



HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)
Housing Committee Meeting Agenda
Tuesday, October 20, 2015, 3:00-4:30 p.m.
Department of Social Services
3433 S. Higuera, Room 356
San Luis Obispo, CA

***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

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
 - 4.3 HUD Continuum of Care Notice of Funding Availability – Discussion of CoC application and overview of next steps
 - 4.4 Homeless Point in Time Count Report – update and discussion
5. Future Discussion/Report Items:
6. Next Meeting Date: November 17, 3-4:30 p.m.
7. Adjournment

**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE
 September 15, 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 Mark Lamoore Anne Wyatt John Ashbaugh Theresa Scott	Dee Torres Tim Waag Dana Cummings Steve Martin Elaine Archer Bob Kelley Marianne Kennedy Jerry Rioux Shirley Wright Jim Patterson	Laurel Weir Jessica Lorange Ivana Yeung Suzan Ediaeh Sue Warren	
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>Suzan shared with the group that the 2016 action plan has started. Sloplanning.org. There is a public workshop being held in Nipomo today. Applications are due October 23rd. This is to determine the allocation of 2 million dollars of federal funding.</p> <p>Shirley shared with the group National recovery month: behavioral health. The need for behavioral health resources is increasing. A statistic shared by Shirley: by 2020 mental illness and substance use disorders will surpass all physical diseases as a major cause of disability worldwide. Support system makes a difference.</p> <p>Marty shared information about an article. The article talks about a church with a model in construction set up as a home unit. The construction costs were between 12,000 and 20,000 dollars. The unit would</p>		

	<p>be attached to the church's utilities. The unit was built by local college students. Marty recommended that HSOC speak with the faith community in terms of advocating this type of construction to happen. The unit would be for homeless families or possibly recovering individuals or single individuals since these would be smaller units. Churches may also have property available for building. Please let the committee consider the idea.</p>		
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ACTION/INFORMATION/DISCUSSION

<p>3. 1 Approval of Minutes</p>	<p>No quorum available to vote on minutes. A vote will take place to approve August and September's minutes.</p>		
<p>4.1 Discussion-List of affordable housing alternatives presentation by Anne Wyatt</p>	<p>Anne shared the presentation with the group. The presentation had been edited to reflect the committee's suggestions from August's meeting. Laurel let the group know that the reason this presentation has been created is to educate the community about creative solutions for housing in our county. Anne gave the group her presentation. The group shared their opinion and ideas: John suggested putting definitions at the end of the presentation instead of having them in the middle of the presentation. Marty recommended changing institutional and social barriers since they are two different things.</p>		

4.2 Report on Housing Choice Voucher Pre-Application Period	Discussion to be tabled until next meeting		
5. Future Discussion/Report Items:	The group discussed looking at the final draft of the presentation next month.		
6. Next Meeting Date:	October 20, 2015: 3-4:30pm		
7. Adjournment	John Ashbaugh left early so meeting was adjourned by Anne Wyatt at 4:30pm		



**Housing:
Diversity and
Options**

Homeless Services
Oversight Council of
San Luis Obispo
2015

Purpose

- **Educate community on diversity** of potential housing options: creative new construction; expanded uses of existing structures
- **Develop consistent vocabulary** of housing options across the community
- **Understand housing challenges** facing local people and families with children
- **Inspire flexible thinking** and creative solutions by different jurisdictions

Why Alternatives are Needed?

Provide very low/extremely low-income family housing

- More than 2,000 homeless persons in SLO County
- Few available units; 1.7% - lowest rental vacancy rate in CA
- High cost of available housing - 11th least affordable in US



Changing Demographics

- Fewer family households
- More single person households
- Millennials as non-drivers and minimalists
- Sharing economy and access over ownership

Supportive Housing

Individuals in Need for services

- Mental health challenged
- Physically challenged
- Medically fragile
- Transitional Aged Youth (TAY)
- Elderly
- Recoverees

Institutional Barriers

- Zoning and codes
- Infrastructure challenges

Social Barriers

- NIMBY/local neighborhood opposition

Solutions

**Might some of these work
in your jurisdiction?**

Multi-family Housing

House to houses



- **Shared walls**
- **Shared common facilities**
- **Allows more housing units in less space**

Manufactured Housing and mobile home parks



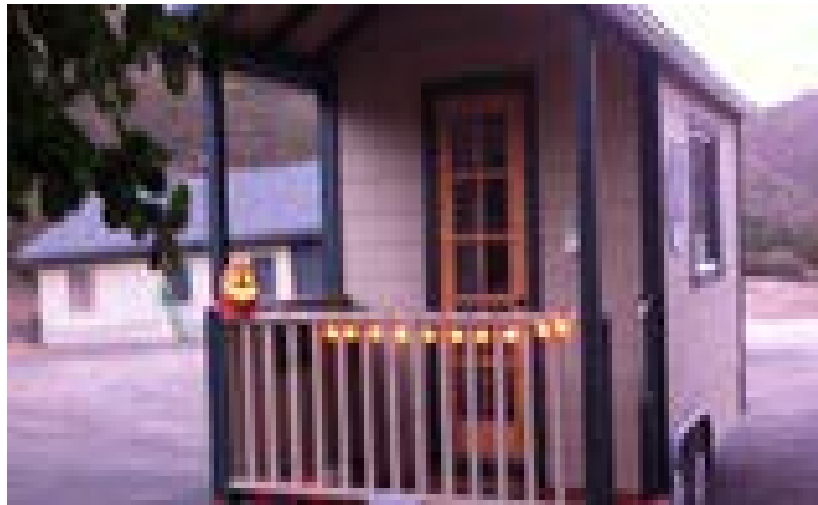
- **Ownership opportunities with lower purchase price**
- **Shared facilities**
- **Almost 10% of housing in SLO County**

Granny Units/Second Units/Accessory Dwelling Units (ADUs)



- **Smaller units affordable by design**
- **Rental opportunity**
- **Opportunities for multiple-generation and in home care**
- **Attached or detached from home**

Tiny House Communities/Organized Campgrounds



- **Hope's Village here in SLO**
- **Dignity Village**
- **Portland Shared facilities,**
- **Simple living in community**

Live-work

Combined living and work space



- **Historical tradition of work in home**
- **Cottage industries: artist lofts, bed & breakfasts, small restaurant, hair salons**

Residential Hotel, Boarding House



- **Short-term,**
- **Rental housing**
- **Efficient, small units**
- **Often in central location**
- **May be furnished**

Supportive Housing and Group homes



- **Shared experience toward recovery**
- **Supportive services provided on-site**
- **Counseling and guidance**

Independent and assisted living



- **Housing with services for the aging**
 - **meals, housekeeping, medical and other assistance**
- **Shared facilities and organized activities**

Other Short-term options

Not necessarily requiring any
modification/construction

- Vacant unit acquisition
- Homeshares
- Repurpose existing
commercial structures

In your jurisdiction?

Vacant Units



- **Attractive Nuisance**
- **Untapped Potential**
- **2000 “Vacant other” units in County**

Homeshares



- **Increasing seniors, women living alone (10,000 SLO)**
- **Self determination and aging in place**
- **Efficient use of existing space**

Existing conversions



- Motels now housing off-season
- Weekly rentals to residential hotels - provision of common area
- Central locations - efficient space for singles

Providing Housing Options Requires Leadership and Action

What might work in your community?

Different solutions for different needs
*****Public/private partnership*****

- Schedule a meeting with your planning director to discuss sites and programs for conversions or new construction
- Examine the building codes, regulations and fees that prevent the different options for affordable housing in your jurisdiction, and alter them.
- Ask us to share our presentation with other groups: Contact Laurel Weir at: lweir@co.slo.ca.us



Questions?