*

Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding is available. [The County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#) is posted on the County’s Department of Social Services – Homeless Services Division website at slocounty.gov/HomelessServicesGrants.

All applications must meet the eligibility criteria and requirements set forth in the NOFA and the respective funding program regulations. The Urban County of San Luis Obispo receives funding from local, state, and federal sources including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG). Please be aware that the CDBG, HOME, and ESG fund sources are not permitted to support activities or projects located in the City of Grover Beach.

Applications for the 2026 Action Plan NOFA will be accepted until the 5:00 pm submission deadline on October 10, 2025.

If you have any questions about the applications process, please contact the Homeless Services Division directly at SS_HomelessGrants@co.slo.ca.us.

For each Affordable Housing funding source, an overview is available that includes program description, federal award information, eligible applicants, eligible activities, eligible beneficiaries, and reporting in the [County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#):

- Section I.C for Community Development Block Grant (CDBG) Overview
- Section I.E for HOME Investment Partnerships Program (HOME) Overview

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with “part X of X” and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review and this may negatively impact scoring of your application.

A. Applicant Information

Completed by dkilburn@asn.org on 10/6/2025 11:16 AM

Case Id: 30582

Name: Access Support Network Adriance Court - 2026

Address: 1062 Islay and 1531 Santa Rosa Sts., San Luis

A. Applicant Information

Please provide the following information.

PRIMARY APPLICANT INFORMATION-LEAD AGENCY

A.1. Organization Name

Access Support Network

A.2. Type of Organization

Non-Profit

A.2.a. Define Other:

A.3. UEI Number: For more information, visit [SAM.GOV](https://sam.gov)

TKGWRKNCNKP1

A.3.a. Please upload proof of active SAM.gov registration for your organization.



Proof of Active SAM.gov Registration *Required

EntityInformation_20250823-150920.pdf

A.4. Address

1320 Nipomo St. San Luis Obispo, CA 93401

A.5. Is the organization faith based?

No

A.6. Date of Incorporation

05/26/1988

A.7. Please upload the following documentation:



Organizational Chart *Required

2025 SLO, SB, MC, SBn Org Chart.pdf



Incorporation Documents *Required

Articles of Incorporation.pdf

Printed By: Donna Hawkins on 10/13/2025

3422662_Commercial Package Policy 01-CP-0000449-01-27.PDF
3422666_Accident Policy 07-AC-0000449-01-12.PDF
3422669_Commercial Umbrella Policy 01-UB-0000449-01-18.PDF
3432884_Commercial Package Endo 001 01-CP-0000449-01-27.PDF

General Liability Insurance *Required

Articles of Incorporation.pdf
3422662_Commercial Package Policy 01-CP-0000449-01-27.PDF
3422666_Accident Policy 07-AC-0000449-01-12.PDF
3422669_Commercial Umbrella Policy 01-UB-0000449-01-18.PDF
3432884_Commercial Package Endo 001 01-CP-0000449-01-27.PDF

A.8. REQUIRED ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS. Has your organization read and understood the insurance requirements listed in ["Example Exhibit D - General Conditions"](#)?

Yes

A.9. Annual Operating Budget

\$3,050,000.00

A.10. Number of Full-Time Paid Staff

22

A.11. Number of Part-Time Paid Staff

3

A.12. Number of Volunteers

55

CONTACT INFORMATION

A.13. Contact Person Name

David Kilburn

A.13a. Contact Person Title

Executive Director

A.13b. Phone Number

(805) 242-3345

A.13c. Email

dkilburn@asn.org

FINANCE CONTACT INFORMATION

A.14. Finance Contact Person Name

Printed By: Donna Hawkins on 10/13/2025

Rick Hossli

A.14a. Finance Contact Person Title

Finance Coordinator

A.14b. Finance Phone Number

(805) 459-0553

A.14c. Finance Email

rhossli@asn.org

B. Applicant Capacity

Completed by dkilburn@asn.org on 10/9/2025 2:26 PM

Case Id: 30582

Name: Access Support Network Adriance Court - 2026

Address: 1062 Islay and 1531 Santa Rosa Sts., San Luis

B. Applicant Capacity

Please provide the following information.

B.1. Describe your organization's history of receiving and managing grants from County/State/Federal sources.

The Access Support Network (ASN) has proudly served San Luis Obispo County for over 40 years, expanding its reach to now serve four counties: San Luis Obispo, Monterey, San Benito, and Santa Barbara. ASN delivers a wide range of health and supportive services to individuals and communities in need. The organization has earned a strong reputation as a reliable and accountable recipient of local, county, state, and federal grant funding. Because ASN receives more than \$750,000 in federal funds annually, it is subject to the Single Audit requirements. Throughout its history, ASN has maintained an exemplary compliance record, with no findings reported in any individual grant audit or agency-wide Single Audit.

B.2. Briefly list any recent development projects your organization has proposed, is currently working on, and/or has recently completed (regardless of funding source).

While ASN does not currently have any active housing development projects, the organization is deeply focused on advancing health programs that promote health equity among the most underserved populations in our communities. ASN is at the forefront of innovation with the development of a pilot program designed to treat hepatitis C using a "rapid start" treatment protocol. This program incorporates a newly developed point-of-care testing device capable of providing HCV RNA results in less than one hour, allowing clients to begin treatment immediately. The California Department of Public Health has recognized ASN's leadership in this area and is collaborating with the organization to establish best practices that maximize treatment success and improve cure rates for individuals living with hepatitis C.

B.3. Briefly describe your organization's auditing requirements (as outlined in [2 CFR § 200.500](#) and [24 CFR § 5.801](#)), including those for the proposed project.

ASN's annual audit is conducted in accordance with Generally Accepted Auditing Standards (GAAS) and the Government Accountability Office (GAO) Standards for Audits of Governmental Organizations, Programs, Activities, and Functions. The audit also complies with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), formerly referred to as A-133. Audit procedures are tailored to meet the specific needs of nonprofit organizations and include tests of documentary evidence supporting recorded transactions. When appropriate, auditors may confirm certain assets and liabilities directly with funding sources, creditors, and financial institutions. During the audit, written representations are obtained from management regarding the accuracy of financial statements and related matters, including a formal management representation letter signed by the Executive Director. While every effort is made to ensure thoroughness, audits inherently carry some risk that material errors, irregularities, or illegal acts—including fraud or embezzlement—may not be detected. However, any such findings or concerns that come to the auditor's attention are promptly reported to ASN management and the Board of Directors.

B.3.a. Please upload your organization's Most Recent Financial Audit.



Most Recent Financial Audit *Required

Printed By: Donna Hawkins on 10/13/2025

B.4. Briefly describe your organization’s record keeping system with relevance to the proposed project.

ASN utilizes double entry-bookkeeping and classification standards as well as a client services database that is maintained outside of the CDPH portal (formerly ARIES, now HCC). Finance staff also keep detailed spreadsheets in addition to those used for invoicing purposes to track contract requirements, budget to actuals, etc. We utilize both Sharepoint and Google Drive for Document storage, and keep hard copies of all files at our office in San Luis Obispo. Any files with sensitive information (i.e. identifying client information) are kept in locked filing cabinets.

B.5. Describe how your organization will document and maintain income status of each beneficiary in compliance with regulations?

Each tenant in our program is a Section 8 Housing Choice Voucher recipient. The local Public Housing Authority (PHA) is solely responsible for determining each tenant’s income eligibility and verifying their continued qualification for the program. We maintain documentation from the PHA confirming each tenant’s voucher status and rent portion based on verified income. All records are securely stored and kept up to date in compliance with HUD and local regulations. Our staff are trained to coordinate with the PHA and ensure ongoing compliance through proper documentation and file management. ASN keeps detailed records of expenditures and other fiscal files for at least seven years following the final date of an authorized payment. After this time, documents may be destroyed.

B.6. Describe your project staff’s experience and capacity to comply with Section 3 requirements (as outlined in [24 CFR Part 75](#)).

Our project staff has extensive experience complying with Section 3 requirements under 24 CFR Part 75 and is well-versed in the updated benchmarks and definitions. We have a dedicated compliance coordinator who oversees all Section 3 activities, including local hiring outreach, recordkeeping, and reporting through HUD systems. Staff regularly engage with local workforce agencies and community organizations to recruit Section 3 workers and businesses. Subcontractors are provided with guidance and monitored to ensure full compliance. Our team is fully equipped to meet Section 3 goals and maximize economic opportunities for low-income individuals.

B.7. If the County allocated funds to your organization in previous years, do any of those funds remain unspent?

No

B.7.a. Please provide the following information:

Project Name	Funding Source and Year	Remaining Amount
		\$0.00

B.8. Does your organization comply with the Generally Accepted Accounting Principles as outlined in [2 CFR § 200](#)?

Yes

C. Proposed Project & Project Details

Case Id: 30582

Name: Access Support Network Adriance Court - 2026

Address: 1062 Islay and 1531 Santa Rosa Sts., San Luis

Completed by dkilburn@asn.org on 10/10/2025 9:58 AM

C. Proposed Project & Project Details

Please provide the following information.

C.1. Name of Proposed Project

Adriance Court Roofing

C.2. What is the estimated total project completion cost?

\$0.00

C.3. Project/Program Address(es)

1062 Islay and 1531 Santa Rosa Sts. San Luis Obispo, CA 93401

C.4. Accessor's Parcel Number(s).

003 244 017

C.5. Areas Served-Select all that apply

- City of Arroyo Grande
- City of Atascadero
- City of Morro Bay
- City of Paso Robles
- City of Pismo Beach
- City of San Luis Obispo
- City of Grover Beach - Not eligible for CDBG or HOME
- Unincorporated Community

Name of Unincorporated Community:

- Countywide

C.6. Will the project require any acquisitions?

No

C.6.a. Please upload the following documentation:

Printed By: Donna Hawkins on 10/13/2025

Appraisal of Property *Required

***No files uploaded*

C.6.b. What is the proposed purchase amount?

\$0.00

C.6.c. What is the anticipated escrow closing date?

C.7. Will the current owner, residential occupants, and/or commercial occupants be displaced by the project?

No

C.7.a. Please upload the following documentation:

Relocation Plan or Certified Tenant Notifications *Required

***No files uploaded*

C.7.b. Will the displacement be temporary or permanent?

C.7.c. How long will the displacement last?

C.7.d. Describe how the relocation costs will be paid. Include these costs in your Sources and Uses document.

C.8. Provide a complete description of the proposed project and proposed outcomes:

Adriance Court Bungalows offers low-income, permanent housing to medically fragile clients. The roof of each of the nine bungalows must be replaced. We will prioritize the highest need roof and work our way to having them all completed. These needed repairs will help ensure that these households remain stably housed.

C.8.a. Number and Unit Type (size) of Proposed Units Created and/or Rehabilitated:

Unit Type (Size)	Created Units	Rehabbed Units
1bed/1 bath Approx. 800 sq ft		9

C.8.b. Of the total number of new units created, how many will be deed-restricted?

0

C.9. Please upload a timeline for key steps of project implementation. Include key steps or phases of project implementation such as, but not limited to, the following: predevelopment, financing, use permitting, construction permitting, demolition, grading, construction finance close, construction milestones, placed in service date, permanent loan conversion, etc.

Timeline *Required

Timeline of Project.pdf

Timeline for Adriance Court Roof Replacement.pdf

C.10. Please upload a complete set of drawing/plans. Also include any maps or photos available.

Maps, Photos, Drawings, Plans *Required

newgenerationpaintinginc_invoice_670_Redacted.pdf

C.11. Please upload the Most Recent Market Study for the project. The market study is required for HOME funding. It is not required but is recommended for all other funding.

Most Recent Market Study

***No files uploaded*

C.12. Describe site and neighborhood standards including proximity to services, transportation, and employment:

These units are conveniently located downtown San Luis Obispo near bus routes, hospitals, grocery stores, and places with employment opportunities.

C.13. Describe in detail the current zoning designation of the project site.

The property is zoned residential.

C.14. Describe in detail the current land use of the project site.

N/A

C.15. Explain how the site's current land use and zoning designation are, or are not, consistent with the proposed project.

N/A

C.16. Provide an explanation of efforts and a timetable to obtain the necessary jurisdictional amendments to bring forth the project.

N/A

C.17. Have necessary Land Use Permits and/or Construction Building Permits been issued?

No

C.17a. If yes, what is their current expiration date(s)?

C.17b. If no, indicate when the permit(s) will be applied for or issued:

The roofing contractor will obtain the necessary permits as required.

C.18. Describe how the project will align with a Line of Effort (or multiple Lines of Effort) to support the [San Luis Obispo Countywide Plan to Address Homelessness \(2022-2027\)](#).

Repairing the roofs directly supports ****Line of Effort 1: Expand Permanent and Supportive Housing**** by preserving safe, stable housing units for Section 8 voucher recipients at risk of homelessness. Ensuring the habitability of these units helps prevent displacement and maintains long-term housing stability. The project also aligns with ****Line of**

Effort 2: Strengthen Supportive Services**, as safe housing is foundational to delivering effective support services. A secure and well-maintained home environment allows case managers and service providers to focus on tenant well-being and progress. By addressing critical repairs, the project reinforces the County's strategic goal of preventing homelessness through housing retention.

C.19. Select all population(s) expected to be served through this project and include number of units expected for each chosen population:

Low-/moderate-income households

Expected number of units:

8

Multifamily

Expected number of units:

Age Restricted (including seniors)

Expected number of units:

Persons Experiencing Homelessness

Expected number of units:

8

Persons with Disabilities

Expected number of units:

8

Person Experiencing Chronic Homelessness

Expected number of units:

8

Farmworkers

Expected number of units:

Veterans

Expected number of units:

Domestic Violence Survivors

Expected number of units:

Unaccompanied Youth (under 25 years of age)

Expected number of units:

C.20. Has your organization previously received a grant to serve any of the populations expected to be served??

Yes

C.20a. Provide a brief description of those grant activities and the outcomes you achieved:

As ASN has over 40 years of successful grant deliverables and strong partnerships. Our work is funded through a diverse range of sources, including the State of California Department of Public Health, the City of San Luis Obispo, San Luis Obispo County grants, and private funders. These partnerships and funding streams ensure alignment with the Countywide Plan and provide comprehensive services to those in need. We have four decades of programmatic success in meeting deliverables.

C.21. Please name partner agencies as applicable and describe how they will participate in the delivery of the proposed project:

We regularly partner with HASLO (Housing Authority of San Luis Obispo), TMHA (Transitions-Mental Health Association), the Coalition of Homeless Services of San Luis Obispo County, and the Housing Coalition of San Luis Obispo to support coordinated efforts in addressing homelessness and expanding access to stable housing. These collaborations help align our work with the Countywide Plan to Address Homelessness and ensure residents receive comprehensive support. However, for this specific project, we will not engage in active collaboration due to its narrow scope, which is limited to essential roof repairs. The project focuses solely on maintaining the safety and habitability of existing housing units for current Section 8 tenants. While collaboration remains a cornerstone of our broader initiatives, the technical nature of this work does not require external coordination.

C.22. Does the proposed project have support from the community?

Yes

C.22a. Please upload any letters of support or commitment from local governments or community partners.

Letters of Support

***No files uploaded*

C.23. Has an environmental review been completed, CEQA and/or NEPA?

Yes - CEQA Review Complete

No - CEQA Review Not Complete

Yes - NEPA Review Complete

No - NEPA Review Not Complete

Yes - Both Have Been Completed

No - Neither Have Been Completed

C.24. Has a Phase I or Phase II environmental assessment been conducted for the property?

No

C.24a. Please upload the following documentation:

Environmental Assessment, Phase I or II ***Required**

***No files uploaded*

C.25. Has a Phase I or Phase II archeological/historical survey been conducted at the project site?

No

C.25a. Please upload the following documentation:

Archeological/Historical Survey, Phase I or II ***Required**

***No files uploaded*

C.26. List and describe any known hazards-e.g., asbestos, radon, lead-based paint, storage tanks – aboveground, underground. Please enter “N/A” if not applicable.

N/A

C.27. Is the project on a property designated or been determined to be potentially eligible for designation as a local, state, or national historical site?

No

C.28. Are the building(s)/structure(s) located on a historic site or within a local historic district?

Yes

C.29. Is the project located within a 100-year and/or 500-year flood zone?

No

C.29a. How will the project mitigate potential flooding on the site?

C.29b. Does your organization have flood insurance for the project site?

C.30. Will demolition be required?

No

C.31. Are there any existing buildings on the project property that were constructed prior to 1978?

Yes

C.31a. Has an asbestos risk assessment report(s) been prepared for the building(s)?

No

C.31b. Has the building(s) been abated for asbestos?

No

C.31c. Has a lead hazard risk assessment report(s) been prepared for the building(s)?

No

C.31d. Has the building(s) been abated for lead paint?

No

C.31e. Will children occupy the building(s)?

No

C.31f. Indicate the age range of the children that will occupy the building:

D. Funding & Eligible Activities

Completed by dkilburn@asn.org on 10/10/2025 2:00 PM

Case Id: 30582

Name: Access Support Network Adriance Court - 2026

Address: 1062 Islay and 1531 Santa Rosa Sts., San Luis

D. Funding & Eligible Activities

Please provide the following information.

D.1. Total Project Funding (include all Sources and Uses of funding)

\$76,000.00

D.1.a. Please upload a Sources & Uses document for your proposed project:

Sources and Uses ***Required**

Adriance Roofs_sources_and_uses.pdf

D.1.b. Please upload all Commitment Letters for Funds. Required to demonstrate the 25% HOME matching funds; not required but recommended for all other funding requests.

Commitment Letters for Funds ***Required**

ASN Letter of Commitment.pdf

D.1.c. How do you plan to fund the operation and maintenance costs (if any) associated with this project? Are these funds available now? If not, when will they be available?

Operating and maintenance costs are included in the profit and loss statements. Income originates from tenant rents and HAP rent payments from the Housing Authority of San Luis Obispo.

D.1.d. Please upload the 20-Year Pro Forma for the project to demonstrate continued viability and affordability of the project for at least 20 years.

Pro Forma (20-year) ***Required**

Adriance 2025 proforma.pdf

D.2. Are you requesting HOME funds?

No

D.2.a. Amount of HOME funds requested:

\$0.00

D.2.b. Proposed number of HOME-assisted (deed-restricted) units:

Printed By: Donna Hawkins on 10/13/2025

D.2.c. HOME Matching Funds:

Sources	Amount
	\$0.00

D.2.d. Identify all eligible activities that apply to the proposed project:

- Acquisition
- Rehabilitation
- Relocation
- Demolition
- Site Preparation
- New Construction
- Multi-Family
- Single Family

D.2.e. Please indicate the number and type of all units CREATED

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Total	0	0	0	0	0

D.2.f. Is your project for REHABILITATION of existing units only?

Please indicate the number and type of all EXISTING Units:

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Total	0	0	0	0	0

Please indicate the number and type of all units AFTER rehabilitation

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Total	0	0	0	0	0

D.3. Are you requesting CDBG funds?

Yes

D.3.a. Amount of CDBG funds requested:

\$70,000.00

D.3.b. Identify all eligible activities that apply to the proposed project:

- Acquisitions
- Rehabilitation
- Demolition
- Clearance and Site Preparation - In anticipation of a HOME funded project

D.3.c. Are at least 51% of the units in the project designated as low-/moderate-income units?

Yes

D.3.d. How many new deed-restricted units will be constructed with CDBG funds?

0

D.3.e. Estimated number of unduplicated households to benefit from CDBG funds:

Beneficiary Type	Estimated Number
------------------	------------------

D.3.f. Please select the national objective that best applies to the proposed project.

Please refer to "[Basically CDBG](#)" or the "[CDBG Guide to National Objectives and Eligible Activities](#)" for more information regarding CDBG national objectives.

Low Moderate Income

LOW/MODERATE INCOME: Select which criteria the proposed project intends to qualify under to meet the Low/Moderate Income objective.

Housing

SLUM OR BLIGHT: Select which criteria the proposed project intends to qualify under to meet the Slums or Blight objective

D.3.g. Explain how the proposed project meets the selected National Objective:

This project supports the rehabilitation and improvement of housing for low- and moderate-income (L/M) individuals, including people living with HIV/AIDS. Access Support Network, a nonprofit organization and the property owner, will carry out the improvements. Eligible under the CDBG program, activities include site improvements on publicly owned land to support affordable rental housing, as well as the rehabilitation of nonprofit-owned, nonresidential buildings that provide housing or related services to low-income populations. The goal is to preserve and expand safe, affordable housing while supporting vulnerable residents in alignment with HUD's community development objectives.

D.3.h. REQUIRED ACKNOWLEDGEMENT FOR FEDERAL GRANTS OR CONTRACTS. Does your organization certify that, if awarded funds, it will comply with the requirements as shown as "[Example Exhibit D - General Conditions](#)" and "[Example Exhibit E - Special Conditions](#)".

Yes

E. Supplemental Documents

Completed by dkilburn@asn.org on 10/10/2025 2:01 PM

Case Id: 30582

Name: Access Support Network Adriance Court - 2026

Address: 1062 Islay and 1531 Santa Rosa Sts., San Luis

E. Supplemental Documents

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with "part X of X" and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review and this may negatively impact scoring of your application.

Documentation

Please upload any other documentation that should be considered during review of your application. Multiple files may be uploaded if needed.



Supplemental Information

***No files uploaded*

Submit

Completed by dkilburn@asn.org on 10/10/2025 2:02 PM

Case Id: 30582

Name: Access Support Network Adriance Court - 2026

Address: 1062 Islay and 1531 Santa Rosa Sts., San Luis

Submit

Please provide the following information.

The applicant certifies that all information contained in this application, and supporting documentation, given for the purpose of obtaining assistance, is true and complete to the best of the applicant's knowledge.

I hereby certify that our organization has complied with all applicable laws and regulations pertaining to the application and is an eligible applicant for the requested funding. The organization proposes to provide the program services or complete the project identified in this application. If this application is approved and this organization receives the requested funding this organization agrees to adhere to all relevant Federal, State, and local regulations and other assurances as required by the County.

I hereby certify that the organization is fully capable of fulfilling its obligation under this application, as stated herein.

I further certify that the information provided in this Funding Application is correct, accurate, and complete.

In addition, the content of the application shall be incorporated as part of the written agreement and, as such, will be used to monitor performance. Activities, commitments, and representations described in the written agreement that are not subsequently made a part of the program/project as funded shall be considered a material contract failure and may result in a repayment of all awarded funds and/or suspension from participation in future funding rounds.

Authorized Representative Signature

David Kilburn

Electronically signed by dkilburn@asn.org on 10/10/2025 2:01 PM

Authorized Representative Title

Executive Director

Overview

Completed by planning@capslo.org on 10/10/2025 2:26 PM

Case Id: 30580

Name: Minor Home Repair, Community Action

Address: 3970 Short St., Suite 110, San Luis Obispo, CA

Overview



County of San Luis Obispo

Affordable Housing Program

*Department of Social Services
Adult and Homeless Services Branch
PO Box 8119
San Luis Obispo, CA 93403-8119*

Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding is available. [The County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#) is posted on the County’s Department of Social Services – Homeless Services Division website at slocounty.gov/HomelessServicesGrants.

All applications must meet the eligibility criteria and requirements set forth in the NOFA and the respective funding program regulations. The Urban County of San Luis Obispo receives funding from local, state, and federal sources including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG). Please be aware that the CDBG, HOME, and ESG fund sources are not permitted to support activities or projects located in the City of Grover Beach.

Applications for the 2026 Action Plan NOFA will be accepted until the 5:00 pm submission deadline on October 10, 2025.

If you have any questions about the applications process, please contact the Homeless Services Division directly at SS_HomelessGrants@co.slo.ca.us.

For each Affordable Housing funding source, an overview is available that includes program description, federal award information, eligible applicants, eligible activities, eligible beneficiaries, and reporting in the [County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#):

- Section I.C for Community Development Block Grant (CDBG) Overview
- Section I.E for HOME Investment Partnerships Program (HOME) Overview

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Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review and this may negatively impact scoring of your application.

A. Applicant Information

Completed by planning@capslo.org on 9/23/2025 9:57 AM

Case Id: 30580

Name: Minor Home Repair, Community Action

Address: 3970 Short St., Suite 110, San Luis Obispo, CA

A. Applicant Information

Please provide the following information.

PRIMARY APPLICANT INFORMATION-LEAD AGENCY

A.1. Organization Name

Community Action Partnership of San Luis Obispo County, Inc.

A.2. Type of Organization

Non-Profit

A.2.a. Define Other:

A.3. UEI Number: For more information, visit [SAM.GOV](https://sam.gov)

GBL8FWVCLC5

A.3.a. Please upload proof of active SAM.gov registration for your organization.

Proof of Active SAM.gov Registration *Required

SAM-CAPSLO Registration 2025-2026 screenshot.jpg

A.4. Address

1030 Southwood Dr. San Luis Obispo, CA 93401

A.5. Is the organization faith based?

No

A.6. Date of Incorporation

12/09/1965

A.7. Please upload the following documentation:

Organizational Chart *Required

CAPSLO Org Chart 1-25.pdf

Incorporation Documents *Required

25-26 Cert of Liability Insurance.pdf

Printed By: Donna Hawkins on 10/13/2025

Articles of Incorporation.pdf

General Liability Insurance *Required

25-26 Cert of Liability Insurance.pdf

Articles of Incorporation.pdf

A.8. REQUIRED ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS. Has your organization read and understood the insurance requirements listed in [“Example Exhibit D - General Conditions”](#)?

Yes

A.9. Annual Operating Budget

\$111,548,450.00

A.10. Number of Full-Time Paid Staff

892

A.11. Number of Part-Time Paid Staff

26

A.12. Number of Volunteers

1,334

CONTACT INFORMATION

A.13. Contact Person Name

Jim McNamara

A.13a. Contact Person Title

CAPSLO Energy Director

A.13b. Phone Number

(805) 541-4122

A.13c. Email

jmcnamara@capslo.org

FINANCE CONTACT INFORMATION

A.14. Finance Contact Person Name

Joan Limov

A.14a. Finance Contact Person Title

Chief Financial Officer

A.14b. Finance Phone Number

Printed By: Donna Hawkins on 10/13/2025

(805) 544-4355

A.14c. Finance Email

jlimov@capslo.org

B. Applicant Capacity

Completed by planning@capslo.org on 10/10/2025 2:36 PM

Case Id: 30580

Name: Minor Home Repair, Community Action

Address: 3970 Short St., Suite 110, San Luis Obispo, CA

B. Applicant Capacity

Please provide the following information.

B.1. Describe your organization's history of receiving and managing grants from County/State/Federal sources.

Since its inception in 1965, CAPSLO has received and successfully managed a variety of grants that address the unmet needs of low-income and vulnerable individuals and families through County, State, and Federal sources. County grants include but are not limited to CBO/PHG, Departments of CDBG, Social Services (DSS), Public Health, Behavioral Health, Probation, ESG, General Funds, and more recently, Coordinated Entry and PLHA grants. State grants include but are not limited to the Office of Emergency Services, Office of Child Abuse Prevention, Department of Education, Department of Social Services, and Community Services and Development (CSD), which designates the organization as a Community Action Agency because it distributes funds from the Community Services Block Grant (CSBG). Federal - The majority of CAPSLO's funding comes from the Administration for Children and Families, Office of Head Start, which the agency has been receiving since 1965, but also Substance Abuse and Mental Health Services Administration (SAMHSA) and the Department of Veteran Affairs. The Energy Division, the focus of this application, receives funding from CSD for the Low-Income Home Energy Assistance Program (LIHEAP), Department of Energy for the Weatherization Assistance Program (DOE WAP) and Bipartisan Infrastructure Law Weatherization Assistance Program (Bil WAP), the Area Agency on Aging, Santa Barbara County CDBG, City of Pismo Beach, City of Santa Maria, and PG&E.

B.2. Briefly list any recent development projects your organization has proposed, is currently working on, and/or has recently completed (regardless of funding source).

In the past five years, the agency completed 34 Prado as a licensed substance use disorder facility and two Head Start child care centers are nearing completion in Atascadero and Salinas. Energy Services has completed an average of 40 larger home repair projects per year over the past four years.

B.3. Briefly describe your organization's auditing requirements (as outlined in [2 CFR § 200.500](#) and [24 CFR § 5.801](#)), including those for the proposed project.

CAPSLO undergoes an agency-wide, rigorous audit process annually by the firm of Brown Armstrong Certified Public Accountants. The process includes inquiry and observation to understand and evaluate CAPSLO's internal controls, confirmations, interim testing and compliance audits, and substantive procedural analysis. Critical audit areas include compliance with federal and state awards, expenses for program and support services, accounts payable and accrued liabilities, program revenue and unearned deferred revenue, cash, property and equipment, and long-term debt. A summary of the audit is formally presented by Brown Armstrong to both the Audit and Finance Committees of the Board as well as the full Board of Directors and senior management annually.

B.3.a. Please upload your organization's Most Recent Financial Audit.

Most Recent Financial Audit *Required

Audit 2024.pdf

B.4. Briefly describe your organization’s record keeping system with relevance to the proposed project.

Client and household demographic data is captured, including household income, size, disability status, age, services provided, etc. Appropriate income documentation is required, which includes one of the following: recent pay-stubs, bank statements, income tax returns, or proof of participation in an approved alternative low-income program (provided the income thresholds are equal to or lower than the HUD identified income levels). All copies of client household data are kept in client files, and recorded in Hancock Software, the Energy Service's program database, and in CAPSLO's agency-wide database, ClientTrack. The agency will be transitioning from ClientTrack to WIPFLI starting October 1; full backup of client data is ensured.

B.5. Describe how your organization will document and maintain income status of each beneficiary in compliance with regulations?

Energy Services will collect income documentation from all household members and documentation of home ownership as part of the enrollment process for each beneficiary. All documents will be kept in client files along with completed applications.

B.6. Describe your project staff’s experience and capacity to comply with Section 3 requirements (as outlined in [24 CFR Part 75](#)).

The Energy Services Director is responsible for all areas of the Weatherization, Utility Assistance, and Home Repair programs, including staff supervision; budgeting and financial management; program administration; achievement of each program's goals and objectives; marketing and promotion; research and new program development; technical support and construction management; quality control; and continuous program improvement in San Luis Obispo, Monterey, Santa Cruz, and northern Santa Barbara counties. Under the supervision of the Program Director, three Crew Supervisors oversee all construction and home repair work, monitor quality, and ensure compliance with program standards and building codes. Energy Outreach Specialists conduct site visits, interview clients, complete intake applications, collect income documentation and proof of home ownership, and conduct pre-assessments for the home repair projects. Administrative staff, including Program Specialists and Finance Specialists, organize client files, process building permit applications, schedule work and prepare invoices and reports. Under supervision of the Crew Supervisor, Installers and Technicians inspect homes to determine materials needed and repairs to be made; install weatherization measures and perform home repairs on designated homes for funded programs; and maintain accurate records of work performed and materials used on the job. Repairs are carried out by CAPSLO staff who work under the company's contractor's license (#623259). The Program Director, along with administrative and field staff, average over 20 years of experience in all aspects of the program. They participate in annual training and updates with SLO County Adult Protective Services staff.

B.7. If the County allocated funds to your organization in previous years, do any of those funds remain unspent?

Yes

B.7.a. Please provide the following information:

Project Name	Funding Source and Year	Remaining Amount
Minor Home Repair	County of San Luis Obispo 2025	\$64,550.00
Minor Home Repair	City of Pismo Beach	\$18,600.00
We have projects lined up and are working on them daily.		\$0.00
		\$83,150.00

B.8. Does your organization comply with the Generally Accepted Accounting Principles as outlined in [2 CFR § 200](#)?

Yes

C. Proposed Project & Project Details

Case Id: 30580

Name: Minor Home Repair, Community Action

Address: 3970 Short St., Suite 110, San Luis Obispo, CA

Completed by *planning@capslo.org* on 10/10/2025 2:55 PM

C. Proposed Project & Project Details

Please provide the following information.

C.1. Name of Proposed Project

Minor Home Repair

C.2. What is the estimated total project completion cost?

\$675,266.00

C.3. Project/Program Address(es)

3970 Short St., Suite 110 San Luis Obispo, CA 93401--4547

C.4. Accessor's Parcel Number(s).

There will be separate Accessor's Parcel Numbers for each home repair project. These will be collected at the time of client intake and enrollment.

C.5. Areas Served-Select all that apply

- City of Arroyo Grande
- City of Atascadero
- City of Morro Bay
- City of Paso Robles
- City of Pismo Beach
- City of San Luis Obispo
- City of Grover Beach - Not eligible for CDBG or HOME
- Unincorporated Community

Name of Unincorporated Community:

- Countywide

C.6. Will the project require any acquisitions?

No

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C.6.a. Please upload the following documentation:

Appraisal of Property *Required

***No files uploaded*

C.6.b. What is the proposed purchase amount?

\$0.00

C.6.c. What is the anticipated escrow closing date?

C.7. Will the current owner, residential occupants, and/or commercial occupants be displaced by the project?

No

C.7.a. Please upload the following documentation:

Relocation Plan or Certified Tenant Notifications *Required

***No files uploaded*

C.7.b. Will the displacement be temporary or permanent?

C.7.c. How long will the displacement last?

C.7.d. Describe how the relocation costs will be paid. Include these costs in your Sources and Uses document.

C.8. Provide a complete description of the proposed project and proposed outcomes:

The project involves the completion of minor home repairs and accessibility improvements in homes occupied by low- and very low-income members of the community. The agency will perform outreach and work with its partners to identify households that qualify for this assistance and have needs that can be met through the program. Once projects are identified, the program will develop a project description and cost estimate for each project and submit that information to County staff for review and approval. Approved projects will then be scheduled for work to be completed by agency staff. The outcome is to help vulnerable members of our community remain safely in their own homes, improving their self-sufficiency and independence and thereby reducing homelessness and dependency.

C.8.a. Number and Unit Type (size) of Proposed Units Created and/or Rehabilitated:

Unit Type (Size)	Created Units	Rehabbed Units
Single-family homes	0	35
Manufactured homes		25

C.8.b. Of the total number of new units created, how many will be deed-restricted?

0

C.9. Please upload a timeline for key steps of project implementation. Include key steps or phases of project implementation such as, but not limited to, the following: predevelopment, financing, use permitting, construction

permitting, demolition, grading, construction finance close, construction milestones, placed in service date, permanent loan conversion, etc.

Timeline *Required

C9 Timeline for key steps of project implementation.pdf

C.10. Please upload a complete set of drawing/plans. Also include any maps or photos available.

Maps, Photos, Drawings, Plans *Required

Minor Home Repair does not possess any maps.pdf

C.11. Please upload the Most Recent Market Study for the project. The market study is required for HOME funding. It is not required but is recommended for all other funding.

Most Recent Market Study

***No files uploaded*

C.12. Describe site and neighborhood standards including proximity to services, transportation, and employment:

This will vary. The program will involve completing projects on homes located throughout the County of San Luis Obispo and cities identified.

C.13. Describe in detail the current zoning designation of the project site.

N/A

C.14. Describe in detail the current land use of the project site.

N/A

C.15. Explain how the site's current land use and zoning designation are, or are not, consistent with the proposed project.

N/A

C.16. Provide an explanation of efforts and a timetable to obtain the necessary jurisdictional amendments to bring forth the project.

N/A

C.17. Have necessary Land Use Permits and/or Construction Building Permits been issued?

No

C.17a. If yes, what is their current expiration date(s)?

C.17b. If no, indicate when the permit(s) will be applied for or issued:

We will obtain construction building permits when and if they are needed.

C.18. Describe how the project will align with a Line of Effort (or multiple Lines of Effort) to support the [San Luis](#)

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Obispo Countywide Plan to Address Homelessness (2022-2027).

Minor Home Repair aligns best with the county's "Line of Effort 2: Focus efforts to reduce or eliminate the barriers to housing stability for those experiencing homelessness or at risk of homelessness, including prevention, diversion, supportive services, and housing navigation efforts." This project is a supportive service for one of the county's identified beneficiary groups -- older adults/medically fragile. Minor Home Repair keeps this population safely housed and helps prevent homelessness by amending substandard housing and accessibility issues.

C.19. Select all population(s) expected to be served through this project and include number of units expected for each chosen population:

Low-/moderate-income households

Expected number of units:

60

Multifamily

Expected number of units:

Age Restricted (including seniors)

Expected number of units:

Persons Experiencing Homelessness

Expected number of units:

Persons with Disabilities

Expected number of units:

45

Person Experiencing Chronic Homelessness

Expected number of units:

Farmworkers

Expected number of units:

5

Veterans

Expected number of units:

10

Domestic Violence Survivors

Expected number of units:

Unaccompanied Youth (under 25 years of age)

Expected number of units:

C.20. Has your organization previously received a grant to serve any of the populations expected to be served??

Yes

C.20a. Provide a brief description of those grant activities and the outcomes you achieved:

Since 1980, we have received multiple federal, state and local grants to serve the populations expected to be served. These include Low-Income Home Energy Assistance Program (LIHEAP), Department of Energy Weatherization Assistance Program (DOE WAP), Area Agency on Aging Senior Home Repair Program, and CDBG Home Repair Programs with San Luis Obispo and Santa Barbara counties as well as local municipalities. LIHEAP and DOE WAP support the weatherization of over 250 homes per year on average, providing diagnostic testing (blower door test, duct system testing and sealing, combustion appliance safety testing, replacement of furnaces, water heaters and cooking appliances, installation of weathering measures like attic insulation, door weatherstripping, windows, water saving measures, and carbon monoxide and smoke alarms. Energy Services completes minor repairs, like the installation of grab bars and handrails, for approximately 500 households per year in our Senior Home Repair Program, funded by the Area Agency on Aging. Energy Services completes from 40 to 100 larger Home Repair projects with the CDBG-funded Minor Home Repair Program, which covers San Luis Obispo and Northern Santa Barbara counties.

C.21. Please name partner agencies as applicable and describe how they will participate in the delivery of the proposed project:

Minor Home Repair and other programs targeted at seniors, the disabled, and lower income households benefit from mutual referral of clients for services. Clients are referred to CAPSLO for home repair services by service providers, such as the Department of Social Services' (DSS) Adult Protective Services, the Social Security Administration, the Area Agency on Aging, in-home health service providers, food service providers (food pantries, Meals That Connect, Senior Nutrition), and other senior services. This program, along with County senior-serving programs, cross-refer to one another when additional support services are identified. Programs work together to ensure the safety and independence of San Luis Obispo County seniors. This program has consistently been supported by local jurisdictions, evidenced by the many years of CDBG funding received by both SLO County, City of Pismo Beach, City of Santa Maria and, more recently, County of Santa Barbara.

C.22. Does the proposed project have support from the community?

Yes

C.22a. Please upload any letters of support or commitment from local governments or community partners.

Letters of Support

Letter of Support for Minor Home Repair Program in Morro Bay - 2026 CDBG Funding.pdf

C.23. Has an environmental review been completed, CEQA and/or NEPA?

- Yes - CEQA Review Complete
- No - CEQA Review Not Complete
- Yes - NEPA Review Complete
- No - NEPA Review Not Complete
- Yes - Both Have Been Completed
- No - Neither Have Been Completed

C.24. Has a Phase I or Phase II environmental assessment been conducted for the property?

No

C.24a. Please upload the following documentation:

- Environmental Assessment, Phase I or II ***Required**

***No files uploaded*

C.25. Has a Phase I or Phase II archeological/historical survey been conducted at the project site?

No

C.25a. Please upload the following documentation:

- Archeological/Historical Survey, Phase I or II ***Required**

***No files uploaded*

C.26. List and describe any known hazards-e.g., asbestos, radon, lead-based paint, storage tanks – aboveground, underground. Please enter “N/A” if not applicable.

Lead-based paint may be present in homes built prior to 1978. CAPSLO is an EPA-certified contractor and field staff have completed applicable training in lead-safe work practices.

C.27. Is the project on a property designated or been determined to be potentially eligible for designation as a local, state, or national historical site?

No

C.28. Are the building(s)/structure(s) located on a historic site or within a local historic district?

No

C.29. Is the project located within a 100-year and/or 500-year flood zone?

Yes

C.29a. How will the project mitigate potential flooding on the site?

There will be multiple projects, some of which may be located within designated flood zones, which will be addressed in the environmental review process for each project.

C.29b. Does your organization have flood insurance for the project site?

No

C.30. Will demolition be required?

No

C.31. Are there any existing buildings on the project property that were constructed prior to 1978?

Yes

C.31a. Has an asbestos risk assessment report(s) been prepared for the building(s)?

No

C.31b. Has the building(s) been abated for asbestos?

No

C.31c. Has a lead hazard risk assessment report(s) been prepared for the building(s)?

No

C.31d. Has the building(s) been abated for lead paint?

No

C.31e. Will children occupy the building(s)?

Yes

C.31f. Indicate the age range of the children that will occupy the building:

0-18

D. Funding & Eligible Activities

Completed by planning@capslo.org on 10/10/2025 2:56 PM

Case Id: 30580

Name: Minor Home Repair, Community Action

Address: 3970 Short St., Suite 110, San Luis Obispo, CA

D. Funding & Eligible Activities

Please provide the following information.

D.1. Total Project Funding (include all Sources and Uses of funding)

\$675,266.00

D.1.a. Please upload a Sources & Uses document for your proposed project:

Sources and Uses ***Required**

Minor Home Repair Funding Sources and CDBG Allocation.pdf

D.1.b. Please upload all Commitment Letters for Funds. Required to demonstrate the 25% HOME matching funds; not required but recommended for all other funding requests.

Commitment Letters for Funds ***Required**

Letter of Support for Minor Home Repair Program in Morro Bay - 2026 CDBG Funding.pdf

D.1.c. How do you plan to fund the operation and maintenance costs (if any) associated with this project? Are these funds available now? If not, when will they be available?

There are no maintenance costs associated with this project. The work involves providing home modifications on individual homes. Regarding D.1.a, Sources and Uses, a program breakout of funding sources and CDBG requests is attached.

D.1.d. Please upload the 20-Year Pro Forma for the project to demonstrate continued viability and affordability of the project for at least 20 years.

Pro Forma (20-year) ***Required**

Pro Forma form.docx

D.2. Are you requesting HOME funds?

No

D.2.a. Amount of HOME funds requested:

\$0.00

D.2.b. Proposed number of HOME-assisted (deed-restricted) units:

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D.2.c. HOME Matching Funds:

Sources	Amount
	\$0.00

D.2.d. Identify all eligible activities that apply to the proposed project:

- Acquisition
- Rehabilitation
- Relocation
- Demolition
- Site Preparation
- New Construction
- Multi-Family
- Single Family

D.2.e. Please indicate the number and type of all units CREATED

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Total	0	0	0	0	0

D.2.f. Is your project for REHABILITATION of existing units only?

Please indicate the number and type of all EXISTING Units:

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Total	0	0	0	0	0

Please indicate the number and type of all units AFTER rehabilitation

Unit Type	30% AMI	31 to 50% AMI	51 to 80% AMI	Unrestricted Resident Manager	81% and higher AMI
Total	0	0	0	0	0

D.3. Are you requesting CDBG funds?

Yes

D.3.a. Amount of CDBG funds requested:

\$545,626.00

D.3.b. Identify all eligible activities that apply to the proposed project:

- Acquisitions
- Rehabilitation
- Demolition
- Clearance and Site Preparation - In anticipation of a HOME funded project

D.3.c. Are at least 51% of the units in the project designated as low-/moderate-income units?

Yes

D.3.d. How many new deed-restricted units will be constructed with CDBG funds?

0

D.3.e. Estimated number of unduplicated households to benefit from CDBG funds:

Beneficiary Type	Estimated Number
Unduplicated Households	60

D.3.f. Please select the national objective that best applies to the proposed project.

Please refer to "[Basically CDBG](#)" or the "[CDBG Guide to National Objectives and Eligible Activities](#)" for more information regarding CDBG national objectives.

Low Moderate Income

LOW/MODERATE INCOME: Select which criteria the proposed project intends to qualify under to meet the Low/Moderate Income objective.

Housing

SLUM OR BLIGHT: Select which criteria the proposed project intends to qualify under to meet the Slums or Blight objective

D.3.g. Explain how the proposed project meets the selected National Objective:

Minor Home Repair provides disabled, elderly, or low-income individuals and families who do not have sufficient resources to make necessary safety- and access-related repairs and/or improvements to their homes. Home repairs include installation of health and safety devices, grab bars, handrails, smoke alarms, carbon monoxide detectors, handheld showerheads, minor plumbing, carpentry, electrical, and drywall. Accessibility-related repairs include widening of entryways and hallways, ramps, wheelchairs lifts, or other larger improvements that are needed to allow access to, from, and inside the home. These critical services allow individuals to remain in their home and avoid costly institutionalization. When screening clients in need, several factors are considered, including health and safety, disability, economic need, and age. In 2023, there were 80,448 persons over age 60; the median age was 70. The county has a larger proportion of seniors over 65 at nearly 22% than the state at 15% or nation at 17%; this has significant repercussions on the county's economy, housing, and health care systems. Among those over 60, 7.6% (5,987) were below the 100% federal poverty level in 2023. Among those 65 and over, 6.8% (4,067) of the county's population were in poverty. This does not include seniors under the 200% poverty level. Among those over 60 in the

county, 26.7% had a disability.

D.3.h. REQUIRED ACKNOWLEDGEMENT FOR FEDERAL GRANTS OR CONTRACTS. Does your organization certify that, if awarded funds, it will comply with the requirements as shown as [“Example Exhibit D - General Conditions”](#) and [“Example Exhibit E - Special Conditions”](#).

Yes

E. Supplemental Documents

Completed by planning@capslo.org on 10/10/2025 2:26 PM

Case Id: 30580

Name: Minor Home Repair, Community Action

Address: 3970 Short St., Suite 110, San Luis Obispo, CA

E. Supplemental Documents

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with "part X of X" and then upload them directly into this application.

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Documentation

Please upload any other documentation that should be considered during review of your application. Multiple files may be uploaded if needed.



Supplemental Information

EPA Letter of Approval Certification.pdf

EPA ApprovalCertificate_NAT-33515-4.pdf

Bureau of Household Goods & Services - CAPSLO License.pdf

CSLB License - CAPSLO.pdf

Submit

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Case Id: 30580

Name: Minor Home Repair, Community Action

Address: 3970 Short St., Suite 110, San Luis Obispo, CA

Submit

Please provide the following information.

The applicant certifies that all information contained in this application, and supporting documentation, given for the purpose of obtaining assistance, is true and complete to the best of the applicant's knowledge.

I hereby certify that our organization has complied with all applicable laws and regulations pertaining to the application and is an eligible applicant for the requested funding. The organization proposes to provide the program services or complete the project identified in this application. If this application is approved and this organization receives the requested funding this organization agrees to adhere to all relevant Federal, State, and local regulations and other assurances as required by the County.

I hereby certify that the organization is fully capable of fulfilling its obligation under this application, as stated herein.

I further certify that the information provided in this Funding Application is correct, accurate, and complete.

In addition, the content of the application shall be incorporated as part of the written agreement and, as such, will be used to monitor performance. Activities, commitments, and representations described in the written agreement that are not subsequently made a part of the program/project as funded shall be considered a material contract failure and may result in a repayment of all awarded funds and/or suspension from participation in future funding rounds.

Authorized Representative Signature

Elizabeth "Biz" Steinberg

Electronically signed by planning@capslo.org on 10/10/2025 2:57 PM

Authorized Representative Title

Chief Executive Officer

Overview

Completed by damini@slocity.org on 10/8/2025 1:54 PM

Case Id: 30611

Name: City of San Luis Obispo - 2026

Address: 990 Palm St, San Luis Obispo, CA 93401--3219

Overview



County of San Luis Obispo

Administration and Capacity Building Program

*Department of Social Services
Adult and Homeless Services Branch
PO Box 8119
San Luis Obispo, CA 93403-8119*

Community Development Block Grant (CDBG) funding is available. [The County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#) is posted on the County’s Department of Social Services – Homeless Services Division website at www.slocounty.gov/HomelessServicesGrants.

All applications must meet the eligibility criteria and requirements set forth in the NOFA. The Urban County of San Luis Obispo receives funding from local, state, and federal sources including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG). Please be aware that the CDBG, HOME, and ESG fund sources are not permitted to support activities or projects located in the City of Grover Beach.

Applications for the 2026 Action Plan NOFA will be accepted until the **5:00 pm submission deadline on Friday, October 10, 2025**.

If you have any questions about the applications process, please contact the Homeless Services Division directly at SS_HomelessGrants@co.slo.ca.us.

Cities participating in the Urban County of San Luis Obispo are eligible to apply for funding from the CDBG grant for Administration and/or Capacity Building projects.

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with “part X of X” and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review. This may negatively impact scoring of your application.

A. Applicant Information

Completed by damini@slocity.org on 10/8/2025 2:00 PM

Case Id: 30611
Name: City of San Luis Obispo - 2026
Address: 990 Palm St, San Luis Obispo, CA 93401---3219

A. Applicant Information

Please provide the following information.

PRIMARY APPLICANT INFORMATION-LEAD AGENCY

A.1. Organization Name

City of San Luis Obispo

A.2. Type of Organization

Government Or Public Entity

A.3. UEI Number: For more information, visit [SAM.GOV](https://sam.gov)

VCUGK243NQ71

A.3.a. Please upload proof of active SAM.gov registration for your organization.



Proof of Active SAM.gov Registration *Required

Proof of Active SAM.gov Registration - City of SLO.pdf

A.4. Address

990 Palm St
San Luis Obispo, CA 93401-3219

CONTACT INFORMATION

A.5. Contact Person Name

David Amini

A.5a. Contact Person Title

Housing Coordinator

A.5b. Phone Number

(805) 781-7524

A.5c. Email

damini@slocity.org

B. Proposed Project & Project Details

Case Id: 30611
Name: City of San Luis Obispo - 2026
Address: 990 Palm St, San Luis Obispo, CA 93401----3219

Completed by damini@slocity.org on 10/8/2025 2:02 PM

B. Proposed Project & Project Details

Please provide the following information.

B.1. Name of Proposed Project

City of San Luis Obispo - Administration

B.2. Project/Program Address

990 Palm St
San Luis Obispo, CA 93401----3219

B.3. Areas Served-Select all that apply

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

B.4. Proposed Project Type - A separate application must be submitted for each project type.

Administration (24 CFR 570.206)

B.5. Provide a brief narrative of the proposed project and how funds will be used for administration or planning and capacity building.

Staff will use CDBG funds for Program Administrative Costs as allowed under § 570.206 of Title 24. Staff will use the method of monitoring the pro rata share of the salary, wages, and related costs of each person whose job includes any program administration assignments. Assignments included in this application include but may not be limited to the following: Providing local officials and citizens with information about the program; Preparing program budgets and schedules, and amendments thereto; Developing systems for assuring compliance with program requirements; Developing interagency agreements and agreements with subrecipients and contractors to carry out program activities; Monitoring program activities for progress and compliance with program requirements; Preparing reports and other documents related to the program for submission to HUD; Coordinating the resolution of audit and monitoring findings; Evaluating program results against stated objectives; and Managing or supervising persons whose primary responsibilities with regard to the program include such assignments.

B.6. Please upload your organization's Most Recent Financial Audit.

Printed By: David Amini on 10/8/2025

4 of 8

 **Most Recent Financial Audit *Required**

Attachment B - Most Recent Audit.pdf

B.7. REQUIRED ACKNOWLEDGEMENT FOR FEDERAL GRANTS OR CONTRACTS. Does your organization certify that, if awarded funds, it will comply with the requirements as shown as [“CDBG Example Exhibit D-General Conditions”](#) and [“CDBG Example Exhibit E-Special Conditions”](#)?

Yes

C. Funding & Eligible Activities

Completed by damini@slocity.org on 10/8/2025 2:13 PM

Case Id: 30611

Name: City of San Luis Obispo - 2026

Address: 990 Palm St, San Luis Obispo, CA 93401-----3219

C. Funding & Eligible Activities

Please provide the following information.

C.1. Amount of CDBG funds requested:

\$18,439.50

D. Supplemental Documents

Completed by damini@slocity.org on 10/8/2025 2:16 PM

Case Id: 30611

Name: City of San Luis Obispo - 2026

Address: 990 Palm St, San Luis Obispo, CA 93401-----3219

D. Supplemental Documents

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with "part X of X" and then upload them directly into this application.

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Documentation

**Please upload any other documentation that should be considered during review of your application.
Multiple files may be uploaded if needed.**

Supplemental Documentation

***No files uploaded*

Submit

Completed by damini@slocity.org on 10/8/2025 2:16 PM

Case Id: 30611

Name: City of San Luis Obispo - 2026

Address: 990 Palm St, San Luis Obispo, CA 93401-----3219

Submit

Please provide the following information.

The applicant certifies that all information contained in this application, and supporting documentation, given for the purpose of obtaining assistance, is true and complete to the best of the applicant's knowledge.

I hereby certify that our organization has complied with all applicable laws and regulations pertaining to the application and is an eligible applicant for the requested funding. The organization proposes to provide the program services or complete the project identified in this application. If this application is approved and this organization receives the requested funding this organization agrees to adhere to all relevant Federal, State, and local regulations and other assurances as required by the County.

I hereby certify that the organization is fully capable of fulfilling its obligation under this application, as stated herein.

I further certify that the information provided in this Funding Application is correct, accurate, and complete.

Authorized Representative Signature

David Amini

Electronically signed by damini@slocity.org on 10/8/2025 2:16 PM

Authorized Representative Title

Housing Coordinator

Overview

Completed by damini@slocity.org on 10/8/2025 2:18 PM

Case Id: 30612

Name: Capacity Building, City of San Luis Obispo - 2026

Address: 990 Palm St, San Luis Obispo, CA 93401--3219

Overview



County of San Luis Obispo

Administration and Capacity Building Program

*Department of Social Services
Adult and Homeless Services Branch
PO Box 8119
San Luis Obispo, CA 93403-8119*

Community Development Block Grant (CDBG) funding is available. [The County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#) is posted on the County’s Department of Social Services – Homeless Services Division website at www.slocounty.gov/HomelessServicesGrants.

All applications must meet the eligibility criteria and requirements set forth in the NOFA. The Urban County of San Luis Obispo receives funding from local, state, and federal sources including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG). Please be aware that the CDBG, HOME, and ESG fund sources are not permitted to support activities or projects located in the City of Grover Beach.

Applications for the 2026 Action Plan NOFA will be accepted until the **5:00 pm submission deadline on Friday, October 10, 2025**.

If you have any questions about the applications process, please contact the Homeless Services Division directly at SS_HomelessGrants@co.slo.ca.us.

Cities participating in the Urban County of San Luis Obispo are eligible to apply for funding from the CDBG grant for Administration and/or Capacity Building projects.

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with “part X of X” and then upload them directly into this application.

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A. Applicant Information

Completed by damini@slocity.org on 10/8/2025 2:23 PM

Case Id: 30612

Name: Capacity Building, City of San Luis Obispo - 2026

Address: 990 Palm St, San Luis Obispo, CA 93401---3219

A. Applicant Information

Please provide the following information.

PRIMARY APPLICANT INFORMATION-LEAD AGENCY

A.1. Organization Name

City of San Luis Obispo

A.2. Type of Organization

Government Or Public Entity

A.3. UEI Number: For more information, visit [SAM.GOV](https://sam.gov)

VCUGK243NQ71

A.3.a. Please upload proof of active SAM.gov registration for your organization.



Proof of Active SAM.gov Registration *Required

Proof of Active SAM.gov Registration - City of SLO.pdf

A.4. Address

990 Palm St

San Luis Obispo, CA 93401-3219

CONTACT INFORMATION

A.5. Contact Person Name

David Amini

A.5a. Contact Person Title

Housing Coordinator

A.5b. Phone Number

(805) 781-7524

A.5c. Email

damini@slocity.org

B. Proposed Project & Project Details

Case Id: 30612
Name: Capacity Building, City of San Luis Obispo - 2026
Address: 990 Palm St, San Luis Obispo, CA 93401----3219

Completed by damini@slocity.org on 10/8/2025 2:23 PM

B. Proposed Project & Project Details

Please provide the following information.

B.1. Name of Proposed Project

City of San Luis Obispo Capacity Building

B.2. Project/Program Address

990 Palm St
San Luis Obispo, CA 93401----3219

B.3. Areas Served-Select all that apply

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

B.4. Proposed Project Type - A separate application must be submitted for each project type.

Planning and Capacity Building (24 CFR 570.205)

B.5. Provide a brief narrative of the proposed project and how funds will be used for administration or planning and capacity building.

Under this application, staff will continue to implement Program 1.7 from the 6th Cycle Housing Element which directly benefits homeless and low-income individuals by continuing to support local and regional solutions to homelessness by funding supportive programs, services, and housing solutions. Staff will also continue to implement Program 8.11 from the Housing Element which requires the City's Housing Policies and Programs team to continue to provide resources that support local and regional solutions to meet the needs of homeless. Staff will also continue to support, jointly with other agencies, shelters and programs, for the homeless and displaced individuals. These policies are specifically implemented through the City's Homelessness Response Strategic Plan adopted by City Council in 2023.

B.6. Please upload your organization's Most Recent Financial Audit.

- Most Recent Financial Audit ***Required**

Printed By: David Amini on 10/8/2025

B.7. REQUIRED ACKNOWLEDGEMENT FOR FEDERAL GRANTS OR CONTRACTS. Does your organization certify that, if awarded funds, it will comply with the requirements as shown as [“CDBG Example Exhibit D-General Conditions”](#) and [“CDBG Example Exhibit E-Special Conditions”](#)?

Yes

C. Funding & Eligible Activities

Completed by damini@slocity.org on 10/8/2025 2:24 PM

Case Id: 30612

Name: Capacity Building, City of San Luis Obispo - 2026

Address: 990 Palm St, San Luis Obispo, CA 93401-----3219

C. Funding & Eligible Activities

Please provide the following information.

C.1. Amount of CDBG funds requested:

\$18,439.50

D. Supplemental Documents

Completed by damini@slocity.org on 10/8/2025 2:24 PM

Case Id: 30612

Name: Capacity Building, City of San Luis Obispo - 2026

Address: 990 Palm St, San Luis Obispo, CA 93401-----3219

D. Supplemental Documents

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Documentation

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Supplemental Documentation

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Submit

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Case Id: 30612

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I hereby certify that the organization is fully capable of fulfilling its obligation under this application, as stated herein.

I further certify that the information provided in this Funding Application is correct, accurate, and complete.

Authorized Representative Signature

David Amini

Electronically signed by damini@slocity.org on 10/8/2025 2:24 PM

Authorized Representative Title

Housing Coordinator