

HOMELESS SERVICES OVERSIGHT COUNCIL
Housing Committee
September 16, 2014, 3:00-4:30pm
Department of Social Services
3433 S. Higuera
Room 356

MEMBERS PRESENT		MEMBERS ABSENT		STAFF & GUESTS	
John Ashbaugh Tim Waag Jim Patterson Anne Wyatt Scott Smith	Martin Meltz Shirley Wright Bob Kelley Dana Cummings	Dee Torres Marianne Kennedy	Jerry Rioux	Laurel Weir Pearl Munak Larry Feldt	Nicole Holst Elaine Archer
AGENDA ITEM				CONCLUSIONS/ACTIONS	FOLLOW UP
1. Call to Order and Introductions of Guests		Introductions were made and attendees were welcomed by Jim Patterson, who was standing in for John Ashbaugh.			
2. Public Comment		Martin Meltz said that he attended a meeting regarding changing building codes in Pismo Beach to include tiny houses and affordable housing. He is asking that the Housing Committee look at advocating for tiny homes to be built anywhere housing can be built.			
3. Approval of Minutes		The previous meeting's minutes were reviewed and approved without changes.		Motion: Bob Kelley Second: Martin Meltz Motion Approved Unanimously	
4. ACTION/INFORMATION/DISCUSSION					
4.1 50 Now Project Updates and Discussion of Need for Landlord Outreach		Laurel Weir stated that the proposal for case management was approved by the Board of Supervisors and provides \$1.9 million for case management over a three year period to T-MHA (Transitions Mental Health Association), who will be working in partnership with CAPSLO. Surveys were conducted by DSS staff, volunteers and partner agencies over a 2 week period. At least 300 people were surveyed throughout the County in every jurisdiction, and each of the four regions (North, South, San Luis Obispo, and Coastal) had at least 8% in the top 50, as did institutions.			

	<p>The people who were surveyed were scored through an online database provided by Community Solutions, which ranks them based on vulnerability and prioritizes the type of housing they would be best suited for. Priority was also given to those who were from SLO County or had stable ties here (ie. had family who lived here, or lived here before).</p> <p>Mark Lamore, from T-MHA, is heading the search for housing and has already spoken to a landlord in Paso Robles who may be willing to provide 12 apartment units for housing this population.</p> <p>Laurel Weir stated that many funding opportunities for both rapid re-housing and permanent housing are now becoming available at the same time, so there will soon be many people looking for housing at the same time and there is an urgent need to do landlord outreach for more units. She suggested putting the need for this into proposed outcomes for the Strategic Planning Committee at the Full HSOC meeting tomorrow.</p> <p>Martin Meltz suggested asking Planning Depts. from each jurisdiction what they can do to help in the creation of more affordable housing units.</p> <p>Anne Wyatt said there are 13,000 units that are vacant countywide currently, and she suspects some low end rentals are intentionally kept off the market due to risk, and could potentially be used.</p>		
4.2 Home Sharing Proposal Update	<p>Anne Wyatt said that Wilshire turned down the idea of housing the homeless, and she is open to ideas from the group on potential hosts and pools of funding.</p> <p>Dana Lilley suggested looking at areas where homes can be sub-divided into separate apartments.</p> <p>Anne Wyatt also suggested looking into less formal</p>		

	options where two people could live together as roommates, or looking at units without kitchens, etc.		
4.3 Strategic Planning Update and Discussion	<p>Laurel Weir stated that the Strategic Planning Committee has begun meeting and has decided to put together a 3 year plan for 2015-2018, setting benchmarks for each year. Until the Homeless Services Coordinating Committee is formed, members suggested attending regional provider meetings and getting information for the Strategic Planning Committee that will be presented at the November HSOC meeting. Specific and reasonable recommendations will be made including a specific number of units being created, and looking at what we currently have available and what needs that creates. She suggested starting with the number of chronically homeless people vs. number of units currently available.</p>		
4.4 Planning Department Updates	<p>The annual Continuum of Care application process has begun and there is bonus funding available, of which SLO County could compete for \$170,000 of it. This is determined by number of chronically homeless people vs. number of housing units available. We are in the highest tier, and start with 60 points out of 100. It is expected that all current projects will be renewed.</p> <p>The County's Housing Element was approved by the State, and all of the cities are approved so far except Paso Robles and Atascadero which are still pending.</p> <p>Anne Wyatt stated that the Housing Elements for Paso Robles and SLO City are out.</p> <p>The Fair Housing plan will be available for an update, which focuses on housing discrimination and this is an area that can be looked into. Scott Smith stated that there is a law that you cannot be discriminated against based on income which may help with this.</p> <p>County Planning is looking at how density is defined</p>		

	and how to make it possible through zoning to have smaller units or to convert into multiple units.		
4.5 Round Table: Update on Low Income Housing Development Activities and State Legislation Passed			
5. Next Meeting Date	October 21, 3:00pm		
6. Adjournment			