San Luis Obispo Countywide Plan to Address Homelessness

2022-2027

We Are Here:

The confluence of urgency and opportunity

San Luis Obispo Countywide Plan to Address Homelessness

Vision

The San Luis Obispo region will reduce homelessness by ensuring that people at risk of losing housing can retain it, and those experiencing homelessness can equitably secure safe housing with appropriate supports, minimizing trauma to the individual, the community and the environment.

Goal

Within 5 years, reduce the number of people experiencing homelessness countywide to 50% of the current level

Steering Committee Members

- Elaine Archer
  Dir of Housing Management, HASLO
- Janna Nichols
  Executive Director, 5 Cities Homeless Coalition
- Brenda Mack
  Lived Experience, Atascadero Resident
- Anne Robin
  Behavioral Health Administrator
- Kelsey Nocket
  Homeless Manager, City of SLO
- John Peters
  Police Chief, Grover Beach
- Scott Collins
  City Manager, Morro Bay
- Susan Funk
  Council Member, Atascadero
  Chair of HSOC

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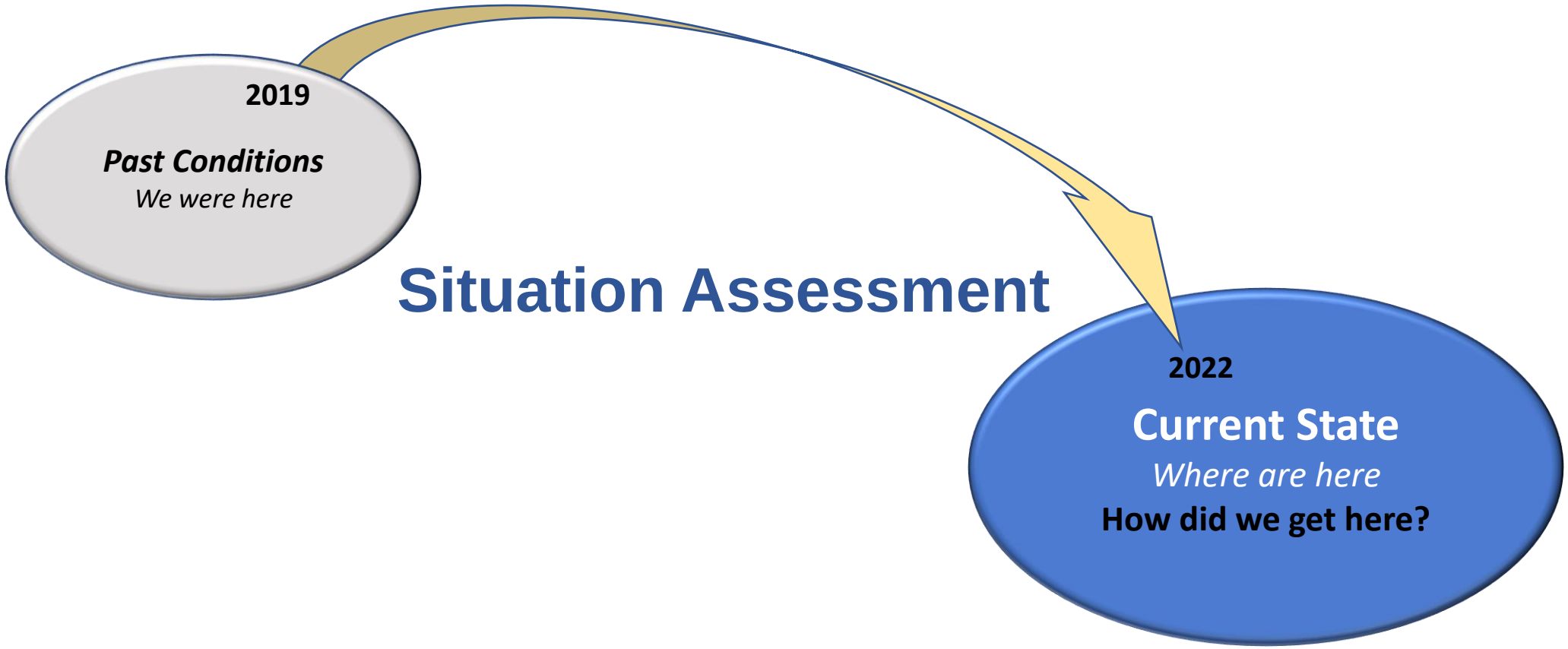

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SLOCo Trends in Homelessness 2019-2022

Shelter & Service Capacity Expanded *but* Homelessness Is Growing Faster

- ECHO Paso - 50 new beds
- ECHO Atascadero -10 new beds (60 total now)
- CAPSLO – 20 new Safe Parking spaces in SLO (27 total)
- CAPSLO – New Medical Detox at Prado built in SLO *(services pending)*
- County – New Kansas Ave Safe Parking in SLO (90 people)
- 5CHC – New Navigation Center in Grover Beach
- 5CHC – 20 new Cabins for Change in Grover Beach
- Street outreach ↑ across the county with COVID & CESH $$
- COVID Isolation trailers for homeless in 3 places
- Hotel vouchers during COVID (temp)

- Homelessness ***inflow > outflow*** by ~200 /year*
- 2018-2021: 6900 people received homeless services (2.4% of our population)*
- 2019 PIT Count found 1483 homeless, 1172 unsheltered (79%)
- 2022 PIT Count (Feb 23) data being developed

Staffing / sustainability is challenged

- 20+ open positions in County Behavioral Health
- Non-Profits all experiencing staffing issues, concern about support to sustain expanded services
  - ECHO closed winter shelter 2 months early this year
  - ECHO capacity limited to 30 in Atascadero and 45 in Paso
  - CAPSLO support to Kansas avenue delayed

***Data from HMIS (Homeless Management Information System):** Used by CAPSLO, ECHO, 5CHC and to collect data on people seeking services to solve or prevent homelessness.

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SLO County Regional Trends in Housing 2019-2022

More Vouchers and Support

- Paso Motel 6 Conversion: 60 new units of Permanent Supportive Housing (PSH)
- 156 new Emergency Vouchers (Summer 2021) *(600 applicants)*
- 50 new units under construction in Pismo Beach
  - All units dedicated to work-force, low-income, transitional youth and the formerly homeless
- New affordable units approved in SLO, Templeton, Atascadero, AG, GB over the next 5 years
- 50 Now at 65 Now *(called "Housing NOW" moving forward)*

but

Housing Market Tightens

- SLO ranks as the nation's 6th most expensive county
- Ave rent ↑ from $1027 (2018) to $1800 in (2021)*
- Deposit requirements ↑ 86% to $2130*
- HUD Fair Market Rents ↑ 13.5% (2020 to 2021) and ↑ 46.1% since 2016*
- Median rental HH spends 38% of income on housing*
  - >50% of all rental households are at ↑ risk of homelessness
- Eviction moratorium ending
- Cost per unit of new affordable housing >$550k

Data from Rapid Rehousing Client support (provided by 5CHC) and HASLO

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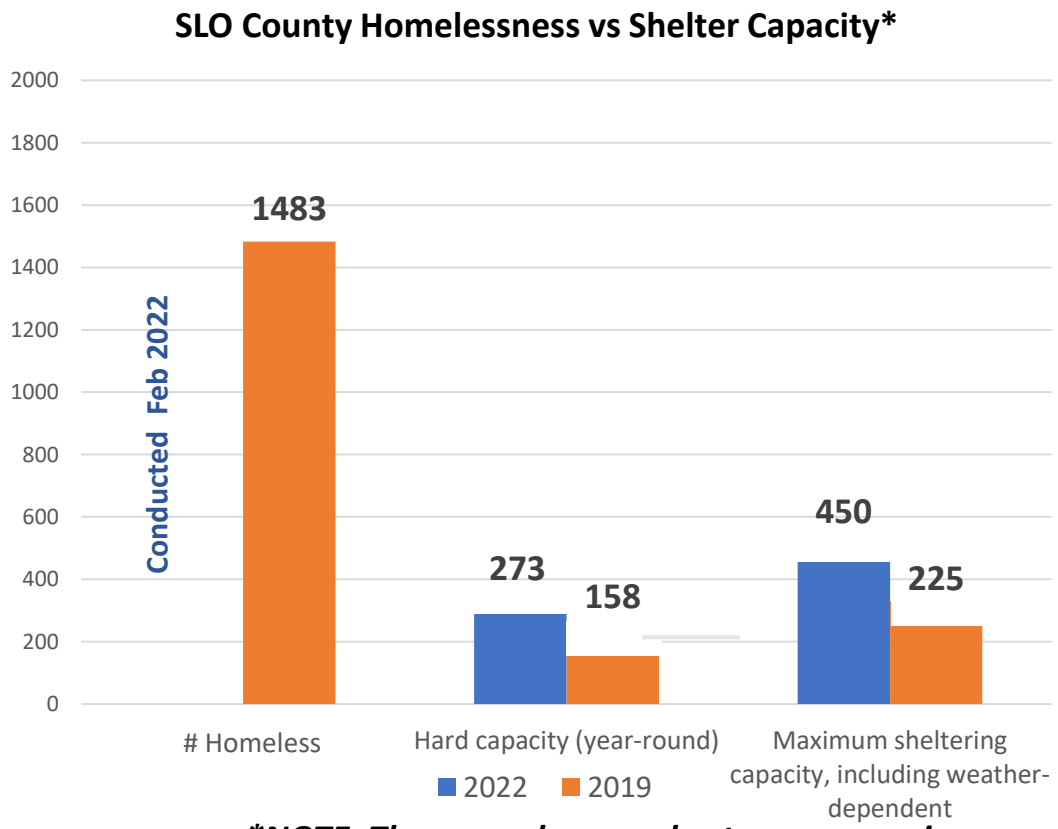
Capacity vs. Need



- Year-round emergency capacity increased 73%
- Total maximum capacity doubled

Despite capacity increases, on any given night, we have the capacity to shelter only 20-30% of the number of people observed as homeless in 2019

NOTE: These numbers are best-case scenario.
They assume COVID-related restrictions are lifted and added services are still funded and staffed

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San Luis Obispo Countywide Plan to Address Homelessness

5-Year Strategic Plan (by implementation phase) *Draft*

First Year

- Sheltering Capacity
- Prevention
- Data

Year 2-3

- Service Capacity
- Regional Compact

Year 4-5

- Housing Capacity
- Data-driven refinements

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5-Year Strategic Plan Focus Points (by Phase) - *Draft*

First 12 Months: Expand shelter/temp housing capacity and homeless prevention; improve data

- Rapid implementation of more non-congregate sheltering/temporary housing capacity of all types
  - pallet shelter, cabins, tiny homes, safe parking
- Seek funding to staff/expand services for mental health and substance abuse disorders; strengthen training in outreach and case management; actively engage persons with lived experience of homelessness into all phases of planning
- Improve and expand HMIS and Coordinated Entry, for data-driven strategic oversight capabilities & operational guidance
- Lay groundwork for a Regional Compact on homelessness. Deeper analysis quantifying needs and resources with specific housing needs of our homeless and inventory tools. Conduct focused planning efforts as needed on mental health, addiction (especially opioids), medically vulnerable individuals with complex needs, and expedited housing

Year 2-3: Grow services and supportive housing capacity; formalize a data-driven Regional Compact

- Expand mental health, substance abuse disorder, and other supportive services & Permanent Supportive Housing (PSH)
- Build and staff a Regional Homeless Operations Center to support navigation, reduce admin barriers and time to housing
- Review and learn from rapid expansion of non-congregate sheltering capacity phase; fill in gaps, make improvements
- Complete a Regional Compact on homelessness with jurisdiction-specific targets overall and for special needs populations
- Expand data tracking and coordination with jail/probation/parole, hospitals, and sober living environments

Year 4-5: Grow affordable and appropriate housing; implement data-driven refinements

- Complete more affordable housing projects, both traditional and non-traditional: Meet RHNA targets everywhere
- Systematically work on speeding the path from homelessness to housing
- Simplify the funding stream: Seek options for the County/CoC to get more grant funding and more flexibility
- Solidify the gains with sustainable ongoing funding
- Implement positive and negative incentives the Regional Compact

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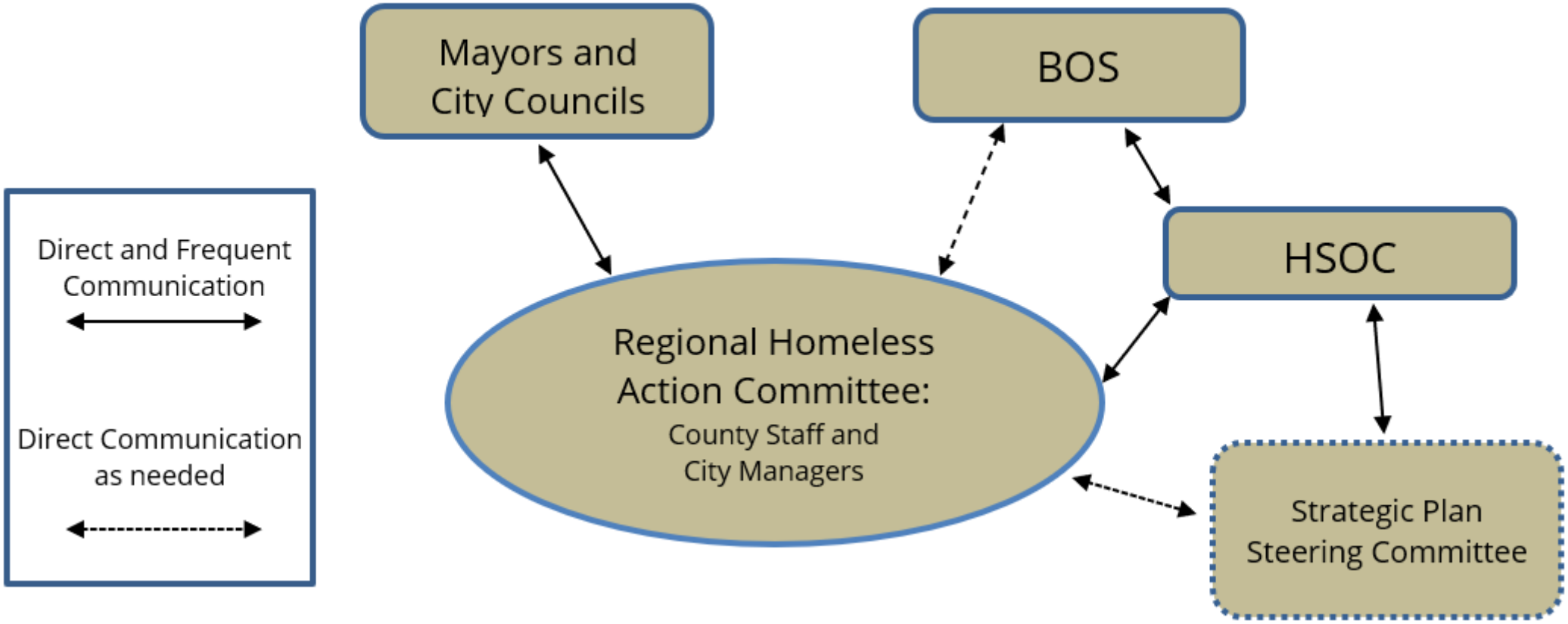
Homeless Action Committee



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5-Year Operational Approach - *Draft*

Intent: Develop Countywide Regional Collaboration that: guides rapidly-expanding shelter, service, navigation and housing capacity; improves data and outreach systems; creates, identifies and streamlines funding while generating support from citizens through communication, education and accessible venues of action.

Lines of Effort

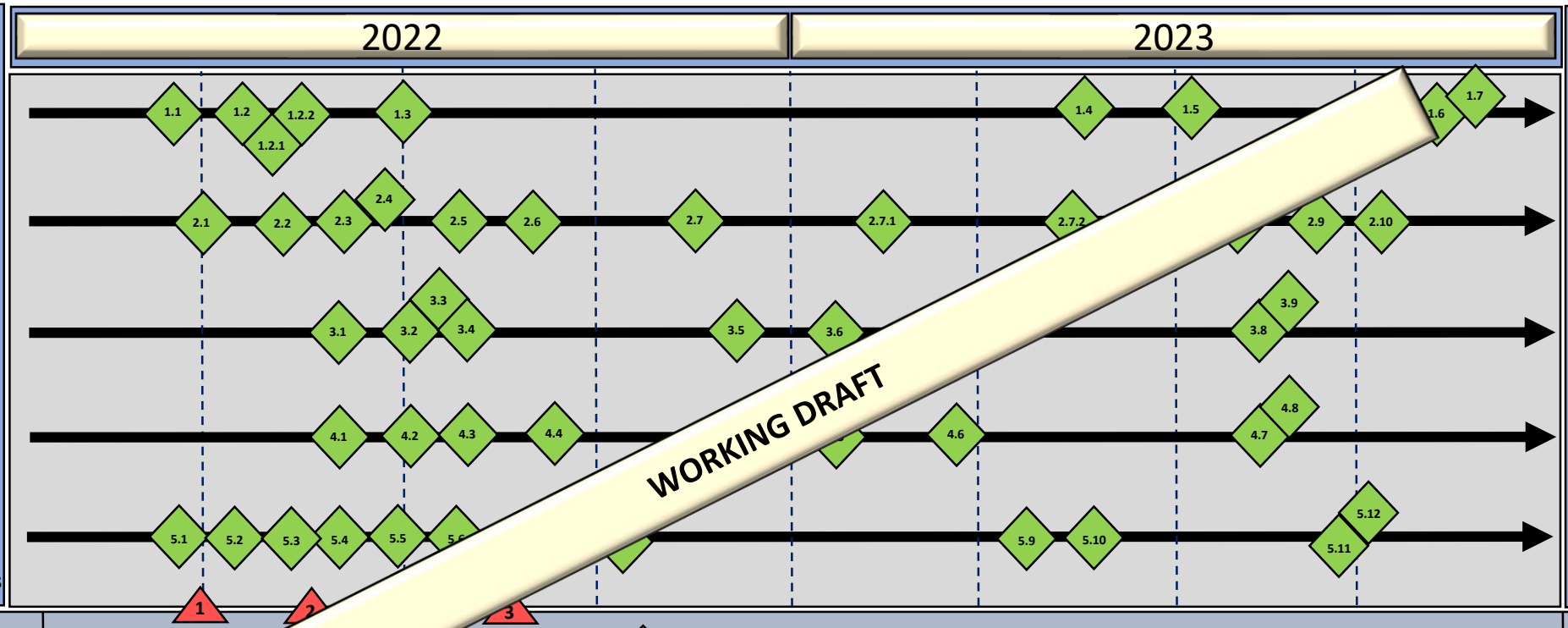
LOE 1 (Main Effort): Build Shelter/Housing - Affordable and Appropriate

LOE 2 (Sup Effort 1): Expand Services and Navigation

LOE 3 (SE2): Improve HMIS & CES

LOE 4 (SE3): Streamline Funding

LOE 5 (SE4): Strengthen Regional Collaboration and Public Communications



End State

LOE 1: A mix of safe parking, emergency/transitional shelters, low-income, permanent supportive, and special-needs housing exist to reduce unsheltered living.

LOE 2: BH, medical, financial assistance, identity-rebuilding, jail and hospital release services are robust and centralized.

LOE 3: Standardized and efficient coordinated entry system employed by highly-trained and disciplined outreach workers feed an improved HMIS.

LOE 4: Synchronized planning and funding for homelessness exists across the region.

LOE 5: Community leaders and citizens are better informed and willing to participate positively in addressing homeless issues.

Critical Events

1. Open 5CHC Pallet Shelter
2. Open 2nd Safe Parking site
3. Open 40 Prado Pallet shelters
4.
5.
6.
7.
8.
9.
10.

Objectives

LOE 1: Expa
1.1 Op (20)
1.2 rking site (40)
1.3 PS 4)
1.4 HAS G site (65)
1.5 Expand Kansas Ave SF (20)
1.6 Est. Nav Center location
1.7 Build Nav Team
1.8 BUILD ADDICTION CAPACITY
1.9 BUILD LEGAL CAPACITY

LOE 2: Data
2.1 Assess HMIS systems
2.2 Update user certification process
2.2.1 Individual Training
2.2.2 Inspection Processes
2.3
2.4
2.5
2.6
2.7

LOE 3: Funding
3.1 Release ARPA funding
3.2 Housing & Homeless Bonds
3.3 DSS / Planning Grant Conf
3.4
3.5
3.6
3.7
3.8

4. Regional Collaboration
4.1 Compact Planning Conf #1
4.2 Brief to City Managers
4.3 Compact Planning Conf #2
4.4 Brief to CMs
4.5 Brief to Mayors
4.6.
4.7
4.8

5. Communicate
5.1 Develop communication plan
5.2 Housing inventory / history
5.3
5.4
5.5
5.6
5.7
5.8
5.9
5.10

Key Dates

1. CM Meeting March 11
2. Full HSOC March 16
3. Mayor's Briefing Apr 15
4. BOS Brief Apr 19
5.
6.
7.
8.
9.

Comments and Questions