
Path to a Home



***San Luis Obispo
Countywide 10 Year
Plan to End
Homelessness***

We envision a future in which the housing and comprehensive services necessary to remain housed are available for all, affording everyone maximum self-sufficiency, and the opportunity to be productive and participating members of our community

HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)

Housing Committee Meeting Agenda

Tuesday, September 15, 2015, 3:00-4:30 p.m.

Department of Social Services

3433 S. Higuera, Room 356

1. Call to Order and Introductions
 2. Public Comment
 3. Review and Approval of Minutes
 4. Action/Information/Discussion:
 - 4.1 Discussion –Review Affordable Housing Alternatives presentation prepared by Anne Wyatt

Attachment 4.1A – Presentation on Affordable Housing Alternatives
 - 4.2 Report on Housing Choice Voucher Pre-Application Period
 5. Future Discussion/Report Items:
 6. Next Meeting Date: October 20, 3-4:30 p.m.
 7. Adjournment
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**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE
 August 18, 2015, 3:00-4:30pm
 Department of Social Services
 3433 S. Higuera St, San Luis Obispo
 Room 356**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
Marty Meltz Jim Patterson Jerry Rioux Marianne Kennedy John Ashbaugh Ivana Yeung Bob Kelley Dana Cummings Theresa Scott Elaine Archer (representing Scott Smith)	Anne Wyatt Dee Torres Tim Waag Steve Martin Shirley Wright	Jessica Lorance Laurel Weir Debbie Aiello	
AGENDA ITEM		CONCLUSIONS/ACTIONS	FOLLOW UP
1. Call to Order and Introductions of Guests	John Ashbaugh called the group to order and introductions were made.		
2. Public Comment	Jim announced the long walk home fund raiser in Atascadero at the shelter, 8:30am registration 9:30-10:30am: 8/29/2015		
3. Approval of Minutes		Approval of minutes-unanimous	Move Marty from July minutes guest to Members
ACTION/INFORMATION/DISCUSSION			
4.1 Discussion – Presentation by Debbie Aiello, San Luis Obispo County Department of Social Services, on the CalWORKs Housing	Debbie Aiello gave a presentation on the California Work Opportunity and Recover for Kids (CalWORKs) Housing Support Program (HSP) run by the County Department of Social Services (DSS) and a contracting agency, the Community Action Partnership of San Luis Obispo (CAPSLO). The program serves homeless		

<p>Support Program</p>	<p>families who are CalWORKs participants and who became homeless while living in San Luis Obispo County. The program provides Rapid Rehousing Assistance to help participating families find housing and provides rental deposit assistance and short-term rental subsidies to help families regain stability. Since the program began in November 2014, DSS and CAPSLO have placed 103 homeless families into housing.</p> <p>Upon being accepted into the CalWORKs HSP program, each participating family is given a case manager, who works with the family to develop a case plan for finding housing and for finding employment to allow them to sustain the housing once the subsidy ends. For families with parents who are disabled and unable to work, the case plan focuses on helping them to obtain disability benefits that will allow them to continue to pay for housing once the subsidy ends. Families also attend weekly workshops focusing on issues related to acquiring and keeping housing, including credit repair, and how to make yourself attractive to landlords.</p> <p>In the winter of 2014-15, the HSP program was placing some participating HSP families into motel rooms while they were looking for housing. There were problems caused at the motels by some of the families and housing success rates were higher among families in other types of placements so DSS is no longer placing HSP families into motels.</p> <p>In Fiscal Year 2014-15, the Department of Social Services contracted with the Community Action Partnership of San Luis Obispo (CAPSLO) to provide case management services and Rapid Rehousing Assistance. CAPSLO did not re-apply for the contract, so there will be a new partner agency in Fiscal Year 2015-16.</p>		
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<p>4.2 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>Attachment 4.2A – California Assembly Floor Analysis of AB1335</p> <p>Attachment 4.2B – Analysis of SB377 by the California Assembly Committee on Housing and Community Development</p> <p>Attachment 4.2C – Analysis of AB35 by the California State Senate Committee on Transportation and Housing</p>	<p>Laurel explained that the Committee members present at the June HSOC Housing Committee meeting had voted at that meeting to support this recommendation, but there wasn't a quorum present. So, Committee members had asked to re-vote on the issue.</p> <p>Two of the bills are expected to be sent to the Governor in September, but it is not certain the Governor will sign the bills, so the recommendation would be that the HSOC ask the Governor to support those two bills.</p> <p>Jerry Rioux noted that the third bill, AB1335 was now supported by the California Association of Realtors. He also stated that the bill had added a cap of \$225 on the fees that could be charged for a single property, to limit the amount that any one person or developer might have to pay for a particular property. Jerry also shared that this bill is still in committee</p> <p>John Ashbaugh asked if any committee members had any remaining questions about the bill. No questions were reported.</p> <p>After the vote on the motion, Marty asked that the report to HSOC note that there was no opposition.</p>	<p>Jerry Rioux made a motion to support the recommendation regarding AB1335 and send it to the Full HSOC. Jim Patterson seconded. Motion was passed unanimously.</p> <p>Jerry Rioux made a motion to support the recommendation regarding SB377 and send it to the Full HSOC. Marty seconded. The motion was passed unanimously.</p> <p>Jerry made a motion to support the recommendation regarding AB35 and send it to the HSOC. Elaine Archer seconded. The motion was passed unanimously.</p>	
<p>4.3 Discussion –Review Affordable Housing Alternatives prepared by Anne Wyatt</p> <p>Attachment 4.3A – Presentation on Affordable Housing Alternatives</p>	<p>The Committee reviewed a draft of a Power Point presentation prepared by Anne Wyatt to educate the public about alternative affordable housing models that could be implemented locally to increase the supply of housing affordable to homeless persons and those at risk. Laurel noted that Anne was unable to be present for the meeting but had asked for feedback from the Committee. Once the Committee approves</p>		

	<p>the presentation, it will go to the full HSOC for review.</p> <p>First, Committee members suggested adding an overview at the beginning of the presentation that explains its purpose and what is it going to cover.</p> <p>Committee members also recommended adding information to Slide 2, which discussed why housing alternatives were needed and re-organizing. They suggested being more specific with the bullet regarding few available units and low rental vacancy rate. They wanted the slide to say that the rental vacancy rate for the county was 1.7% and was the lowest in the state. Committee members also recommended stating that SLO county was the 11th least affordable area in the country, rather than the more vague statement that there was a low rental vacancy rate. It was also recommended that the statement that “Change will take leadership and creative action by elected leaders” be taken off the slide or that there be a new heading for it, as it did not seem to be a reason why change was needed but rather a suggestion for a next step.</p> <p>For Slide 3, removing the heading of “Goals”. John suggested adding the definition of a very low or extremely low income family (e.g. providing the income level for a family of four that would qualify them as very or extremely low income). Jerry suggested moving the first bullet to Slide 2 on why alternatives are needed and provide examples or what people can afford compared to what is available and what is needed. Provide examples, such as “A person who is disabled and is receiving SSI can only afford to pay \$2xx per month, but the average cost of a 1 bedroom is \$x.” It was also suggested the word “safe” be removed from the first bullet, as this implies we have sufficient housing stock already but it’s in unsafe neighborhoods or poorly constructed, when the real issue is the lack of housing stock. Committee</p>		
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	<p>members also felt that it was understood that any new housing created should be safe.</p> <p>Elaine suggested there could be a separate slide with the income levels that would be defined as very or extremely low income.</p> <p>Jerry suggested for Slide 3 that the points in the objectives be shortened.</p> <p>For Slide 4 (Special Populations), Marty recommended to point out on the special populations slide the demographic change that is occurring from the family households decreasing and the single person households increasing. He also felt the two columns were addressing separate issues.</p> <p>It was recommended that the slide be made into two slides. The first slide should have a heading of “Changing Demographics” and should include the information currently in the left column of Slide 3. The second slide should be labeled “Supportive Housing”. It was also recommended that the term “non-planners” be removed and that TAY be spelled out (Transitional Aged Youth).</p> <p>Committee members recommended removing Slide 4, as they noted the text of the slide focused on the demand side of the affordable housing issue, which is outside of the purview of City Planning Departments (one of the intended audiences for this presentation). It was also inconsistent with the rest of the presentation, which focused on the supply side of the affordable housing issue, which they noted, was something over which City Planning Departments could affect. The Committee recommended creating a slide on institutional barriers instead. Examples of institutional barriers including zoning, infrastructure challenges, NIMBY/local neighborhood opposition, and other areas, particularly those that City and</p>		
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	<p>County Planning Departments could potentially help to address.</p> <p>Regarding Slide 5, several Committee members expressed confusion about it's purpose. Laurel suggested it may be intended to provide an example of what most people think about when we talk about a home, with the following slides showing that not all homes fit this model. The Committee recommended adding explanatory text here so that a person who saw only the handouts would understand the goal of the slide.</p> <p>Regarding the slide regarding "Options for different populations", it was recommended that it be preceded by a slide that lists different types of housing options. It was noted that those options should come before any listing of specific features within those options. They suggested Anne's two page handout be given out along with this Slide Show.l</p> <p>Dana recommended an overview at the beginning of the slide show. Perhaps a slide sharing the different housing options with descriptions of each type of housing. He suggested rewording the other immediate options slide.</p> <p>It was agreed that these comments would be provided to Anne. The Committee asked that the revised presentation be brought back to the Housing Committee for further discussion. Theresa Scott offered to help with the layout of the presentation.</p>		
5. Future Discussion/Report Items:	NA		

6. Next Meeting Date: September 15, 2015			
7. Adjournment	John Adjourned the group at 4:45pm		