

HOMELESS SERVICES OVERSIGHT COUNCIL
Housing Committee
November 18, 2014, 3:30-5:00pm
Department of Social Services
3433 S. Higuera
Room 356

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS		
John Ashbaugh Martin Meltz Shirley Wright Jim Patterson Bob Kelley Anne Wyatt	Tim Waag Dee Torres Jerry Rioux Marianne Kennedy Dana Cummings Scott Smith	Laurel Weir Pearl Munak Kevin Reeder Suzanne Garcia Suzan Ehdaie Cummings)	Nicole Holst Kevin Mikelonis Mark Lamore Dana Lilley Christina Chandler (for Dana Cummings)	
AGENDA ITEM			CONCLUSIONS/ACTIONS	FOLLOW UP
1. Call to Order and Introductions of Guests	Members and Guest introduced themselves.			
2. Public Comment	none			
3. Approval of Minutes	The previous meeting's minutes were reviewed and approved without changes.		Motion: Martin Meltz Second: Bob Kelley Minutes Approved Unanimously	
ACTION/INFORMATION/DISCUSSION				
4.1 Consolidated Plan Update and Discussion regarding Community Development Block Grants, HOME and the Emergency Solutions Grant	Suzan Ehdaie announced that she had made Consolidated Plan questions available over email to HSOC Housing Committee members and interested members of the public and received responses from four people. She presented these responses and asked for further comment. Martin Meltz suggested adding the following other recommendations: Proposing new Multi-family residential units, and boarding homes/group homes, tiny homes, independent living facilities for needy and homeless persons and couples with financial challenges, homes for foster youth. He also recommended reducing requirement from 10 acres to			

	<p>smaller acreage requirement for camping, assisted living facility, and asking each jurisdiction to include one of these for their medically fragile and needy seniors.</p> <p>Members were asked to look at which populations were being affected by the lack of affordable housing more than others. The following were suggested:</p> <ul style="list-style-type: none">• Veterans• adults who are not being served by any current housing• households with pets, as they cannot take pets to shelters• <p>It was also suggested that apart from the Consolidated Plan, the community could consider providing funding for kennels at shelters.</p> <p>Bob Kelley also recommended allocating money for warming centers.</p> <p>Suzan Ehdaie presented a chart where the needs were ranked by priority:</p> <ol style="list-style-type: none">1. Provide needed emergency shelter facilities and related services2. Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless <p>Members discussed the lack of day centers in the North and South County. They also discussed these priorities and suggested that the second priority be the first priority.</p> <p>Anne Wyatt noted that there was a gap between what was considered “affordable housing” for moderate incomes of \$61K/yr. and what would be affordable for those with extremely low incomes. Homeless persons typically have incomes that are considered to be extremely low income (i.e. less than 30% of the Area</p>		
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	<p>Median Income for households). Thus, housing that is called “affordable” may only be affordable for a household that has an annual income that is at or above 70% of the Area Median Income (AMI), and would be out of reach (i.e. not affordable) to households with incomes that are below 30% of the AMI. Many homeless households have incomes below 18% of the AMI. Housing that would be affordable to homeless people must have much deeper subsidies for a homeless person or person on disability benefits than housing for moderate income households.</p>		
<p>4.2 100,000 Homes Campaign/50 Now Project Update</p>	<p>Mark Lamore stated that he gave a presentation this morning at CAPSLO regarding 50 Now. They are 79 days into the process, and have a therapist, RN and Housing Specialist on board. They are now looking for a Drug and Alcohol specialist starting in December, earlier than expected with the support to</p> <p>He acknowledged the following people for their support: Larry Feldt of CAPSLO, HASLO, a member of ECHO staff who was willing to secure housing before TMHA was able to do so, holding it for the client. He also thanked Nicole Holst for assisting with clerical help, developing a landlord brochure and working with Patty Beck and the United Way on a welcome home kit and donation drive that will be announced at HSOC tomorrow.</p> <p>Mark Lamore announced that 10 people have been housed and TMHA is currently working on developing housing inventory, some landlords have already agreed to notify them about any future vacancies. Clients are being housed in a mixture of congregate and independent housing. TMHA applied for the U.S. Department of Housing and Urban Development’s (HUD’s) Continuum of Care bonus grant in the most recent round of applications. The grant would be to provide 11 additional, permanent, supportive housing beds for vulnerable, chronically homeless persons.</p>		

	<p>The grant is competitive. Competitiveness is based in part on need, as measured by the most recent Point in Time count, along with the overall Continuum’s score in the previous Continuum of Care competition, and additional factors. Based on the point system used by HUD for this round, TMHA and the County believe that they will be competitive for the bonus funding.</p> <p>Patty Beck announced that there is a need for storage for donated items. The United Way will be working with DSS, HSOC and TMHA on the Welcome Home Kit drive campaign which will begin on Giving Tuesday, on Dec. 2. John Ashbaugh suggested announcing this on Dec. 5th at the Downtown Association’s Holiday breakfast. Bob Kelley also offered to use the lobby at ASH for a drop-off location.</p>		
<p>4.3 Housing Navigators Update and Discussion of Reporting Structure</p>	<p>Laurel Weir announced that Housing Navigators have been meeting on Tuesday mornings and strategizing. She asked if members would be interested in having this group report to the Housing Committee.</p> <p>They are working on landlord’s standard of care. She stated that these tenants most likely have credit, criminal or eviction histories that make landlords more afraid to take a risk on renting to them and the Navigators are looking into how to mitigate this.</p> <p>The group agreed to make this a regular agenda item. Kevin Reeder said that there are many medically fragile people do not qualify for any housing options.</p>		
<p>4.4 CA Supportive Housing Program Notice of Funding Availability Announcement</p>	<p>Laurel Weir stated that the Department of Housing and Community Development had issued a Notice of Funding Availability for a long term loan to create new supportive housing units. She noted that that 40% of the funding must go to units serving the homeless population or with disabilities that are vulnerable.</p>		
<p>4.5 Round Table: Update on Low Income Housing Development Activities</p>			

5. Future Discussion/Report Items			
6. Next Meeting Date	December 16, 3-4:30		
7. Adjournment	The meeting was adjourned at 4:46pm by John Ashbaugh.		