

HOMELESS SERVICES OVERSIGHT COUNCIL
Housing Committee
April 22, 2014, 3:30-5:00pm
Department of Social Services
3433 S. Higuera, SLO, Room 356

MEMBERS PRESENT		MEMBERS ABSENT	STAFF & GUESTS	
John Ashbaugh Jim Patterson Tim Waag Dana Cummings Bob Kelley	Jerry Rioux Scott Smith Shirley Wright Marianne Kennedy Scott Smith	Dee Torres	Laurel Weir Martin Meltz Ken Trigueiro Mike Burke - HASLO Vicky Connerley - HASLO Anne Wyatt	Nikki Streegan Pearl Munak Dana Lilley Mark LaMore Larry Feldt
AGENDA ITEM			CONCLUSIONS/ACTIONS	FOLLOW UP
1. Call to Order and Introductions of Guests		Members and Guests introduced themselves.		
2. Public Comment		<p>Martin Meltz asked to join the Housing Committee officially.</p> <p>Martin Meltz announced that the Community Resource cards are now available and can be purchased from the printer. He urged that each City Council member make them available to that city's staff. Shirley Wright encouraged getting the cards to the One Stops. Tim Waag suggested that the name "Community Resource Card" may not suggest homelessness.</p> <p>Dana Cummings announced the Vets Stand Down on May 15-17 and encouraged participation from providers. Info can be found at slovets.org. This Friday is the final providers and volunteer meeting at Vets Hall.</p> <p>Laurel Weir announced the Community Foundation issued an RFP for rapid re-housing assistance in South County. To</p>		

	<p>qualify families must be at 30% of area median income, and can receive assistance for 3 months to a year.</p> <p>Jerry Rioux stated that the League of Women Voters are sponsoring a public forum on May 9, 9:30am-11:00am at SLO main library and there are a number of speakers presenting.</p> <p>Anne Wyatt met with Wilshire Foundation about a non-profit home share program to prevent homelessness that is in the works, they would match those with needs to those with housing.</p>		
3. Approval of Minutes	The group reviewed the previous meeting minutes and approved with no changes.	<p>Motion: Jim Patterson Second: Bob Kelley Motion approved unanimously</p>	
4. ACTION/INFORMATION/DISCUSSION			
4.1 Micro/Green Housing Presentation	<p>Scott Smith and Mike Burke presented the Moylan Terrace project which has 80 units available. They are directed to people from very low income to low, moderate and workforce levels with corresponding units. This provides home ownership opportunities for those who could not previously afford it and provides incentives for employers who want to keep employees in area. The buildings exceed CA energy code requirements by 28-32%. They are centrally located to services, public transit and shopping.</p> <p>There were no public subsidies provided for this project. Mission Community Bank was the original lender, and they were later absorbed by Heritage. The first phase is completed and the first 12 units can now be viewed. Currently they are working on Phase 2 which will provide 12 more units. 4</p>		

	<p>for low income, 3 for moderate income, the remainder are workforce level.</p> <p>Martin Meltz asked if Scott Smith could draft a model if this project is successful for developer outreach. Scott Smith answered affirmative.</p> <p>Larry Feldt asked if there is a profit to be made through these projects for developers. Scott Smith said there is a possibility of profit due to market resurgence, but said it is risky for developers. John Ashbaugh said that tax credits are available.</p> <p>Jerry Rioux mentioned that home ownership will not apply to homeless people. Scott Smith agreed but said that rental housing would then be freed up when renters became owners of this project. They intend to sell them as owner occupied units and not to investors.</p> <p>Scott Smith also suggested that the density factors will relate to units for homeless people, and said the City did waive the fees for the very low and low income families as was suggested for homeless units.</p> <p>Tim Waag stated Marilyn Farmer, who was initially supposed to make a Micro/Green presentation, can make the presentation at the May 20 meeting. He stated that other options such as Community housing, where occupants share common areas and chores to keep costs down, should be looked into as well.</p>		
4.2 Update from HSOC Restructuring Committee	Laurel Weir presented the Restructuring recommendations which included less frequent meetings for standing committees		

	<p>(every other month instead of every month). It also includes new committees such as a Strategic Planning Committee that sets annual goals. The group also talked about the Homeless Services Coordinating Committee, including volunteers and providers who work a lot with the homeless who would get together once or twice a year. Working groups would be assigned when particular needs came up and would report back to the larger HSOC.</p> <p>Jim Patterson commented that the Housing Committee has met every month and has a lot to talk about each time. He advocated it remain a monthly meeting and this was seconded by Martin Meltz.</p> <p>The group discussed adding an Ad Hoc working group for Legislative Review. Chairman Ashbaugh also said this can be brought to committees through Public Comment section of meeting.</p> <p>Marianne Kennedy said that at one point the Supportive Services committee and Housing Committee were to be joined and expressed concern that working groups would lead to a more top down decision making process. Scott Smith agreed and asked for clarification on how ideas are exchanged between working groups and committees.</p>	<p>The Housing Committee agreed that continuing to meet monthly would be preferable to every other month and asked recommendations be modified to reflect this change.</p>	
<p>4.3 Presentation on Draft Consolidated Plan Update</p>	<p>Dana Lilley said this is a federally required document that the County has to prepare as a prerequisite to getting annual grants from HUD and must be done every 5 years. The next one is due July 1, 2015. There is a strategy about homelessness and orders of priority which are subject to change.</p>		

	<p>In terms of Urban County renewal Dana Lilley stated if the City of SLO does not sign in, the County may be able to qualify as its own grantee of HUD. If the City of SLO decides not to or do not qualify all the HUD funds for the City of SLO will be reduced. If any city leaves funds will also be reduced. Ideally the smaller cities would stay out and qualify through state and then there would be more money available for county.</p> <p>Laurel Weir said if City of SLO pulls out there is no guaranteed ESG funding and funding for Maxine Lewis would be up in the air and would be dependent on ability to compete for funding.</p> <p>Dana Lilley is working with his counterparts in each city to get cooperation agreements to City Councils and should be encouraged to push them along to maintain funding.</p>		
<p>4.4 Housing Element Update of San Luis Obispo County – Timing and Next Steps</p>	<p>Dana Lilley announced that the draft Housing Element for the County is now available online. He provided a generalized summary of the group of changes that have been made to the previous plan. All of the Housing Committee recommendations were included in the Housing Element except for the recommendation regarding park models as secondary homes due to legal issues. Dana Lilley has been talking to manufactured home builders about other options that do meet codes.</p> <p>The public hearing on Housing Element will be held May 22 and will go to Board of Supervisors on June 17.</p> <p>Anne Wyatt announced that she surveyed the 7 cities’ Housing Element drafts as</p>		

	<p>promised at the last meeting. Only two of the seven were completed and those were the County of SLO and City of Morro Bay, which are available online. The remaining cities expect to have theirs completed on varying dates between July and October. She suggested this could be good for HSOC because it could give the committee time to comment on existing draft and suggest changes.</p> <p>Lisa Wise was suggested as a person to get the Housing Recommendations to since she is writing multiple city Housing Elements. Chairman Ashbaugh suggested inviting her to a Housing committee meeting.</p> <p>The City of SLO is having a public workshop for public comment on June 12.</p> <p>Anne Wyatt said she would send a summary of what she finds to Laurel Weir so that she can decide who will represent HSOC recommendations at public hearings for each city's Housing Element plan.</p>		
5. Next Meeting Date	May 20, 2014, 3:00-4:30pm		
6. Adjournment	Chairman Ashbaugh adjourned the meeting at 5:22pm.		