

**HOMELESS SERVICES OVERSIGHT COUNCIL
HSOC HOUSING COMMITTEE MEETING
December 17, 2017, 2:00-3:30pm
Department of Social Services
Room 356**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
Jerry Rioux Tim Waag Marianne Kennedy Aurora William Bob Ellis	Anne Robin Anne Wyatt Joe Madsen Scott Smith	Laurel Weir Jessica Lorange Ivana Yeung Mike Byrd Jackie Andrews Mike Hopkins	
AGENDA ITEM	CONCLUSIONS/ACTIONS		FOLLOW UP
1. Call to Order and Introductions of Guests	Marianne called the meeting to order and welcomed the group and introductions were made.		
2. Public Comment	Mike shared with the group that there will be a celebration of life for Martin Meltz Saturday, January 28 th from 10am-12pm in the Venetian Room at the Madonna Inn. Jerry shared about the statewide housing plan and that there is a first draft of the no place like home program.		
3. Review and Approval of Minutes			Jerry made a motion to approve the minutes, seconded by Mike Byrd. All voted unanimously to approve the minutes.
4. ACTION/INFORMATION/DISCUSSION			
4.1 Discussion: Review and discuss recommendations from the Inclusionary Housing working group	Jerry Rioux presented on a letter prepared by the Inclusionary Housing working group. In the letter, the group recommended supporting implementation of the planned fee increases contained in the Inclusionary Housing ordinance. The group also recommended working with the Home Builders Association to discuss incentives that could be created that would result in an increase in affordable housing		

<p>4.2 Discussion: Update on Continuum of Care 2016 funding awards</p>	<p>unit production. Such incentives could include:</p> <ul style="list-style-type: none"> - Adopting fee deferment for affordable units as a policy; - 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. <p>The group also recommended conducting public education regarding inclusionary housing and monitoring 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.</p> <p>Mike Hopkins provided information about a multifamily home project in Templeton that People’s Self Help Housing had constructed with the help of in lieu fees to illustrate the role that in lieu fees play in the development of affordable housing. The project included units ranging in size from 1-3 bedrooms. Rents vary from \$429-1191 per month. He also provided a handout showing the project received approximately \$52,000 in in lieu funds.</p> <p>Laurel informed the group that all of the existing programs in our Continuum that requested funding were awarded funds. Additionally, TMHA was awarded funding for four new permanent supportive housing beds and CAPSLO was awarded funding for Coordinated Entry. The new fiscal year doesn’t start until July and the new projects will not begin until</p>		
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<p>4.3 Information: Update on HomeShare SLO</p>	<p>HUD issues their contracts, which may be later than July, and the contracts have been signed.</p> <p>Tim shared with the group that Anne Wyatt has been moving forward on HomeShare SLO. Laurel summarized an email from Anne, stating that things are progressing and that the website will be up and running soon, as well as a press release that would be going out next week. Marianne shared with the group the Home Share Program’s goal of becoming a nonprofit.</p>		
<p>4.4 Discussion: Update on local housing conference</p>	<p>Laurel shared with the group that the Housing Coalition of the Central Coast was sponsoring Housing Summit on March 9, 2017. There is a \$50 fee to attend and the event appears to be focused on workforce housing, not low-income housing. For more information, visit the SLO Chamber of Commerce website.</p>		
<p>4.5 Discussion: Update on affordable housing programs</p>	<p>Tim Waag reported that he’s interested in trying to identify vacant homes that are not second homes and trying to reach out to owners to see if they’d be willing to rent them.</p> <p>Mike Hopkins reported People’s Self Help Housing’s Rolling Hills II project had a groundbreaking recently in Templeton.</p> <p>Jerry reported there Veteran Homelessness Prevention Funding workshops happening for groups interested in applying for state funding under that program.</p> <p>Jerry also reported that the Housing Trust Fund has applications in process for Bishop Street Studios and Oak Park III. He noted that tax credits are important and it’s harder to get tax credits in urban areas than</p>		

	<p>rural. Mike Byrd asked why. Jerry said it's because of who you're competing with. Rural areas competing against smaller areas with few resources.</p> <p>Scott Smith noted that it has become harder to find buyers for Tax Credits recently. One company backed out of purchasing the credits for a local project, noting that they thought they would be receiving other tax relief through tax reform that may be in the works at the federal level.</p>		
5. Future Discussion/Report Items:	Action item for next meeting – put letter from Inclusionary Housing ad hoc committee on the agenda.		
6. Next Meeting Date:			
7. Adjournment	The meeting was adjourned at 3:30pm		