

**HOMELESS SERVICES OVERSIGHT COUNCIL**  
**Housing Committee**  
**July 15, 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>	
John Ashbaugh Martin Meltz Bob Kelley Dana Cummings Tim Waag Jerry Rioux	Scott Smith	Laurel Weir Pearl Munak Christine Smith – Hope’s Village Anne Wyatt	
<b>AGENDA ITEM</b>	<b>CONCLUSIONS/ACTIONS</b>		<b>FOLLOW UP</b>
1. Call to Order and Introductions of Guests	Introductions and welcomes were made.		
2. Public Comment	<p>Laurel Weir reported the Board of Supervisors was considering a request from CAPSLO for \$500,000 for the new homeless services building construction.</p> <p>Martin Meltz said that he visited Virginia where they are working on making code changes so that studio apartments could be used as low income housing and suggested something similar could be looked into here.</p> <p>John Ashbaugh announced that tomorrow would be the workshop for the SLO City Housing Element at 6pm at the County Library.</p> <p>Christine Smith from Hope’s Village announced that they were still looking for a ten acre parcel, preferably in the SLO area, to lease but so far everything had been above budget. In some communities in other counties, parks that the local government no longer wanted to maintain had been taken over for this purpose. Hope’s Village would like to have a self-sustaining rural area where farming could be done.</p>		

	<p>Pearl Munak said that the housing list used by HASLO and PSHH does not always list the rent amount, and requested that someone provide these on the list. She also suggested that one common application be created that can be used for all of the housing they qualify for. Laurel Weir mentioned that she had recently attended a HASLO meeting where they announced applications would soon be done online.</p>		
3. Approval of Minutes	<p>The minutes from the previous meeting were reviewed and approved.</p>	<p>Motion: Martin Meltz Second: Bob Kelley Motion Approved Unanimously</p>	
<b>ACTION/INFORMATION/DISCUSSION</b>			
4.1 Report on Housing Element Updates and Consolidated Plan Update	<p>Laurel Weir announced that the County would be working on an update to the Consolidated Plan, which must be done every few years, identifying housing gaps and needs to report to HUD. County Planning would be producing this and making a presentation about it tomorrow at the Full HSOC meeting. HSOC can give feedback and recommendations on it. She mentioned that the last one had been prepared prior to the finalization of the Ten Year Plan and HSOC may want to review it to see if Ten Year Plan elements should be included.</p> <p>Bob Kelley stated that he submitted the Housing Committee's recommendations to the Atascadero Planning Committee and he thinks they will adopt most of them.</p> <p>Anne Wyatt stated that most of the Housing Elements she had reviewed had included most of the HSOC recommendations, especially considering floor area ratios. South County communities were behind and wouldn't have their Housing Elements out for months. She agreed that the Housing Elements could be more specific.</p> <p>Martin Meltz suggested recognizing those that did</p>	<p>John Ashbaugh asked that Suzanne make a presentation to the Housing Committee on the Consolidated Plan Update. Laurel Weir stated that she would ask her to present at the September meeting.</p>	

	adopt HSOC recommendations.		
<p>4.2 Update on State Budget and Funding for Multifamily Housing</p> <p>4.2.1 Discussion of Proposed Regulations for the Veterans Housing and Homelessness Prevention Program</p>	<p>Laurel Weir reported the State had issued a proposed framework for the Housing and Homelessness Prevention Program for veterans (Prop 41). She noted that some people had raised concerns about whether the proposed framework would favor larger communities and unfairly disadvantage smaller communities. She stated that Public Comment on this was open and HSOC should look at the criteria. The deadline for comment is July 23<sup>rd</sup>.</p> <p>Jerry Rioux stated the following concerns with the Prop 41 program criteria:</p> <ul style="list-style-type: none"> <li>• Our County would not meet criteria, despite the fact that we have more homeless Vets than two of the Counties combined that are receiving funding.</li> <li>• He also expressed concern that it couldn't be used for smaller groups.</li> <li>• \$40 million would be allocated to specific counties and roughly \$35 million would be left for everyone else</li> </ul> <p>Dana Cummings stated that the SSVF Grant guidelines had already recognized that SLO County was a high need area. He and Laurel Weir agreed to put together some talking points before the Full HSOC meeting and will send the survey monkey link so that members can make comments.</p>		
4.3 100,000 Homes Campaign Update	<p>Laurel Weir stated that the County had selected a vendor through the Request for Proposals to provide case management services for the 50 most vulnerable homeless persons and were currently in contract negotiations with the proposed vendor. The proposed contract was expected to go to the Board on August 19. Currently preparations were being made to move forward with the surveying process and have it completed by the week following the Board approval. There would be two steps to the Registry, one would occur in August and another would co-</p>		

	<p>occur with the Point in Time count in January. Volunteer recruitment had begun and more volunteers were being sought.</p> <p>Jim Patterson asked if this was included in the budget for the Board of Supervisors and said if not that it would require a 4/5 vote.</p>		
4.4 Round Table: Update on Low Income Housing Development Activities	<p>Jerry Rioux stated that the three housing projects in the area did all receive tax credits. He has been speaking to a few investors about the Grover Beach Inn and discussing possibly converting it to a SRO facility.</p> <p>Bob Kelley provided a Building Permit from Atascadero to show an example of high fees and how they prohibit housing development. He noted that after the fees, there was no incentive for builders because the low income housing that sells for under \$200K would not make a profit.</p> <p>Martin Meltz suggested inviting developers to start a conversation with the committee.</p>		
5. Future Discussion/Report Items:	Talking points for the HSOC meeting.		
6. Next Meeting Date: TBD	The group agreed not to meet in August. The next meeting will be held on September 16.		
7. Adjournment	The meeting was adjourned at 5:07 by John Ashbaugh.		