

**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE MEETING
 May 17, 2016, 3:00-4:30pm
 Department of Social Services
 Room 358**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
Jerry Rioux Marianne Kennedy Bob Kelley Rick Gulino Joanna Balsamo-Lilien Anne Wyatt Martin Meltz John Ashbaugh	Scott Smith Dee Torres Jim Patterson Theresa Scott	Laurel Weir Jessica Lorange Mark Lamore Ivana Yeung Richard Morrison Lorette Hudson	
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>Mark informed the group the 50Now program has been working with the local court system to assist clients who have outstanding warrants or fines. Judges are suspending charges and warrants for clients who are participating in and staying in the program. This helps eliminate a worry for clients and allows them to focus on the program.</p> <p>Anne shared with the group that HSOC's Housing Option Presentation was given by Jerry to the city council of Arroyo Grande. Also, on June 2, 2016 at 8am the presentation will be given by Anne Wyatt at Heal SLO. Meeting place TBD. Jerry has made suggestions on some changes to help future presentations.</p> <p>Richard shared with the group that there is an issue with lack of water at the golf course in north county.</p>		

	<p>North County connections have recommended opening up spaces at the golf course for Hopes Village for mobile homes along with possible camping locations for homeless. The land is leased by the county. Jerry recommended the issue be agendized next month.</p> <p>Jerry shared that he is supporting the proposed bond being considered by the state legislature supporting homeless programs and proposed budget language to make it easier to build family housing for households at or below 80% of median.</p>		
<p>3. Review and Approval of Minutes</p>		<p>Martin made a motion to approve the minutes, seconded by Jerry, the group was all in favor, Bob, Anne, and Marianne abstained</p>	
<p>4. ACTION/INFORMATION/DISCUSSION</p>			
<p>4.1 Action Item: Vote to recommend the HSOC encourage the County and every city in the county to amend their zoning, land 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</p>	<p>Jerry informed the group that this has been on the agenda in the past although there was no motion. Jerry asked the group to vote to recommend the HSOC encourage the County and every city in the county to amend their zoning, land 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. Tiny homes would be defined as park model standard or homes on wheels. Jerry added one code section to amend the original proposed motion: tiny homes shall not be required to have a permanent foundation. No additional requirements to be placed on tiny homes units, and also no additional utilities are to be added to the tiny homes units. Fresno has adopted the amendment. 400 square feet would be the maximum, possible minimum 100 square feet. Bob recommended having a specific description of what is</p>	<p>The group voted to recommend the HSOC encourage the County and every city in the county to amend their zoning, land 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. A motion was made by Jerry, seconded by Martin. Bob and John abstained. The rest of the group was in favor.</p>	

	<p>included in a tiny home, and or what is a tiny home. Bob recommended taking this motion before each one of the cities individually. The group discussed concerns about the additional utilities. Bob shared that Atascadero has up to 800 or 1200 square feet to use the same utility meter as the original home on the property. This depends on the acreage of the lot itself. The group discussed amendments to the motion. John recommended moving the NFPA standards up to the tiny homes to the first sentence of the motion between homes and adding “as defined herein” and as. John suggested using the word shall instead of must in the second sentence. Last sentence modification to remove the words or allowed. In the sentence “to be used as eligible”, the word “these” before “tiny homes shall be licensed” needs to be added. 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 defined herein, as secondary dwelling units in all areas that allow residential uses. To be eligible for use as a secondary dwelling unit, these tiny home shall be licensed and registered with the California Department of Motor Vehicles and meet the requirements of ANSI 119.2, ANSI 119.5 or NFPA 1192. Tiny home built to ANSI 119.2, ANSI 119.5 or NFPA 1192 standards shall not be required to have permanent foundations. 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 for tiny homes used as secondary dwelling units.</p>		
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<p>4.2 Information: Update on Housing Choice Vouchers and Tenant Based Rental Assistance Program</p>	<p>It was recommended that Jerry speak to local planning departments to try to identify and address concerns before the measure would be brought to the HSOC. Jerry agreed. Laurel indicated the recommendation would not be brought to the full HSOC until the September meeting to provide time for meetings to happen and possible revisions to be brought back to the Committee for consideration.</p> <p>Laurel updated the group about the housing choice voucher situation. The Housing Authority of San Luis Obispo (HASLO) has temporarily stopped re-issuing vouchers. The issue that HASLO has run into is that they receive money from the federal government and that amount that has been decreasing. At the same time as federal funding has decreased, rent in our area has increased, causing HASLO to have to pay more. The clients are to pay with 1/3 of their income toward their rental, HASLO pays the other portion. In addition, some of the Project Based Vouchers that HASLO had set aside for housing developments are operational now that the housing has been built and that counts toward their total cap on spending.</p> <p>Also, HASLO has relied on a certain amount of people returning some of their vouchers to reissue them to others. There has been an 18% voucher turnover rate. This year it has decreased from 8-10%. All of these reasons have caused HASLO to have to reduce the number of vouchers available. Now there are fewer people being taken off the waiting list due to this. HASLO has put a hold on issuing new vouchers temporarily due to this issue.</p>		
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	<p>The tenant based rental assistance program has also been affected by this. Rick explained that TBRA clients pay 1/3 of their income toward their rental, similar to the housing choice vouchers that HASLO uses. TBRA is typically used for assistance on a temporary basis. The TBRA funds have been gone since January. It sounds like the TBRA program will be not have funds available for new clients for about a year. Rick did explain that there have been some unexpected CDBG funds that have come up for Grover Beach to use for rental assistance for homeless in Grover Beach. Rick asked if HSOC could look at additional funding sources for TBRA.</p>		
<p>4.3 Information: Update on local affordable housing developments</p>	<p>Jerry shared with the group that the 860 at the Y is going to have a wall raising ceremony this month. The south street project is close to being finished. Oak Park 2 is occupied. The Iron Works is a new project on Broad street that should go in for a tax credit application next week , and are looking at starting construction in January. People’s Self Help Housing purchased a property in Paso. There are 60+ units. There will be a \$17 million dollar rehabilitation.</p>		
<p>4.4 Information: Update on Continuum of Care Grants</p>	<p>Laurel shared that HUD contacted back about the tier 2 projects (national competition group). The results of the tier 2 projects showed that we lost \$100,000. HUD has said that this is the most competitive group that they have ever had. There will be TA available to communities that lost money, which there were quite a few that did lose money. We will be focusing on monitoring HUD performance based measurements. Low barrier projects are also important for us to look</p>		

	at during the next round according to HUD.		
5. Future Discussion/Report Items:	Martin recommended HSOC looking at providing tax credits to landlords accepting section 8 vouchers.		
6. Next Meeting Date:	June 21, 2016 at 3-4:30pm		
7. Adjournment	Bob adjourned the meeting at 4:30pm		