

HOMELESS SERVICES OVERSIGHT COUNCIL
Housing Committee
January 21, 2013, 3:00-5:00 PM
Department of Social Services
3433 S. Higuera, San Luis Obispo, Room 356

MEMBERS PRESENT		MEMBERS EXCUSED	STAFF, EXTERNAL GUESTS AND HSOC MEMBERS	
John Ashbaugh	Bob Kelley	Shelly Higginbotham	Laurel Weir	Martin Meltz
Dee Torres	Scott Smith	Jim Patterson	Anne Wyatt	Mark Lamore
Marianne Kennedy	Dee Torres		Janna Nichols	
Jerry Rioux	Shirley Wright			

AGENDA ITEM	REPORT/DISCUSSION	CONCLUSIONS/ACTIONS	FOLLOW UP
1. Call to Order and Introductions	The meeting was called to order at 3:00 p.m. by John Ashbaugh and introductions were made.		
2. Approval of Minutes	Minutes of the December meeting were reviewed and approved.	Motion: Bob Kelley Second: Dee Torres Minutes Approved Unanimously	
BUSINESS			
Action/Information/Discussion			
3. Public Comment	Martin Meltz stated that he would support a discussion of the proposals Jerry Rioux has made regarding the homeless count. Jerry Rioux passed out his recommendations and proposed motion.		
4. Action/Information/Discussion 4.1 HUD Report on Unsheltered Homeless Persons 4.1.1 Discussion of Possible Policy Responses	Laurel Weir supplied a handout from the 2013 CoC Annual Homeless Assessment addressing Jerry Rioux's motion. She announced SLO County was third in the country in terms of overall number of unsheltered homeless people including Vets and unaccompanied youth.		

	<p>Jerry Rioux added that in the HUD report we are the third highest in the country, and even amongst the smaller counties we had a higher percentage of homeless people.</p> <p>Dee Torres stated that the report was interesting to CAPSLO because there had been empty beds every night this month. She stated that people were opting out, and this was most likely due to good weather, when they see less people.</p> <p>Laurel Weir stated that comparing the Point in Time (PIT) count to data from the Homeless Management Information System (HMIS) suggests that most people who are homeless have received at least some services from our HMIS participating providers over the course of a year. She stated that 232 homeless Vets had been seen by HMIS participating providers in 2013 and the PIT count data suggested that 239 veterans would be homeless at some point in 2013.</p> <p>Janna Nichols responded by saying that housing needs to be available and that it does not necessarily mean that we need more shelters, but more affordable housing.</p> <p>Dee Torres stated that CAPLSO had 20-25 extra beds available. She estimated 1/3-1/2 of the population in the beds had been around for a long time, the remainder were new clients and case managed clients.</p> <p>Jerry Rioux stated that there will not be a dent</p>		
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	<p>in the homeless population until there is more affordable housing built that lower income folks can afford.</p> <p>He suggested adding his recommendations to the Housing Element plans that are currently underway. He recommended zoning more land for apartments at a high density of 30-40 dwellings per acre. He is asking that each city would do this on its own.</p> <p>Bob Kelley stated they have often turned a den into a bedroom by adding a closet etc. He also stated that there are lots that are zoned for this but building owners don't always want to build apartments over townhouses.</p> <p>Jerry Rioux said that impact fees can be cut to reflect the smaller house size. He stated that fees have a bigger impact on affordable housing and would like to see changes made across the board. Bob Kelley said that the fees can add up to \$100K for secondary units.</p> <p>Jerry Rioux encouraged SROs with reduced parking, detached and secondary units, and manufactured homes to be built. He also suggested allowing boarding houses to be built and operated in areas that allow multi-family housing.</p> <p>Jerry Rioux stated that allowing RV and campgrounds to be developed and cater to homeless people and also encouraging Cal Poly and Cuesta College to provide on campus housing for most of their full time students.</p>		
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	<p>Chairman Ashbaugh said he thought Jerry Rioux' suggestions were worthy of bringing to Full HSOC attention. He excused himself to attend a City Council meeting and Bob Kelley took over as Chair.</p> <p>Bob Kelley suggested focusing on five of the points to make it more likely that they would be accomplished.</p> <p>Janna Nichols suggested having Jerry Rioux prioritize the list before sending out. Jerry Rioux stated that adjusting the impact fees would be his biggest priority.</p> <p>Bob Kelley said encouraging SROs be built could be #2. Bob Kelley suggested that the line about manufactured homes and park models could be #3.</p> <p>Dee Torres asked for clarification on "park models". Jerry Rioux explained it was like a granny or secondary unit without a foundation usually. Bob Kelley said they only get 3-5 applications a year for this type of housing.</p> <p>Dee Torres noted the provision related to residential care facilities and asked if residential care facilities were currently being limited. Jerry Rioux said most were limited to 6 persons because a different license was required for more than that. Scott Smith said there are some sites that were zoned for this but were vacant.</p> <p>Jerry Rioux re-capped the top 5 priorities from the recommendations on his list:</p>		
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	<ol style="list-style-type: none"> 1. Impact fees 2. SROS 3. Manufactured homes and park models as secondary units 4. Floor Area ratios and counting bedrooms for density 5. Group homes and Residential care facilities in multi-family and non-residential areas <p>The group then asked if there was anything on the list that they would not condone.</p> <p>Dee Torres said that she would not be able to support the RVs and campgrounds recommendation since it has not worked for them in the past. Dee Torres also stated that she did agree with the idea that other housing should be found for Cal Poly and Cuesta students, as her homeless clients are constantly competing with them for housing.</p> <p>Jerry Rioux stated that he would like to add a 6th item that related to apartments. He agreed to take these priorities back and work out a new recommendation to bring back to the group for approval at the next meeting.</p>		
<p>4.2 Continuum of Care Supportive Services Only Grant – Time Limitations for Services</p> <p>4.2.1 Discussion of Impact and Possible Policy Responses</p>	<p>Laurel Weir stated that HUD Continuum of Care grant “Supportive Services Only” funding had a time limitation of 6 months for receiving services once someone was housed. She explained that this had been a problem in our community.</p>		

	<p>Dee Torres explained that SSO funding for clients was often cut off for services before they were done needing them due to this six month limit, and more flexibility would be helpful.</p> <p>Laurel Weir said that HUD would be opening the comment period before turning their changes into final regulations and this would open up to the possibility of advocacy.</p> <p>Janna Nichols asked Mark Lamore how the Transitions Mental Health Association deals with this regulation. Mark Lamore said that they often continue services and said providers like T-MHA and CAPSLO should have the option and discretion to continue services after 6 months if needed.</p>		
4.3 Possible HSOC Restructuring	<p>Laurel Weir said the Full HSOC agreed to discuss such things as possibly combining the Housing and Supportive Services committee. She agreed to discuss this with members and bring a proposal back to HSOC.</p>		
Next Meeting Date	The next February 18, 2014, 3:30-5:00		
4. Adjournment	Bob Kelley adjourned the meeting at 4:30pm.		