

**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE
 June 23, 2015, 3:00-4:30pm
 Department of Social Services
 3433 S. Higuera St, San Luis Obispo
 Room 356**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
John Ashbaugh Bob Kelley Tim Waag Marty Meltz Jerry Rioux Anne Wyatt	Scott Smith Jim Patterson Shirley Wright Dee Torres Marianne Kennedy Dana Cummings	Jessica Lorange Laurel Weir Mark Lamore Pearl Munak Joanna Balsamo-Lillien	
AGENDA ITEM	CONCLUSIONS/ACTIONS		FOLLOW UP
1. Call to Order and Introductions of Guests	John Ashbaugh welcomed the group and introductions were made.		
2. Public Comment	<p>Johanna from Family Care Network (FCN) reported FCN has, with funding from the County, purchased two apartment complexes in Atascadero for homeless families. They will be repairing or renovating the units before they can be occupied. There will be 8 two-bedroom units for homeless families referred to FCN by San Luis Obispo County's Department of Social Services.</p> <p>Laurel: The most recent update of the 50 Now list is finished and has been sent to Transitions Mental Health Association. Approximately 231 Vulnerability Index surveys were conducted in this round to identify the most vulnerable homeless persons. Combined with the surveys conducted in the first round, which occurred in August 2014, just under 500 distinct individuals have completed Vulnerability Index surveys.</p> <p>Marty announced an article was recently published</p>		

	<p>about homelessness in Santa Clara county and the cost of providing supportive housing versus the cost of usual care. The cost of usual care was estimated at \$63,000-\$83,000 each. After clients were housed, or providing assistance dropped to \$20,000. He suggested we should be advertising the cost of what we are saving by housing individuals.</p> <p>Mark announced that Transitions Mental Health Association had been working with the San Luis Obispo District Attorney's office and the courts to with regard to 2 individuals in the 50 Now Program who were doing well in the Program but who had previously had outstanding warrants and charges from the time before they had gotten into the 50 Now Program. Between the two, they had about 43 charges against them (for nuisance offenses). The clients and the court agreed that each client would plead guilty to 1 account then the rest of the charges would be postponed. If the clients remained in the 50 Now program after one year and were continuing to do well, then all the charges would be dropped. Laurel noted this was similar to homeless courts around the country that encourage clients to stay in their programs. It was recommended this item to go to the HSOC Homeless Services Coordinating Committee (HSCC) to consider for a future meeting.</p> <p>Anne reported she had looked at the Sunbeam Hotel, which is for sale, to see whether it might have the structure that could lend itself to conversion into low-income housing. She felt that it did. The next step is to meet with the city to ask some questions about key issues, particularly zoning. She thought the building had potential to be used either as a homeless shelter or as mixed use: transitional or permanent housing. Anne will talk more to the owner to have more information for the next meeting. John asked that this be agendized for the next meeting.</p>		
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ACTION/INFORMATION/DISCUSSION

<p>3. 1 Action Item- Recommend that the Homeless Services Oversight Council ask the Board of Supervisors to write a letter in support of AB1335, SB377, and AB35.</p>	<p>Jerry Rioux gave a presentation on three bills being considered by the state legislature that could affect development of affordable housing. SB377 would modify the rules for using state tax credits for low income housing development. The changes made would result in decreased federal tax liability for investors who purchase the credit and should also result in more credits being available for the development of affordable housing. SB377 has passed the State Senate and is scheduled to go to the Assembly in July.</p> <p>AB35 would increase allocations for tax credits available for new and rehabilitated housing projects in the state. The Assembly has passed the bill with no “no” votes. The bill is being supported and going to the first committee in the senate also in July. AB35 will cost \$300 million per year. It might double the amount of tax credit projects each year.</p> <p>The 3rd bill, AB1335, would impose a \$75 dollar reporting fee on most real estate transactions, other than those already subject to a transfer tax. Jerry provided an example of how this fee would work: If someone was refinancing their home, it would add about \$150 to the cost of the refinance. Bob Kelley voiced a concern about the financial impact of AB1335 on individuals. Jerry noted that the Board of California realtors supports this bill. John Ashbaugh suggested that that the Committee vote separately on each bill or at least separate out AB1335.</p>	<p>Bob Kelley made a motion in support of the action item to recommend to the HSOC that they recommend the Board support SB377 and AB 35. Jerry Rioux seconded it. The motion was approved unanimously.</p> <p>Jerry made a motion to vote to recommend AB1335 and Anne Wyatt seconded it. Five persons voted in favor, with Bob Kelley abstaining.</p>	
<p>3.2 Discussion- List of Affordable Housing Alternatives prepared by Anne Wyatt</p>	<p>The Committee discussed the list of Affordable Housing Alternatives prepared by Anne Wyatt. Anne provided an overview of how the list was developed.</p> <p>Marty suggested presenting this list to HSOC as something to consider in each jurisdiction of San Luis</p>		

	<p>Obispo county. Jerry Rioux suggested following up with the cities to find out what recommended changes they have made to their Housing Elements so far based on HSOC's recommendations last year. Jerry suggested Anne's presentation could be provided to each city council to show examples of how such policies could create housing. Anne noted that education would be helpful since not all planners would be familiar with each option. Anne suggested taking the full list as a presentation to the full HSOC meeting. John recommended adding some local options as examples. Anne and Marty will work together and bring back more ideas and a draft presentation to the group.</p>		
<p>4. Future Discussion/Report Items:</p>	<p>More information to be shared about the Sunbeam hotel.</p> <p>Affordable housing updates</p> <p>Cost savings study</p>		
<p>5. Next Meeting Date: July 21, 2015</p> <p>3-4:30pm</p>			
<p>6. Adjournment</p>	<p>John adjourned the meeting at 4:35 p.m.</p>		