



***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
September 20, 2016, 2:00-3:30 p.m.
Department of Social Services
3433 S. Higuera, San Luis Obispo
Room 356**

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 Discussion: Recommendation to encourage local communities to reduce barriers to use of tiny homes
 - 4.2 Discussion: Update from Planning Department regarding U.S. Department of Housing and Urban Development (HUD) Consolidated Planning Action Plan process and upcoming HUD funding opportunities, and upcoming Board of Supervisors Study Session on Housing
 - 4.3 Discussion: Potential housing acquisition or development opportunities
 - 4.4 Discussion: Comments on proposed changes to federal homeless assistance funding formulas
 - 4.5 Information: Update on affordable housing programs
 5. Future Discussion/Report Items:
 6. Next Meeting Date: October 18, 2016, 3-4:30 p.m.
 7. Adjournment
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**HOMELESS SERVICES OVERSIGHT COUNCIL
HSOC HOUSING COMMITTEE MEETING
August 16, 2016, 2:00-3:30pm
Department of Social Services
Room 356**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
Scott Smith Bob Kelley Anne Robin John Ashbaugh Martin Meltz Jerry Rioux	Dee Torres Janna Nichols Marianne Kennedy Patty Beck Jim Patterson Theresa Scott Tim Waag Aurora William	Laurel Weir Jessica Lorange Mark Lamore Joanna Balsamo-Lilien Carol Ziesenhenne Allison Rustick Mike Byrd Ryan Hostetter Jenny Wiseman Steve Orozco	
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 recommended to continue to further the discussion about the housing forum for extremely low income persons. Martin shared that Mike Byrd has agreed to be a part of the symposium.		
3. Review and Approval of Minutes		There was not a quorum present.	
4. ACTION/INFORMATION/DISCUSSION			
4.1 Discussion: Recommendation to encourage local communities to reduce barriers for use of tiny homes	Jerry reminded the group that back in May that the idea of tiny homes used as secondary dwelling units was voted on and agreed upon. There are other cities throughout the state that are looking at this idea as well. The group would like to get feedback from the planning department about the idea in our area. The homes are licensed as vehicles.		

	<p>Ryan Hostetter was asked to provide the group with more information about current policies pertaining to secondary dwelling units. Ryan shared with the group that tiny homes are not prohibited in the county. Secondary dwelling units are also not prohibited per se. A permanent foundation is needed and California building code, as well as zoning rules for the County must be met. The code could be amended to allow the dwelling to be on a smaller property but that would need to go before the Board of Supervisors.</p> <p>The other issue is units that are on wheels. Those types of vehicles are only allowed to be in an RV park. To allow a vehicle on wheels to be allowed as a secondary dwelling unit would need to go before the Board of Supervisors to amend the current code. The County regulates structures on a permanent foundation. Once a structure is put on wheels the structure is not county regulated. Ryan explained that these structures are not seen as permanent dwellings.</p> <p>Bob Kelley commented that in Atascadero a secondary housing unit must have their own utilities, whereas, a granny unit does not need to do so. Scott Smith noted that the positive aspect of the tiny homes is the affordability of these types of housing. Scott posed a question to the group about going through the group in charge of licensing for the mobile tiny homes. John recommended making a distinction between tiny homes and mobile homes. Jerry explained that all of the homes in the slide show in the agenda packets all have wheels. The group discussed the possibility of removing the wheels from the homes and giving them more of a permanent foundation.</p> <p>Scott asked Jerry where tiny homes had been successful out west. Jerry shared that there is a place in Jackson, Wyoming where that has been successful.</p>		
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<p>4.1.1 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</p> <p>4.2 Discussion: Consider creating suggested annual goals for jurisdictions to increase the supply of permanent supportive housing for chronically homeless individuals and families</p>	<p>Anne asked if the group should look at some of the ordinances in California that have been successful. Jerry suggested also making a recommendation for a tiny homes village (which is different than tiny homes as secondary dwellings). Jerry explained that Morro Bay adjusts their fees based on size of structures. Ryan suggested that the group focus on a particular goal. She also suggested consideration a community of smaller homes instead of only tiny homes.</p> <p>The County does allow secondary dwelling units. It needs to be on a secondary water supply and a certain distance away from the main dwelling. It would make the goal simpler to reach by looking at this as a possibility. In September, there will be a housing study session happening at the Board of Supervisor meeting. The time is to be determined.</p> <p>Jenny explained that the city is looking at the ideas now as per Jerry's secondary dwelling idea as well as Hope's village. The city does not have an RV park. Creating one may be beneficial but the city lacks the land. The discussion will happen next month at a meeting in which the zoning regulations and fees will be looked at.</p> <p>Laurel shared with the group that HSOC last year voted to adopt the federal government's proposal to end chronic homelessness. 388 persons were counted as chronically homeless in SLO county. These household have been homeless for at least one year, or within 3 years adding up to 1 year total and have a disability. The group discussed a possible 3-year time goal, that would mean about 130 people be housed per year. The idea was to divide the 130 among all the</p>	<p>A quorum was not present, so no action was taken.</p>	
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<p>4.3 Discussion: Local impact of proposed changes to federal homeless assistance funding formulas and plan for commenting on the proposed changes</p>	<p>different jurisdictions. Anne Wyatt came up with a formula to divide the needed housing units among the cities. The symposium would be used as a brainstorming session to help discuss how to meet this goal.</p> <p>Anne also came up with a list of possible housing solutions to help meet this goal. HUD VASH vouchers would also help toward this goal as well as 50 Now. There would be a possibility of competing for McKinney bonus funding to help pay for additional beds. Laurel explained that HUD has recently come out with a new formula to increase pro-rata need share that will increase our current funding. HSOC would come up with a concrete goal and let service providers discuss. Laurel asked the group to consider an Ad Hoc committee to discuss the idea more in depth. John pointed out to the group these numbers are looking at a bed count and not a unit count. These are goals we are trying to reach as a county as a regional effort. John recommended that this discussion be the main discussion at the symposium . Laurel informed the group that the numbers will be worked on further as well as additional data from HMIS.</p> <p>As previously stated, Laurel explained that HUD has recently come out with a new formula to increase pro-rata need share that will increase our current funding. Laurel will be drafting suggested comments and circling them to everyone. The comments are due on Sept 23, 2016. Laurel will be bringing back the discussion items to the next housing meeting in September.</p>		
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4.5 Information: Update on affordable housing programs			
5. Future Discussion/Report Items:	NA		
6. Next Meeting Date:	September 13, 2016 at 2-3:30pm		
7. Adjournment	Anne Adjourned the meeting at 3:38pm		