



***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**

July 19, 2016, 2:00-3:30 p.m.

Department of Social Services

3433 S. Higuera, San Luis Obispo

Room 101A (First Floor, entry on side of building)

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 Information: U.S. Department of Housing and Urban Development (HUD) Continuum of Care Program 2016 Grant Competition
 - 4.2 Information: Update on Housing Options Presentations
 - 4.3 Discussion: Process and timing for developing Supportive Housing target goals and next steps
 - 4.4 Information: Update on local affordable housing developments
 - 4.5 Information: Update on new Shared Housing program
 - 4.6 Information: Discussion regarding local efforts to encourage Tiny Homes developments
5. Future Discussion/Report Items:
6. Next Meeting Date: TBD
7. Adjournment

**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE MEETING
 June 21, 2016, 3:00-4:30pm
 Department of Social Services
 Room 358**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
Anne Robin Martin Meltz Anne Wyatt Mark Lamore Jerry Rioux Aurora William John Ashbaugh Bob Kelley Marianne Kennedy Tim Waag Steve Martin Patty Beck Janna Nichols	Dee Torres Jim Patterson Theresa Scott Scott Smith	Laurel Weir Jessica Lorange Sue Warren Joanna Balsamo-Lilien Ken Triguero	
AGENDA ITEM		CONCLUSIONS/ACTIONS	FOLLOW UP
1. Call to Order and Introductions of Guests	Anne called the meeting to order and welcomed the group and introductions were made.		
2. Public Comment	Martin would like to see the community to be more aggressively pursue housing. Martin would also like to agendize a symposium about housing solutions in the Fall including local cities, governments, and the community members.		
3. Review and Approval of Minutes	Tabled to the next meeting		
4. ACTION/INFORMATION/DISCUSSION			
4.1 Information: US Department of Housing and Urban Development (HUD)	Laurel reported on 2015 funding in the federal Continuum of Care competition. The CoC grant is a		

<p>Continuum of Care Program</p> <p>4.1A 2015 Grant Competition Results</p> <p>4.1B Update on 2016 Grant Competition</p> <p>4.1C Presentation on HUD's New Guidelines for Ending Chronic Homelessness and discussion on next steps</p>	<p>hybrid competition. The scoring is very important in order to be awarded additional funding.</p> <p>HUD took away money from some communities and gave it to others. The overall renewal amount goes down when a community loses funding. SLO County lost some of the funding for its Supportive Services Only program.</p> <p>HUD only gives partial feedback on area where points were lost in the competition. We know that we lost funding for "bed coverage" rate, which has to do with how many beds are entered into our Homeless Management Information System (HMIS). There are very specific requirements that we can only count beds specifically reserved for homeless persons, including HUD VASH beds. Our Permanent Supportive Housing bed coverage rate was only about 38%. HUD VASH has the majority of our PSH beds and unfortunately they do not enter their beds into HMIS. Laurel will be contacting the VA to see if anything can be done.</p> <p>Other than having the VA enter their data into our local HMIS, the only way to increase the coverage rate is to increase the amount of beds available and set aside or reserved for homeless and enter those into HMIS. One of the ways to increase the number of beds is to build more housing for homeless persons, or asking builders to set aside a couple affordable housing units reserved for homeless persons. These beds need to be entered into HMIS by the agency in order for the bed to be counted. These are permanent beds only, so nursing homes, rapid rehousing programs, etc. do not count.</p>		
--	---	--	--

	<p>Another area HUD would like our community to take action on is to develop a timeline for addressing chronic homelessness. This can be done by looking at how many chronically homeless persons there are in our community, determining how many PSH beds are available and identifying how many more units would be needed.</p> <p>One task for the Housing Committee is to help make suggestions on how we would reach this goal. In 2015 there were 388 chronically homeless individuals. It will take sitting down and looking at how many were housed after the PIT Count. The estimated amount of chronically homeless in the community at the moment is about 300. A mix of different types of housing is needed. Some in need of supportive housing and some a type of transitional housing. T</p> <p>here may be additional funding coming in the next few years focused on unaccompanied youth. The goal for chronically homeless being housed is by 2017, however it may be moved to 2018. Laurel recommends creating a three year goal showing measureable outcomes. Laurel shared with the group that during the County Board of Supervisors meeting last week, a supervisor suggested bringing forward at least one homeless housing project to present to the Board for funding consideration.</p> <p>Jerry said that if the goal was to house 300 people over three years, that would mean housing 100 people per year for the next 3 years to reach the goal. He suggested that if we broke it down further and asked each city and the county to house a percentage of those persons or create housing needed to house that percentage that that might be something</p>		
--	---	--	--

<p>4.2 Information: Update on Housing Options Presentations</p>	<p>communities would feel was possible. Martin suggested holding a housing conference in September or October and asking communities to support this. It was agreed that the Housing Committee would discuss this further.</p> <p>Laurel noted an additional step that HUD wanted to us to do was to conduct trainings regarding HUD's policy of preventing shelters from requiring teen and adult males to stay in a different part of the shelter from the rest of their family. Because both CAPSLO and ECHO allow fathers and male teens to stay with the rest of their family at the shelter, our CoC has not done this training in the past. We will now incorporate a brief training for shelters on this into a future meeting with shelters.</p> <p>Anne Wyatt shared with the group that she gave the presentation to Heal SLO. She reported there was lots of interest from that group. The next presentation will be to Morro Bay's Planning Commission in August. If there are additional groups that should see the presentation please pass the information along to Anne.</p> <p>Martin offered to help with the outreach to the chambers of commerce and business organizations in the area and will be working with Anne to make the presentations more known. Martin also recommended a realtor in south county that would be interested in seeing the presentation. The presentation is about 30 minutes long. Jerry offered to contact SLO realtors on behalf of the presentation and its goal. Aurora also asked for the information in order to pass it along in north county. Martin recommended copying Anne in when the presentation is sent out so she knows.</p>		
---	--	--	--

<p>4.3 Information: Update on local affordable housing developments</p>	<p>Ken shared with the group that there will be 33 new, affordable units completed by People’s Self Help Housing in about a year. There also may be some vacancies in affordable housing by the end of the year as well in Paso Robles (Creston Gardens). About 50%-60% of the Area Median Income will be required. The units were US Department of Agriculture (USDA) funded units. Laurel asked about the requirements and size configurations to pass along to the rest of the HSOC.</p> <p>Ken also noted that there is a low income seniors’ property in Morro Bay that will be completed by the end of the year.</p> <p>Anne asked if the Sunbeam Hotel was still under consideration for redevelopment. Ken noted that funding would be needed to purchase the hotel and no funding has been identified at this time.</p> <p>Jerry explained that Jenny Wiseman will be the new city housing contact. Tax credit project to come. Oak Park in Paso Robles is also going to be developing another phase at some point.</p> <p>Jerry reported that there is a senior housing project that is open and full in Morro Bay. There is currently a waiting list for that project. Also, HASLO is working on a 30 unit housing project off of Prado road, called Sierra Meadows. HASLO’s Iron Works housing project will begin construction in January 2017. HASLO also has a project on Halcyon in Arroyo Grande that is about 20 units. More updates to come.</p>		
<p>4.4 Information: Update on new Shared Housing program</p>	<p>Anne informed the group that Home Share SLO is moving along and is working on procedural details such as who can participate in the program. There are still questions on whether substance abuse issues will be accepted and what the minimum income will be.</p>		

<p>4.5 Information: Discussion regarding local efforts to encourage Tiny Homes developments</p>	<p>These questions should be answered by September. Laurel suggested Anne contact Karen Jones since there have been issues with seniors ready to leave nursing homes but who have nowhere to go.</p> <p>Sue shared that she has a meeting with Supervisor Arnold next week to discuss veterans' tiny homes. North County Connections would like to add tiny homes for veterans on the North County Connections property and is exploring options for that.</p> <p>Jerry suggested the county consider zoning more property for affordable housing as well as RV parks. Martin asked if someone from the county could share with HSOC how to advocate and make RV parks and property available/zoning, possibly someone from planning at the next meeting. Jerry explained that there is a current motion about tiny homes going to the full HSOC in September perhaps that should include RV parks. Laurel will talk to someone at Planning to include someone in the September housing meeting.</p> <p>Jerry shared that there is a bill, AB2176, sponsored by San Jose to allow them to do tiny home villages for homeless and exempts them from housing that needs housing standards and certain liabilities. Jerry will inform the group as the bill moves through the process. Sue also shared that the county office of education also owns possible available property.</p>		
<p>5. Future Discussion/Report Items:</p>	<p>Laurel will contact planning to have guests into a near future meeting. Laurel will also bring additional information regarding item 4.1 and its next steps.</p>		
<p>6. Next Meeting Date:</p>	<p>July 19, 2016 at 2-3:30pm</p>		
<p>7. Adjournment</p>	<p>Anne adjourned the meeting at 4:30pm</p>		

