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*Path to a Home*



***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  
November 17, 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: Inclusionary Housing Policy
  - 4.2 Discussion: Update on HomeShare SLO
  - 4.3 Information: Presentation on SLO Housing Connection's Programs
  - 4.4 Discussion: Update on affordable housing programs
5. Future Discussion/Report Items:
6. Next Meeting Date: December 20, 2016, 2-3:30 p.m.
7. Adjournment



**HOMELESS SERVICES OVERSIGHT COUNCIL  
HSOC HOUSING COMMITTEE MEETING  
October 18, 2016, 2:00-3:30pm  
Department of Social Services  
Room 358**

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF &amp; GUESTS</b>		
Anne Robin Martin Meltz Jerry Rioux Marianne Kennedy John Ashbaugh Anne Wyatt	Janna Nichols Bob Kelley Tim Waag Theresa Scott Jim Patterson Aurora William Patty Beck Scott Smith Dee Torres	Laurel Weir Jessica Lorange Ryan Hostetter Sue Warren Carol Ziesenhenne Jo Oliver Ivana Yeung Joanna Balsamo-Lilien		
<b>AGENDA ITEM</b>			<b>CONCLUSIONS/ACTIONS</b>	<b>FOLLOW UP</b>
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	Sue shared that tonight at 6pm is a rerun of the health commission discussion care for elderly and housing. Channel 21 on charter cable or online on health department website  Martin shared that SLO home share received about \$15,000 to use. They are having a free luncheon at 11:30-1:30pm at the Shalimar restaurant on Broad street in SLO 10/19/16 to meet and discuss plans.  Ivana shared that all funding applications are due by Friday this week 5pm			
3. Review and Approval of Minutes			Tabled to a future meeting due to lack of quorum.	
<b>4. ACTION/INFORMATION/DISCUSSION</b>				
4.1 Discussion: Inclusionary Housing	Martin recommended to the group that the HSOC make a recommendation to the Board of Supervisors		Tabled to a future meeting due to lack of quorum.	

<p>Policy</p>	<p>to increase the In-lieu fees starting in a year in accordance with the previous increase schedule. John seconded the motion to support the recommendation from the HSOC to increase the in lieu fees starting next year continuing with the previous increase schedule. Laurel invited Ryan from the Planning department to discuss the fees that would affect the group. Jerry explained that the in lieu fee is an option. He also explained that the other thing that needs to be done is increase the incentives for builders. The in lieu fee can be applied to all buildings to generate more money based on a recent decision brought to the supreme court. Anne Robin suggested that the motion be changed for HSOC to study of these issues further before making a recommendation to the Board of Supervisors. Martin recommended to notify all developers and clients that have benefited from these options be invited to take part in the discussion. John suggested that the housing group vote to support the discussion. Laurel suggested bringing this information up to the executive committee meeting tomorrow to gain additional support. Ryan explained that the planning department could provide additional information and data to the group. Sue shared with the group that North County Connection used in lieu funds to purchase their property. Ryan from the Planning department study discussed the in lieu fee to help with affordable housing. The home builders' association was involved in the 5-year fee process. The recession then came and the fee stopped increasing. After a study recently the in lieu fee came up as a discussion. The Board will decide whether or not an increase will occur. The hearing for this decision is happening on November 6, 2016. The discussion is currently open as is the hearing. The home builders' association put together a report for the Board as did the planning department. The Board recommended the following items be worked on by the planning department:</p>		
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7. Adjournment	John adjourned the meeting at 4:13pm		
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**HOMELESS SERVICES OVERSIGHT COUNCIL  
HSOC HOUSING COMMITTEE MEETING  
September 20, 2016, 2:00-3:30pm  
Department of Social Services  
Room 356**

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF &amp; GUESTS</b>	
Jerry Rioux Marianne Kennedy Dee Torres Anne Wyatt Martin Meltz Scott Smith	Janna Nichols Jim Patterson Tim Waag Theresa Scott Bob Kelley John Ashbaugh Aurora William Patty Beck Anne Robin	Laurel Weir Jessica Lorange Mike Byrd Mark Lamore Ivana Yeung Carol Ziesenhenne Joanna Balsamo-Lilien Matt Leal	
<b>AGENDA ITEM</b>		<b>CONCLUSIONS/ACTIONS</b>	<b>FOLLOW UP</b>
1. Call to Order and Introductions of Guests	Scott called the meeting to order and welcomed the group and introductions were made.		
2. Public Comment	Jerry recommended that Martin or any of the Homeless Services Oversight Council members attend the Board of Supervisors study session.  Scott explained that 70 affordable housing units have been approved for development and 34 permanent supportive housing units have been approved for development between HASLO and their partner Transitions Mental Health Association.		
3. Review and Approval of Minutes		Martin made a motion to approve the July minutes seconded by Dee. All were in favor. August meeting minutes are just notes not official minutes.	
<b>4. ACTION/INFORMATION/DISCUSSION</b>			
4.1 Discussion: Recommendation to	Laurel shared with the group that Jerry will be		

<p>encourage local communities to reduce barriers for use of tiny homes</p> <p>4.2 Discussion: Update from planning department regarding US 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</p>	<p>presenting the information about the tiny homes to the Full Homeless Services Oversight Council at the November meeting.</p> <p>Action Plan update: Matt Leal spoke. The Consolidated Plan (Con Plan) is a 5-year document. We're in Year 2. We prepare this document for the U.S. Department of Housing and Urban Development (HUD) to show what our plans are for HUD funding. The point of the Action Plan is to show how the Con Plan will be implemented each year and also to see if the need in the Plan is still the case.</p> <p>Applications give the Planning Department a sense of what the needs are and they make recommendations as to what should be funded. The County receives Community Development Block Grant (CDBG )funding for community development and housing needs, and an Emergency Solutions Grant from HUD for emergency homeless services and Rapid Rehousing.</p> <p>Also, the County is accepting applications for General Fund support for homeless and community services.</p> <p>Marty suggested making a chart of who received funding from each of these sources. Matt noted that there is a Project List that goes with the Board report that provides that information. Matt offered to send out slides to the HSOC.</p> <p>Needs hearing at Board of Supervisors on October 18 in the morning. This meeting is where they are seeking input from the community on housing needs. Applications for CDBG, ESG, and General Fund support are due on October 21. There will be a 30-day review period after the Planning Department makes its initial funding recommendations and the public will have an opportunity to provide input.</p>		
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<p>4.3 Discussion: Potential housing acquisition or development opportunities</p>	<p>Matt shared with the group that the Board of Supervisors has asked the Planning Department to lead a Study Session at the Board in October regarding affordable housing issues in the County along with goals and objectives of the Planning Department. Matt noted that for the session, staff are conducting research on the price ranges of affordable housing in other counties. There are many other local organizations who will be asked for input such as the chamber of commerce, realtors, among other organizations in the area. County median home prices will also be discussed at the Board of Supervisors Housing study session.</p> <p>Laurel suggested that the Planning Department may also wish to consider researching average rental prices both here and in other counties, since HUD's proposed notice regarding funding formulas suggested a link between high rental costs relative to renters' income and rates of homelessness in a community. Martin suggested looking at what affordable housing would be looking at the homeless persons vs. the number of occupied homes in our county in comparison to homeless persons vs. number of occupied homes in other counties. Dee recommended sharing with the Board of Supervisors the information that affordable housing is not affordable to homeless. Scott encourages the county staff to clarify the terminology. Scott also suggested breaking apart terms and discussing what positions are making what salary. Anne asked that this discussion at the Board of Supervisors also include existing options.</p> <p>Dee shared with the group information about an older woman who was going to be evicted due to zoning issues. There were 8 units of housing in South County that were being rented to low income tenants who were using Housing Choice Vouchers. The housing</p>		
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	<p>was located in an area zoned for commercial uses.</p> <p>A report was made to the Planning Department that the housing was not in compliance with the zoning for that area and code enforcement is requiring the apartments to be converted into offices and storage. The home owner was forced to evict several of the tenants. Someone in the Planning Department contacted Dee and asked her to assist one of the remaining tenants who was due to be displaced.</p> <p>Enforcement has given the tenant an extension. Dee stressed to the group the importance of using our resources to the best of our abilities. The owner could have the possibility of filing to be a caretaker that would allow for only one of the units to be retained as a residence. The zoning is the real issue. Board of Supervisors would need to change the zoning. Dee asked the group if anyone knew of any funding that might be available to bring these buildings updates that are needed. Martin recommended possibly finding possible partners to help with this. Dee explained to the group that they have been in contact with the county about the re-zoning process. Scott recommended a grandfathering or situational approval, which would help with the rezoning concern. Dee is going to call a committee meeting together to discuss further.</p> <p>Laurel updated the group regarding the inquiries into the possibility of obtaining a portion of the former California Youth Authority property in Paso Robles. Mayor Steve Martin and others had toured the property in August. There are some infrastructure issues and updates that need to be made. There is the possibility of co-use of that property. There will be more information at a later date.</p> <p>Dee shared with the group that People's Kitchen and second Baptist church has stop helping with homeless</p>		
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<p>4.4 Discussion: Comments on proposed changes to federal homeless assistance funding formulas.</p>	<p>services in Paso Robles.</p> <p>Laurel reported that HUD has asked for comments on proposed changes to federal homeless assistance funding formulas. HUD uses the Annual Renewal Demand – that is the amount the local Continuum of Care (CoC) was awarded in the previous CoC grant cycle – to determine how much funding a CoC may receive in the next grant cycle, with a small additional percentage of the ARD being used for the bonus funding. Additionally, HUD uses a formula called the pro-rata need share to determine the maximum amount the community may qualify for over time. The pro rata need is determined using a formula that includes housing stock and population. The formula doesn't necessarily reflect the number of people who are homeless in the communities.</p> <p>HUD has looked at data from the communities and is proposing to revise the formula in response to criticism that the current formula does not award more funds to communities with higher numbers of homeless people. HUD has proposed four different formulas and is seeking input from the public as to which formula they should select as the new pro rata need formula.</p> <p>All four formulas would raise our pro-rata need share at least a little bit. The higher our pro-rata need share is the higher the amount of bonus funding the community could apply for. The last time the formula discussion was opened up by HUD, only 48 comments were received. Laurel will draft suggested talking points for people to use when responding to HUD's request for comments. Comments are due at the end of this week. September 23, 2016. When HUD requests public comment on a proposed new rule or regulation, it is not considered lobbying when a nonprofit submits a comment.</p>		
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4.5 Information: Update on affordable housing programs	Scott explained that HASLO is looking to try to start a partnership with Restorative Partners to house up to 24 persons discharged from the jail system. This would provide sober living. Restorative Partners already has two group homes.		
5. Future Discussion/Report Items:	NA		
6. Next Meeting Date:	October 18, 2016 at <b>3-4:30pm</b> in room 358 at Social Services		
7. Adjournment	Scott Adjourned the meeting at 3:56pm		