

HOMELESS SERVICES OVERSIGHT COUNCIL
Housing Committee
May 20, 2014, 3:30-5:00pm
Department of Social Services
Empleo Building, 3563 Empleo St. SLO
Conference Room 1

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
John Ashbaugh Shirley Wright Martin Meltz Jerry Rioux Jim Patterson Scott Smith	Tim Waag Dee Torres	Laurel Weir Marilyn Farmer Larry Feldt Mark Lamore Anne Wyatt Dana Lilley	
AGENDA ITEM	CONCLUSIONS/ACTIONS		FOLLOW UP
1. Call to Order and Introductions of Guests	The group was welcomed by John Ashbaugh and introductions were made.		
2. Public Comment	<p>Anne Wyatt said she is following up on the home share conversation and discussing it with others. She has prepared a PowerPoint that she is willing to share with the group at the next meeting.</p> <p>Mark Lamore announced that T-MHA has an option to develop the Sunny Acres facility and they are looking into it.</p> <p>Laurel Weir mentioned a forum on June 18 & 19 on homelessness in Southern California with presenters including the Executive Director of one of the original Housing First programs. She can be contacted for more information.</p>		John Ashbaugh agreed to put these two announcements on the agenda when ready.
3. Approval of Minutes	Scott Smith made one change on page three, paragraph three from the word "rent" to "sell". Minutes were discussed and approved with changes.		Motion: John Ashbaugh Second: Jerry Rioux Motion approved
ACTION/INFORMATION/DISCUSSION			
4.1 Report on Housing Element Updates and Consolidated Plan Update	Anne Wyatt stated that Morro Bay is the only city that has completed their Housing Element and offered the following updates on the other cities' progress:		

- SLO City is having a public workshop on June 12 and expects to have a draft out in July.
- Paso Robles expects to have theirs out in June.
- Atascadero by the end of May
- Arroyo Grande by October
- Pismo is nowhere close to being done
- It was unclear where Grover Beach was in their process

Anne Wyatt said that she looked at Morro Bay’s Housing Element which is done and said she could not identify a goal. She stated that the programs could have more detail and said there is a homeless section and it only included “participating in regional sheltering”. John Ashbaugh suggested writing a letter to Morro Bay council members asking for their support in funding this regional sheltering.

Jerry Rioux made a motion to authorize Anne Wyatt and Laurel Weir to work together to track progress on each jurisdiction’s Housing Element and whether or not they include HSOC recommendations. If they do not include HSOC recommendations they will draft letters to the respective Planning Departments.

Kristen Barneich has presented the HSOC recommendations to Arroyo Grande’s Community Development Dept. and Bill Watt plans to present them at Atascadero’s Housing Element Update meeting.

Dana Lilley said the County is planning to go to the Commission on Thursday and trying to meet the State deadline. They plan to go to the Board of Supervisors on June 17.

Dana Lilley announced that it is time to begin updating the County’s Coordinated Plan. The Plan provides information about the County’s available housing stock and prioritizes unmet housing needs,

John Ashbaugh said Housing Element follow up will continue to be on the agenda.

Motion: Jerry Rioux
Second: Martin Meltz
Motion approved

	<p>including the housing needs of homeless persons. The Plan is required by the U.S. Department of Housing and Urban Development in order to receive federal Community Development Block Grant (CDBG) and Emergency Solutions Grant funding. The County will be reaching out to groups like HSOC regarding how they should order these priorities. He also mentioned that all of the larger cities are planning to be included in the “Urban County”, including the City of SLO.</p>	<p>Dana Lilley suggested this be on a future HSOC agenda.</p>	
<p>4.2 Presentation on Micro Housing</p>	<p>Marilyn Farmer presented on micro housing possibilities. Micro housing is defined as housing or apartments that are much smaller than average. The definition of micro housing may vary somewhat in size, but generally the units may range from 200-500 square feet. The smaller sizes allow builders to create units that may be more affordable than larger units.</p> <p>She stated that it already exists in some areas of SLO and can cover many populations including elderly, those with substance abuse and people who are homeless. Some zoning changes may be necessary to accommodate micro housing. A community design is critical and there must be communal facilities. It is also important to locate micro housing close to transit because people living in micro housing are encouraged not to have cars. She provided a few examples in SLO of micro housing:</p> <ul style="list-style-type: none"> • Adriance Court which has 12 1 bedroom garden cottages and shared living spaces. • The Establishment which used to be a Boarding House and has small bedroom, shared living spaces and a garden • Poly Canyon Village, communal shared spaces, rent is \$670-875/mo. <p>She provided examples in other areas of the country including:</p> <ul style="list-style-type: none"> • Historic First Mall in Rhode Island - renovated into 1 bedroom loft apartments, close to 		

	<p>housing and shopping, about \$500/mo.</p> <ul style="list-style-type: none"> • Vancouver – retail on first floor, five stories of rental units \$760/mo. • San Francisco – privately funded, 300 SF Pre-Fabricated units, are looking to do more, have changed minimum zoning units to accommodate these smaller units • Oakland – rent \$760, 226-291 sf, 6 story renovation • Calhoun company – developed 13 rental micro buildings in Seattle, \$400-1200/mo <p>She stated that none of these places had any problems finding renters, because they are in high rent areas.</p> <p>Another option used by some communities is micro-housing containers and micro-housing pods developed in Japan which can be stacked or grouped and easily moved. She suggested the pods could be used for temporary housing of the homeless or as emergency shelters.</p> <p>Marilyn pointed out that in this area there are 2 Co-Housing groups who have shared ownership and consensus governance. Tierra Nueva is one in Oceano that has been successful and has shared community rooms and 27 units. The other is Oak Creek Common in Paso Robles.</p> <p>In San Francisco there is the Delancey Street project which houses ex-convicts, substance abusers, homeless and those with no skills. It was built by 12 people with no public funding and includes education, rehabilitation and change that is then passed down to the next generation. Their motto is “Enter with a history, leave with a future” and they have a 40 year track record in “sweat equity”. Over 3000 homeless people have been moved into permanent housing. They developed 20+ enterprises that are a part of this community and contribute to 20% of their funding.</p>		
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	<p>Marilyn Farmer noted there could be many potential partners in SLO including Cal Poly and food services. Martin Meltz suggested empty supermarkets, which Marilyn Farmer said are available in the area. John Ashbaugh suggested that a vacant local motel site could be a potential site as well.</p>		
<p>4.3 Round Table: Update on Low Income Housing Development Activities</p>	<p>Jerry Rioux said that State law allows 150sf for SROs, but specific jurisdictions must adopt that specifically and the issue is the parking space. Jim Patterson said in Paso Robles you must have one parking space per bedroom. Jerry Rioux said in some elderly buildings you can have one car for every four units. Marilyn Farmer said other options could be using a community shared van or zip cars which would mitigate the need for parking spaces. John Ashbaugh said there will be a development downtown that will include ground floor retail, with three floors of apartments above it and 5-6 parking spaces.</p>		
<p>5.Future Discussion/Report Items:</p>	<p>The group asked for a follow up presentation on the Housing Element update from Anne Wyatt.</p> <p>The group expressed interest in hearing an update from Jill Bolster-White of T-MHA on Sunny Acres.</p> <p>Scott Smith to give a voucher update. Martin Meltz asked that this become a regular agenda item.</p> <p>Dana Lilley agreed to bring an update on the Consolidated Plan to the next Housing Committee for feedback.</p> <p>Jerry Rioux requested an update on the low income Housing Developments be placed on the agenda again at the next meeting.</p>		

	<p>Scott Smith said they are now going through the names on their waiting list and are issuing vouchers in batches, which may put pressure on rental market. The list is still closed but they are discussing the idea of having a separate list for the homeless, who would be referred directly from providers. Homeless with vouchers only have 60 days to find housing.</p>		
6. Next Meeting Date	June 17, 2013, 3:00-4:30pm		
7. Adjournment	The meeting was adjourned at 5:04 by Jim Patterson.		