

**HOMELESS SERVICES OVERSIGHT COUNCIL**  
**Housing Committee**  
**June 14, 2014, 3:30-5:00pm**  
**Department of Social Services**  
**3433 S. Higuera**  
**Room 356**

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF &amp; GUESTS</b>	
Jim Patterson Scott Smith John Ashbaugh	Martin Meltz Jerry Rioux Shirley Wright Tim Waag Marianne Kennedy Dee Torres Bob Kelley	Christine Smith Pearl Munak Anne Wyatt Laurel Weir Mark Lamore	
<b>AGENDA ITEM</b>	<b>CONCLUSIONS/ACTIONS</b>		<b>FOLLOW UP</b>
1. Call to Order and Introductions of Guests			
2. Public Comment	<p>Christine Smith stated Hope's Village has a model of its cabin on wheels parked at Mountain Brook Church. Interested persons are welcome to come see what the model looks like. The model will be at the church for 30 days, also the cabin can come to you if you want to show it to people at meetings, etc.</p> <p>Jim Patterson provided a quick update on ECHO, now in its 13<sup>th</sup> year. They operate an overnight shelter and open meal program. He reported their bed capacity is now 50 and meal capacity is 80. Tonight ECHO will be going to a commission to attempt to get a permit from the City of Atascadero to feed people who are not part of the shelter. The permit request received a favorable recommendation from city staff with 18 conditions to operate program. The meal program operates between 5-6 pm daily. ECHO has been logging in meal recipients and tracking data, and have been asking clients if they are homeless. Data showed</p>		

	<p>about 35-40% of persons fed since January were not homeless, but were housed and having trouble affording food. So, the meal program benefits not only homeless persons but also other low-income Atascadero residents.</p> <p>ECHO has now completed its facility upgrades. They have a case manager on staff in addition to Bill Watt. Since January, they have permanently housed 18 people, three of whom were children. The 3-month cap on stays was imposed because of their waiting list. ECHO works with clients to try to get them housed.</p> <p>Set up of facility includes a dorm for single men and women. Also, have family rooms. Two volunteers stay overnight each night.</p> <p>Lastly the Long Walk Home fundraiser is August 23rd (Sat) and there will be an opportunity for participants to tour the facility.</p> <p>John Ashbaugh mentioned the United Methodist Church was looking for help to take overnight shifts at CAPSLO's Overflow shelter in June.</p> <p>At the request of Committee members, Anne Wyatt agreed to become a member of committee if appointed.</p>		
3. Approval of Minutes			
<b>ACTION/INFORMATION/DISCUSSION</b>			
4.1 Report on Housing Element Updates and Consolidated Plan Updates	Anne Wyatt reported she sent a draft with comments to John and Laurel. Paso's draft came out and she sent draft comments to John and Jerry. There were few notes on it, and it was going to session hearing the 1 <sup>st</sup>		

	<p>of July.</p> <p>There was no obvious mention of park models, so that was called to their attention.</p> <p>John Ashbaugh asked when they were taking action. Anne Wyatt answered possibly July 4.</p> <p>Laurel Weir stated that most recommendations of the Committee, with the exception of the park model, were included in the County’s Housing Element Update.</p> <p>Jim Patterson noted the Work Force Housing group had been gathering the following information about workforce housing needs:</p> <ul style="list-style-type: none"> <li>• Outreach to larger employers was a big need.</li> <li>• 27% of the people surveyed said that they would be leaving the area within 5 years because they couldn’t afford housing here.</li> </ul> <p>Scott commented that there is a disconnect between income needed for housing and jobs available.</p> <p>Pearl Munak stated tax credit housing doesn’t serve homeless clients recovering from health problems. Barriers include:</p> <ul style="list-style-type: none"> <li>• “affordable” housing may still be too expensive for people with incomes below 30% of the Area Median Income</li> <li>• too few Housing Choice Vouchers and units available for those vouchers.</li> </ul> <p>Jim Patterson suggested each county should identify work force and define from that what people can afford in that area. Often there are less high end jobs and many lower end jobs in the marketing, making it difficult for low income wage earners to find housing. Scott M suggested using real numbers, e.g. asking “What incomes are you paying your employees? “</p>		
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<p>4.2 Report on Shared Housing Proposal</p>	<p>Anne Wyatt gave a presentation on shared housing programs. There are over 60 shared homes programs around the country, some of which have been operating since the 1970's. Much operational data has been reported out, from Ventura in particular.</p> <p>HIPS housing matches several hundred clients a year.</p> <p>Target demographics who could benefit: Seniors</p> <p>Benefits of program: social, reciprocity, community connection, use of existing resources, self determination, flexible program.</p> <p>This is a homeless prevention measure – matching providers (renter or homeowner with an extra room) with seekers (looking for housing), which would require some infrastructure to establish here.</p> <p>Matching programs provide for security (Craigslist is used so often). There is a demand for affordable housing –e.g they put up an ad on Craigslist: in 2 days got 9 hits on a \$600 room for rent posted on Craigslist in SLO county.</p> <p>How a Home Sharing Program works: Partner with local people, government, and organizations, and create a non-profit.</p> <ul style="list-style-type: none"> <li>• Seek out home providers</li> <li>• Match and screen prospective home sharers- they are the security</li> <li>• Organize trial match periods</li> <li>• Rental and house rules agreement assistance</li> <li>• Ongoing training</li> <li>• Dispute resolution</li> <li>• Follow-up monitoring</li> <li>• Exit planning</li> <li>• Advocacy</li> <li>• Rent Collection (in most communities, rent</li> </ul>		
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	<p>collection is not done through the nonprofit but is handled directly between landlord and tenant.</p> <p>John Ashbaugh asked if the security deposit goes to the landlord or the network that is doing the match-up? Anne Wyatt answered that the security deposit can go to either but is generally handled by seeker and provider (i.e. the landlord).</p> <p>Scott asked about ordinance barriers. Anne Wyatt answered there are 5 or more cities that allow such housing.</p> <p>John Ashbaugh asked if a real estate license was necessary. Anne Wyatt agreed to look into this.</p> <p>The program is not allowed to discriminate, however the housing provider can choose who to house because it is their home into which a person will be brought.</p> <p>Utilities can be handled any way, up to the providers and seekers.</p> <p><u>Opening Doors/FAQ:</u>  Security: There are different options for checking on potential renters. These include high and low level checking, and use of other systems for background checks ex: Law Enforcement databases.</p> <p>Shared kitchens or providing less than a full kitchen to the renter is an option as 7-15% Americans do not cook at all.</p> <p>Primary Challenges- The program would provide help for this. Funding would be obtained through:</p> <ul style="list-style-type: none"> <li>▪ public donations</li> <li>▪ private foundations</li> <li>▪ fee services</li> <li>▪ others</li> </ul>		
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	<p>She is currently seeking funding and sponsorship for the proposed program. The Proposed Year 1 Budget is \$70,000.</p> <p>Proposed measurements of success:</p> <ul style="list-style-type: none"> <li>• Number of matches made</li> <li>• Number of existing matches served</li> <li>• How well matches are made</li> </ul> <p>A few things have to happen- commitment to program, hosting and funding.</p>		
4.3 Update on State Budget and Funding for Multifamily Housing	Items 4.3 & 4.4 were tabled, to be discussed at the next meeting.		
4.4 Round Table: Update on Low Income Housing Development Activities	Items 4.3 & 4.4 were tabled, to be discussed at the next meeting.		
5 Future Discussion/Report Items:	<p>Jim Patterson asked for an update on housing elements as they continue to move if possible</p> <p>Anne Wyatt stated most jurisdictions are sending draft to HCD before sending to PC.</p> <p>Scott Smith announced that a HASLO project was nominated for a National award and won for their affordable housing project that is about to open. He may miss the next Housing Committee meeting because of this. He reported sales are going well as they are in the second phase now. They are releasing 12 at a time to prevent overflow market. Submitted for processing for 20 SRO's and a one bedroom unit. No grant money was used for this project.</p>		
6 Next Meeting Date	July 15, 2014		
7 Adjournment	The meeting was adjourned by John Ashbaugh at 4:55pm.		