



***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
January 17, 2017 from 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: Review and discuss recommendations from the Inclusionary Housing Working Group
 - 4.2 Discussion: Update on Continuum of Care 2016 Funding Awards
 - 4.3 Discussion: Update on HomeShare SLO
 - 4.4 Discussion: Update on local housing conference
 - 4.5 Discussion: Update on affordable housing programs
5. Future Discussion/Report Items:
6. Next Meeting Date: TBD
7. Adjournment

**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE MEETING
 December 20, 2016, 2:00-3:30pm
 Department of Social Services
 Room 356**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS		
Martin Meltz Jerry Rioux Tim Waag Anne Robin Anne Wyatt Joe Madsen Scott Smith Steve Martin	Bob Kelley Theresa Scott Jim Patterson Patty Beck Aurora William Dee Torres Marianne Kennedy John Ashbaugh	Laurel Weir Jessica Lorange Dustin Ensign Ivana Yeung Michael Byrd Joanna Balsamo-Lilien Mike Hopkins Bob Ellis		
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 shared with the group that he is in the process of creating a new political party please contact him if you are interested in being part of this group. Tim shared that the Prado warming center will be open tonight. Tim also shared that both he and Becky Jorgenson are pursuing a shower trailer for our area.			
3. Review and Approval of Minutes			Martin made a motion to approve the minutes and seconded by Jerry. The group voted to be approve the minutes for November, October, and September unanimously.	
4. ACTION/INFORMATION/DISCUSSION				

4.1 Discussion:
Update on No
Place Like Home
Implementation

Anne Robin shared with the group the update about No Place Like Home Implementation. She explained that there are details still to be hammered out. Scott asked if this was a local or statewide grant. Anne explained that this is a local grant. As more updates come Anne will update the group.

4.2 Discussion:
Update on
Inclusionary
Housing Policy

Ivana informed the group that Last week, on Dec. 6, 2016, the Board of Supervisors approved a large increase in the in-lieu fee schedule. Basically the fee amount will double, and all of it will be used to support the construction of affordable housing units. This new fee amount becomes effective July 1, 2017 (for FY 2017-2018). Below are charts showing the fee amounts for sample projects:

Table 29.3 (FY 2017/2018) – Phasing of In-Lieu and Housing Impact Fees

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Percentage of fee collected	20%	40%	60%	80%	100%

Table 29.4 (FY 2017/2018) – Examples of Phasing of Fees

Sample Project	Year 1	Year 2	Year 3	Year 4	Year 5
In-Lieu Fee – 2,100 s.f. Residence	\$1,575	\$3,150	\$4,725	\$6,300	\$7,875
Housing Impact Fee – 10,000 s.f. Commercial Retail building	\$6,800	\$13,600	\$20,400	\$27,200	\$34,200

The in-lieu fee for residential projects will increase from \$0.75 / sf to \$1.50 / sf. The housing impact fee for a commercial retail store will increase from \$0.68 / sf to \$1.36 / sf.

	<p>The inclusionary housing ordinance and the Title 29 in-lieu fee schedule were adopted in 2008 and became effective in 2009. The Board of Supervisors approved these ordinances with a 5-year phase in period to give the housing market time to adjust to the new fees. Due to the recession, the fees have been kept at Year 1. The County has been using the fees to pay for affordable housing units since 2012. It is one of the few active affordable housing tools that the County has and it has been used successfully. Since 2012, \$456,641 of the program funds have been used to assist 334 affordable units. And nonprofit developers have used the funds to leverage an additional \$24,218,073 in tax credit money for their projects. These are big results from such a small amount of funds. Hopefully, we can build on this success. Martin made a motion for the group to ask the Board of Supervisors to re-look at the program possibly without the in lieu fee for work force housing in order to protect the segregation that will happen between workers and those with higher income, seconded by Mike Byrd. Jerry suggested an alternative by making a recommendation about providing comparable incentives for low income housing. Jerry recommended putting the discussion on the January Housing Committee agenda. The group agreed to table the discussion until next meeting in January. A working group will be meeting to strategize the discussion and meet before the January 17 meeting.</p>		
<p>4.3 Information: Update on SLO HomeShare and SLO Housing Connection</p>	<p>Anne Wyatt shared with the group an update on HomeShare SLO. Everything is coming along. The housing option presentation was made and was well received. People seemed very interested. Planning magazine is going to write an article for the March issue. HomeShare SLO has a new program advisory committee together. The first volunteer training was on the 13th. The funding is in from the supervisors, and other cities. Contracts have been signed with the back ground screening provider. The first couple home share providers are partially signed up. A website designer is working on the website. The goal is to start matching folks by the end of January. Tim Waag shared that Dee has gotten many tents, sleeping bags and other items to be passed out for immediate needs.</p>		
<p>4.4 Discussion: Update on affordable housing programs</p>	<p>Jerry shared with the group that the Paso Housing Authority is moving forward with development of 75 affordable housing units in Oak park. They are trying to get a tax credit for the units.</p> <p>Scott informed the group that Housing Authority of San Luis Obispo(HASLO) has issued a notice to take applications for project based VASH vouchers. The deadline is January 6 for applications. Existing units can qualify.</p> <p>Scott explained the difference between project based vouchers and tenant based vouchers. Most section 8 vouchers are tenant based. With a project based voucher, the apartment is specified and the voucher remains with the apartment instead of with the tenant. They are seeking landlords with units that they would be willing to make project based. The application can be found on the HASLO website.</p>		

	<p>Bob shared that the clients must qualify for VA medical care to be eligible for HUD-VASH.</p> <p>Scott also shared with the group that HASLO is taking application for the 860 on the Y project, starting December 29 through the end of January. These units are reserved for veterans. The units are 1 bedroom and studio apartments. Ten of the units are for HUD-VASH eligible homeless veterans. The maximum income for the units are 30%, 40% and 45% AMI. The other 9 units are for standard discharge veterans (i.e. who have an honorable discharge). The veterans do not have to be homeless to apply for the additional 9 units. The earliest units should be ready in the end of March. The rest should be available in the end of May 2017.</p> <p>Joanna shared that Family Care Network put in an offer on a 6 unit building in Arroyo Grande for families and youth in their program.</p> <p>Bob shared with the group the CalVet money is out there: \$75 million is available. Jerry asked Scott how the in Lieu fees have affected the HASLO Arroyo Grande project. Scott expressed that they have helped the project.</p> <p>Steve informed the group that a letter was sent to the state to request the California Youth Authority property in Paso Robles be turned over to the community for multi-purpose use, including homeless assistance. John Peshong is also in support of this request. The intent is to get this letter sent and meet with a group from the state in January to discuss. Any organizations interested in supporting the use of this site please let Steve Martin know. Anne Wyatt suggested the HSOC support this action by adding it to a future agenda. All letters of support please send to Mayor Steve Martin.</p> <p>Laurel mention on behalf of Anne Robin that the state community based transitional housing program is accepting applications. The program has funding available for targeting those released from prison or jail. Other groups may be served as well. The applications are being accepted on an ongoing basis until the funding is gone. A local jurisdiction will need to be a lead. The housing must be transitional housing, not permanent.</p>		
<p>5. Future Discussion/Report Items:</p>	<p>Anne Wyatt recommended discussing the synthetic heroin issues at a future meeting.</p>		
<p>6. Next Meeting Date:</p>	<p>January 17, 2016, 2-3:30pm</p>		

7. Adjournment	Scott adjourned the meeting at 3:30pm		
----------------	---------------------------------------	--	--

January 11, 2017

Laurel Weir, Homeless Services Coordinator
San Luis Obispo County HSCOC Housing Committee
3433 South Higuera Street, PO Box 8119
San Luis Obispo, CA 94303-8119

RE: Inclusionary Housing Ordinance Working Group Recommendations for the San Luis Obispo County Homeless Services Oversight Council (HSOC) Housing Committee.

Per the HSOC Housing Committee's instruction, several stakeholder members met to discuss the next steps for the County's Inclusionary Housing Ordinance following the Board of Supervisor's decision to increase the in-lieu fee to "Year 2" levels.

During a productive meeting on January 3, 2017, the Inclusionary Housing Ordinance Working Group agreed to recommend that the Housing Committee should:

1. Demonstrate support for the incremental increase of the in-lieu fee, pending the continued strength of the private housing market. This increase will provide greater incentives for private developers to include affordable housing on-site and also create more funding for nonprofit developers to build units. An increase to the in-lieu fee will allow the County to meet the state-mandated affordable housing goals set forth in its Housing Element without utilizing taxpayer dollars from the General Fund.
2. Collaborate with the Home Builders Association to discuss incentives to produce affordable units. Such incentives may include:
 - Adopting fee deferment for affordable units as a policy, not as an approval on a project-by-project basis;
 - Expanding incentives, exemptions, or concessions under the existing Inclusionary Housing Ordinance to include smaller square footage, lower cost homes and apartment units;
 - Exempting projects from the County's Conditional Use Permit (CUP) if a project complies with zoning and includes affordable units; and/or,
 - Creating a shared appreciation mechanism for inclusionary for-sale units similar to the one required under State Density Bonus Law.
3. Advise the County to monitor the effects of the streamlined permit approval process to ensure that such efforts result in a quantifiable and substantial increase in housing units with linkage to decreased development costs and the market prices of housing units. It is important to analyze this data, as this information may inform other housing policies, such as the inclusionary housing ordinance.
4. Continue to educate the Board of Supervisors regarding the merits of the Inclusionary Housing Ordinance and its economic and social benefits to the community.

The adoption of these four policies will not only support low-income residents, but also, stimulate the local economy through the creation of jobs and increased private lending and investment.

Sincerely,

Members of the Inclusionary Housing Working Group:

Scott Smith

Executive Director, Housing Authority of the City of San Luis Obispo

Jerry Rioux

Executive Director, San Luis Obispo Housing Trust Fund

Ann Wyatt

Program Coordinator, HomeShareSLO

John Fowler

President & CEO, Peoples' Self-Help Housing

Michael Hopkins

Policy Analyst, Peoples' Self-Help Housing