



***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
May 17, 2016, 3:00-4:30 p.m.
Department of Social Services
3433 S. Higuera, San Luis Obispo
Room 358**

1. Call to Order and Introductions of Guests
 2. Public Comment
 3. Consent Items:
 - 3.1 Approval of Minutes
 4. Action/Information/Discussion:
 - 4.1 Action Item: Vote to recommend the HSOC encourage the County and every city in the county to amend their zoning, land use and/or development codes and any related guidelines or standards to specifically allow the use of tiny homes as secondary dwelling units in all areas that allow residential uses
 - 4.2 Information: Update on Housing Choice Vouchers and Tenant Based Rental Assistance Program
 - 4.3 Information: Update on local affordable housing developments
 - 4.4 Information: Update on Continuum of Care grants
 5. Future Discussion/Report Items:
 6. Next Meeting Date: June 21, 2016, 3- 4:30 p.m.
 7. Adjournment
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**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE MEETING
 April 19, 2016, 3:00-4:30pm
 Department of Social Services
 Room 358**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
John Ashbaugh Martin Meltz Jerry Rioux Joanna Balsamo-Lilien	Bob Kelley Anne Wyatt Scott Smith Dee Torres Jim Patterson Theresa Scott Marianne Kennedy	Laurel Weir Jessica Lorange Tim Waag Mark Lamore Ken Triguero Sue Warren Richard Morrison	
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>Martin Meltz raised the issue of displacement of homeless persons from encampments and reported the larger issue is those suffering from mental illnesses and addictions. Martin recommended that each jurisdiction or regions in the county consider opening detoxification facilities throughout the county. Martin also shared that there is a house up for sale in Pismo Beach that he suggested as a possible detox facility.</p> <p>Sue shared with the group that Richard Morrison spoke to the County Board of Supervisors about the process of purchasing a home and it was well received. She also reported North County Connections has additional connection facilities throughout the area from the original County Connections that started 25 years ago.</p> <p>Martin announced the new community resource card</p>		

	<p>from Benefits ARCH will soon be available and on the HSOC website (www.slohomeless.com).</p> <p>Laurel announced the county has issued the RFP for the Emergency Solutions Grant funding passed through from the state. It is posted on the County website. Anyone who would like a copy please contact Laurel.</p> <p>Mark shared that HASLO has placed a temporary hold on issuing Housing Choice Vouchers. Laurel shared that the issue will be discussed at future HSOC meetings.</p>	<p>The discussion will be agendized for a future HSOC meeting.</p>	
<p>3. Review and Approval of Minutes</p>	<p>Martin made a motion to approve the minutes, seconded by Jerry and all were in agreement.</p>	<p>Jerry asked to change the legislation from passed to introduced on page 5.</p>	
<p>4. ACTION/INFORMATION/DISCUSSION</p>			
<p>4.1 Discussion: Presentation of HSOC Housing Options to City Councils</p> <p>4.1.A- Shared Housing</p>	<p>Jerry reported that he presented the Housing option Power Point presentation to the city of Arroyo Grande recently. It was well received. Marty asked if the Arroyo Grande staff was able to use any of the information in their action plan? Would there be a way to find the impact, if any of the ideas were used in the action plan? Martin requested that a report be made to the HSOC meetings about who has seen the Housing presentation.</p> <p>Laurel shared that Anne Wyatt has moved forward with her proposal to create a home sharing program and has a budget drawn up and is in the process of seeking funding. Anne is planning to design the program here using the models from other successful home sharing programs throughout the state. In addition, she has suggested adding a component to educate potential home sharers about private space being important and providing examples of how private space can be created. Marty noted that the</p>		

<p>4.1.B- Use of RVs and Park Models</p>	<p>program is called Home share SLO and they have partnered with a 501(c)(3) organization. After the first year the program will be evaluated in order to see if it can be expanded.</p> <p>Jerry would like that this committee recommend to the entire HSOC to allow RVs to be used as secondary dwellings in our community like Fresno County. Fresno County changed their ordinances to allow this to happen. Jerry explained that he will be able to bring back ground material along with the Fresno ordinance and a proposal to the next committee meeting. Sue shared that the mayor is in support of NCC using their back property for tiny homes.</p> <p>Jerry shared with the group that there were camp grounds used by homeless along with a van being burned down in San Luis Obispo. Laurel recommended that this issue be brought to the HSCC for further discussion.</p>		
<p>4.2 Discussion: Follow up to Board Discussion of Community Development Block Grant funding recommendations</p>	<p>Laurel informed the group that the ESG recommendation went to the Board along with the Community Development Block Grant (CDBG) funding. Sue made comments during public comments about cities using CDBG funding being used for curb cuts and sidewalks. CDBG funds are not usually used for those types of projects, typically they are used for infrastructure and housing. The Board asked the cities to look for other funding sources and to use the CDBG funding for housing instead.</p> <p>John recommended that the HSOC recommend that the CDBG funds be used specifically for planned uses as per Congress which is housing. Jerry asked if there would be a way to find out what percentage of CDBG funds are used for curb cuts and sidewalks. Martin suggested that the CDGB fund usage be monitored.</p>		

<p>4.3 Information: Landlord Liaison Project in Santa Barbara</p>	<p>Laurel shared with the group that Bob Ellis had asked to make presentation about how the Landlord Liaison Project in Santa Barbara County was being used to encourage landlords to accept homeless persons with vouchers or other housing subsidies who were in case management programs, but Bob was not available. This discussion will be tabled until a future meeting.</p> <p>Jerry reported there is a bill in the works to make it illegal to discriminate against prospective tenants because they have a Housing Choice Voucher. Jerry will send the information to anyone interested.</p>		
<p>5. Future Discussion/Report Items:</p>	<p>Use of Community Development Block Grant funding, Landlord Liaison Project in Santa Barbara, CalWORKs Housing Support Program</p>		
<p>6. Next Meeting Date:</p>	<p>May 17, 2016 at 3-4:30pm</p>		
<p>7. Adjournment</p>	<p>Martin adjourned the meeting at 4:30pm</p>		

HSOC Housing Committee
Proposed Motion 5/17/16
by Jerry Rioux, Committee Member

Background: San Luis Obispo County has a severe shortage of affordable housing for individuals and families with low, very low and extremely low incomes. As a consequence, tenants in our county have an extremely high incidence of severe housing cost burden¹ and our county also has an extremely high incidence of homelessness.

Priority 1 of the 10 Year Plan to End Homelessness is "Facilitating access to affordable housing to put an end to homelessness." This is only possible if there is an adequate supply of truly affordable housing in the county. The need to increase the supply of affordable housing is recognized in Strategy 1.1 of the Plan, which reads "Create more affordable permanent housing and permanent supportive housing to help people who are homeless achieve long-term residential stability."

Many communities throughout the nation have embraced "tiny homes" as an additional strategy for providing affordable housing for their residents. Some, including Fresno,² Stockton³ and Ojai,⁴ have either allowed or are considering allowing tiny home as secondary dwelling units in residential areas.

Motion: The HSOC encourages the County and every city in the county to amend their zoning, land use and/or development codes and any related guidelines or standards to specifically allow the use of tiny homes as secondary dwelling units in all areas that allow residential uses. To be eligible for use as a secondary dwelling unit, a tiny home must be licensed and registered with the California Department of Motor Vehicles and meet the requirements of either ANSI 119.2 or 119.5.⁵ No additional requirements should be placed on tiny homes other than those currently placed on other secondary dwelling units. Separate utility meters should not be required or allowed for tiny homes used as secondary dwelling units.

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¹ HUD defines severe housing cost burden as spending 50% or more of gross income for housing.

² The City of Fresno amended its Citywide Development Code in December 2015 to allow tiny homes as secondary dwelling units beginning January 3, 2016. The Code is online at <http://tinyurl.com/jf3wx4q> (large file). Section 15-2754 which begins at page III-196, applies to secondary dwelling units and tiny homes.

³ The staff report from the May 2, 2016 Stockton Planning Commission meeting is available at <http://tinyurl.com/ju934gz> (this link downloads the large file).

⁴ The staff report from the April 20, 2016 Ojai Planning Commission meeting is available at <https://drive.google.com/file/d/0B6YNvM6KkUxzS2xWTXhFM0JGRjQ/view?usp=sharing>.

⁵ ANSI 119.2 or 119.5 are the construction standards for recreational vehicles and park models.