

HOMELESS SERVICES OVERSIGHT COUNCIL
Full HSOC COMMITTEE
May 20, 2015, 1:00-3:00pm
SLO Vet's Hall
801 Grand Avenue, San Luis Obispo
Lounge Room

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
Debbie Arnold John Ashbaugh Kristen Barneich Christine Johnson Dee Torres Christina Bearce Patty Beck Mariam Shah Anne Robin Jennifer Kirn Jessica Thomas Tracy Schiro Danielle Veatch Amy Christey Marie Chaney Marianne Kennedy Bob Kelley Jim Patterson Rick Gulino	Grace McIntosh Jim Reed Dana Cummings Shirley Wright Shelia Blake	Laurel Weir Jessica Lorange Martin Meltz Janna Nichols Mike Ostash Robert Ellis Morgan Torell Xzandrea Fowler	
AGENDA ITEM		CONCLUSIONS/ACTIONS	FOLLOW UP
1. Call to Order and Introductions of Guests	Supervisor Arnold welcomed the group and introductions were made.		
2. Public Comment	NA		
3. Approval of Minutes		Christine Johnson made a motion to approve and Amy Christey abstained. Minutes approved.	
ACTION/INFORMATION/DISCUSSION			

<p>4. 1 Update on 50 Now Program</p>	<p>Laurel reported on the presentation of the six month progress report to the Board of Supervisors regarding outcomes for the 50 Now program.</p> <p>So far, 27 people have been housed under the program. Data was collected from the Sheriff's office regarding arrests and number of days in jail. In the year prior to entering the 50 Now program, 14 people served over 200 days in jail. Since being housed through the 50 Now program, those same persons had 0 days in jail and 0 arrests. She noted that the previous arrests were typically for property crimes or related to addictions (e.g. being drunk in public). Data was also gathered on emergency room (ER) visits by persons in the year prior to the program start compared to the time afterwards and there was also a large reduction in ER visits.</p>		
<p>4.1.1 Report to the Board of Supervisors</p>	<p>The next progress report will be given to board in November. Mark Lamore from Transitions Mental Health Association (TMHA) reported that the clients of the 50 Now program were happy and progressing well . He noted that the County was currently conducting another round of Vulnerability Index surveys and the 50 Now registry list would be updated soon. Laurel said 12 surveys were collected at the Homeless Veterans Stand Down. Several hospitals were also surveying, THMA's Homeless Outreach Team was surveying, and additional surveys were occurring at meal centers, the Prado Day Center, the Community Health Centers' Health Care for the Homeless Program, the jail, and selected street</p>		

	<p>locations. Anne Robin noted the outcome data from the recent Board report was making an impression in the community.</p>		
<p>4.2 HSOC Membership</p> <p>4.2.1 Action Item: Vote to amend the bylaws to change one of the two affordable housing seats on HSOC to a seat for the Housing Authority of San Luis Obispo and eliminate term limits for that seat.</p> <p>4.2.1A Attachment – Draft of amended bylaws</p>	<p>Action item: Laurel noted that the Action Item would make HASLO’s seat on the HSOC permanent and not subject to time limits. She noted that the HSOC voted on this item at the last meeting, but per HSOC bylaws, it must be approved twice in order for a change to occur. She noted that staff had confirmed with the County Clerk’s office that the proposed change was consistent with the Maddy Act. John Ashbaugh asked if any positions were open now. Laurel replied that the affordable housing seat was open.</p>	<p>Anne Robin moved to approve. John Ashbaugh seconded. The motion was approved unanimously.</p>	

<p>4.3 Landlord Acceptance of Housing Choice Vouchers</p> <p>4.3.1 Report on the results of the Housing Authority of San Luis Obispo’s (HASLO) survey of the landlords regarding participation in the Housing Choice Voucher program, as well as additional feedback from landlords and others</p> <p>4.3.1(A) Attachment- Report summarizing barriers to acceptance of Housing Choice Vouchers and considerations regarding efforts to prohibit landlords from refusing to rent to otherwise qualified tenants solely on the basis of the tenants having a Housing Choice Voucher</p> <p>4.3.2 Action Item: Vote to make a formal recommendation regarding legislation to prohibit landlords from refusing to rent to otherwise qualified tenants solely on</p>	<p>Supervisor Arnold asked Laurel to present and then recused herself. John Ashbaugh lead the meeting in her place.</p> <p>Laurel reported that the County Board of Supervisors had asked the HSOC to provide input on a proposed legislative platform amendment that would allow the County to support efforts to enact a law at the state level that would prohibit landlords from refusing to rent to tenants solely on the basis of the tenant having a Housing Choice Voucher as part of the form of payment.</p> <p>Current state law prohibits discrimination in rental housing based on a tenant’s source of income, however, the State has taken a position that Housing Choice Vouchers are not considered income and are thus not covered by the Source of Income discrimination provision. In considering the legislative platform amendment, the Board asked for the HSOC to provide input. The Board also requested landlord input. The Housing Authority of San Luis Obispo (HASLO) conducted a survey of property managers and owners. The list of persons to be surveyed was compiled from internet research of property listings in SLO County. HASLO and its survey volunteers reached out to 120 persons. 23 were willing to be surveyed. Many were already participating. These managers manage a total of</p>	<p>Motion made by Christine Johnson, seconded by Jim Patterson. 16 votes for, and three abstentions: Debbie Arnold, Amy Christey and Anne Robin</p>	

<p>the basis of the tenants having a Housing Choice Voucher</p>	<p>approximately 4200 rental units.</p> <p>Key findings from the survey:</p> <ul style="list-style-type: none"> - Many rental prices were above HASLO standard - The feeling towards the Housing Choice Voucher (HCV) program was more positive than negative overall. - The most popular aspect of the HCV program was the guaranteed rent. - The most frequently mentioned negative aspect was having a bad tenant or being concerned that they might get a bad tenant. Some landlords noted that they had one bad tenant, but the majority of their tenants had been good. At least a few noted only positive experiences with tenants. - Landlords wanted HASLO to do more inspections, not fewer. The landlords also wanted the inspection to focus on whether the unit being well maintained. Landlords wanted a partner to help ensure their units were protected. Elaine Archer from HASLO noted inspections happen once a year. Laurel noted that property managers also would like to see case managers available to clients to help them succeed in the units. Elaine noted that 10% of the vouchers turn around in a year, but 90% of voucher holders stay in their units. - Program managers were asked what changes would make the HCV program more appealing 		
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to landlords. The most frequently mentioned change was making money available for repair after move out, if there was damage that exceeded the security deposit. Having a case manager was also considered desirable. Laurel noted that a few landlords indicated they believed tenants had ready access to pro bono or low cost legal counsel and they felt at a disadvantage. Landlords also suggested it could be helpful to have a “good tenancy” training that HDV recipients could go through.

Laurel reported that the HSOC Housing Committee considered the results of the HASLO survey, as well as a study by the U.S. Department of Housing and Urban Development (HUD) that examined HCV utilization rates before and after Source of Income discrimination provisions were enacted or repealed. The HUD study showed that when the source of income legislation was put in place, HCV use went up by 4-8%.

Lastly, Laurel reported that the HSOC Housing Committee considered input sent to the Board of Supervisors regarding the proposed legislative platform item. Approximately 29 people commented via email. 28 were against, 1 for.

The reason most frequently given for the opposition was that the commenters supported landlords’ rights to choose their renter. She noted that some commenters appeared to believe that landlords would have to accept HCV recipients regardless of their rental or credit history or other factors. She noted that Source of Income discrimination prohibitions have not historically prevented landlords from

	<p>conducting rent or credit checks or from using that or other similar information to decide to whom to rent. More comments from the landlords can be seen in the attached report. John Ashbaugh stated the HSOC Housing Committee voted 5 to 1 to recommend supporting the legislative platform.</p>		
<p>4.4 2015 Point in Time Count Update</p>	<p>PIT count: Laurel update ASR has all data, waiting on the report to come in the next couple weeks. Data and finance committee to go over data. Cities and those involved in count invited to come to the meeting. This includes HMIS data as well.</p>		
<p>4.5 Ad Hoc Homeless Youth Committee Report</p>	<p>Jessica Thomas distributed the report of the Ad Hoc Homeless Youth Committee. The Committee had developed a survey and surveyed homeless youth in 2014.</p> <p>Two separate surveys of unaccompanied youth were conducted. One focused on youth connected to public K-12 schools, the other focused on youth accessing services provided by the One Stop agency. She noted that youth would like to see more employment services and also housing for youth. She reported that youth were uninterested in a shelter. As a result of the youth recommendations, the Committee was recommending the creation of 10 supportive housing units for transitional aged youth, and the creation of an outreach program to help connect youth to services for which they may be eligible.</p> <p>Zaf Iqbal provided public comment. He was concerned about unaccompanied minors and felt that the recommendations did not fully address their needs. He requested that some of the HUD funding</p>		

	for homeless assistance be used to serve unaccompanied minors. Supervisor Arnold offered to set up a meeting with Mr. Iqbal, Laurel Weir, and Supervisor Arnold to discuss his concerns.		
4.6 Homeless Veterans Stand Down	Paul Brown from the County Veterans Services Office provided an update on the recent Homeless Veterans Stand Down event at the Veterans Hall earlier in the month. He reported there were 200 volunteers and service provider staff, 166 participants, which was a new record for attendance. 154 of the attendees were male, and 12 were female. 40 participants requested legal assistance for issues such as unpaid fines and outstanding warrant. A total of 27 participants came from North County, 58 from San Luis Obispo, 55 from South County, 15 from Santa Barbara County and 6 from outside the area. He requested that people email him at pmbrown@co.slo.ca.us with comments and ideas. Help make next years event even better. Patty Beck noted that the Elks and Goodwill donated a lot of clothes, and PG &E had donated over \$1000 dollars and purchased items at Costco for the participants.		
5. Committee Reports	John reported for the Housing Committee: affordability in the county has improved slightly. Patty Beck reported for the HSCC: The next meeting will be happening in July in South County.		
6.Future Discussion/Report Items:	Homeless minor youth issue and the PIT count from Data and Finance committee. Laurel stated that HUD Continuum of Care application was expected out soon and the HSOC would be voting on recommendations for the application prior to HUD submission. Mariam Shaw suggested a discussion about food issues, as People’s Kitchen has been struggling. Jennifer Kirn also reported to the group that the Youth One Stop Center in south county will be closing this summer.		

7.Next Meeting Date	July 15, 2015, 1-3pm		
8. Adjournment	Supervisor Arnold adjourned the meeting at 3:09pm.		