



**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**

March 21, 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 Item: Next steps regarding Affordable and Inclusionary Housing Working Group recommendations and identify next steps  
Attachment 4.1A – Recommendation letter from the Inclusionary Housing Working Group
  - 4.2 Discussion: Update on affordable housing programs
  - 4.3 Discussion: Update on legislation affecting low income housing and homelessness
5. Future Discussion/Report Items:
6. Next Meeting Date: April 18, 2017 from 2-3:30 p.m.
7. Adjournment



**HOMELESS SERVICES OVERSIGHT COUNCIL  
 HSOC HOUSING COMMITTEE MEETING  
 February 21, 2017, 2:00-3:30pm  
 Department of Social Services  
 Room 356**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS	
Michael Byrd Joe Madsen Anne Robin Marianne Kennedy Tim Waag Aurora William Bob Ellis Anne Wyatt Jerry Rioux	Scott Smith	Laurel Weir Jessica Lorange Joanna Balsamo-Lilien Ivana Yeung Mark Lamore Ken Trigueiro	
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	NA		
3. Review and Approval of Minutes		Bob made a motion to approve the minutes, seconded by Aurora. All voted unanimously to approve the minutes.	
4. ACTION/INFORMATION/DISCUSSION			
4.1 Action Item: Endorse the recommendations from the Inclusionary Housing Working Group and identify next steps  Attachment 4.1A – Recommendation letter from the Inclusionary Housing Working Group	Anne open the discussion by sharing with the group that the recommendations are in the agenda packets. Laurel reminded the group that the discussion about the recommendation happened at the last meeting and now the discussion has been brought back as an action item. The goal of this action item is to increase affordable housing. Laurel asked what the group would like to see as next steps for implementing the suggestions that were made in the letter. Jerry suggested that talking to the Home Builders Association would be helpful for the incentive	Jerry made a motion to endorse the recommendations from the Inclusionary Housing Working Group and the letter from the work group, seconded by Marianne. All voted unanimously to approve the endorsement with the updates.	

<p>4.2 Discussion: Update on affordable housing program</p>	<p>side as well as those who have clients that would benefit from the affordable units including People’s Self Help Housing, and HASLO among some. Mike suggested bringing up the discussion at the Housing Summit next month. Jerry suggested getting additional feedback from builders. Laurel suggested further development of specific incentives before going before the full Homeless Services Oversight Council. Jerry explained that he would like to see the letter to be moved forward now as is.</p> <p>Jerry shared with the group that both HASLO and THMA are applying for tax credits on March 1<sup>st</sup> for 34 units at 30%-50% income level for the Bishop St. project. The Paso Robles Housing Authority is also applying for tax credits on their Oak Park project that include 302 units. Ken informed the group that there will be a workshop available this week for home owners. People’s Self Help Housing also has affordable housing units available that USDA helped finance. In SLO there may be a 54-unit project coming up as well.</p> <p>Anne Robin shared that there will be an opportunity coming up later this year to apply for No Place like Home program funding. Anne shared that technical assistance funding is also available as a possibility to assist with the program. More information to come at a later date.</p> <p>Laurel reported that the State will begin the Bringing Families Home program soon. This is a demonstration program that will help Child Welfare System (CWS) involved homeless parents who are ready to be reunified with their children to find housing in order to be reunified. The State has asked counties for letter of interest and the County of San Luis Obispo submitted a letter. The state select a small number of counties to submit a formal application. The rules are very clear that the families must have finished the full reunification process before being eligible for the housing. More</p>		
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	<p>information to come at a later date.</p> <p>Bob Ellis reported that the Supportive Services for Veteran Families (SSVF) programs applied for renewal funding for next year.</p> <p>Anne Wyatt shared that HomeShare SLO is up and running. Home providers have signed up and they are seeking more home seekers. Home seekers must have minimum income of \$1200.</p> <p>Anne was asked if persons with Housing Choice Vouchers could participate as home seekers. Anne replied that it would be decided by the home provider whether or not it they would accept the vouchers. Morro Bay, San Luis Obispo, and Atascadero (rural) are currently the towns that have home sharers. There are some home sharers that are potentially open to pets. So far, all of the home sharers are looking for singles only. Rent will be about \$550-\$750 per month. Please go to <a href="http://Homeshareslo.org">Homeshareslo.org</a> for any additional referrals. Laurel recommended sharing the information with the SSVF groups as well.</p> <p>Anne Wyatt shared with the group information about the Hopes Village mobile shower trailer project. There is also one being built in Atascadero called Tunnel Vision by Tim Harness that will have two stalls. Tim Waag shared the importance of having a shower trailer in our area, benefits that include: cleanliness, health, health prevention.</p> <p>The group shared discussion and updates about the warming centers throughout the county. If anyone knows of any larger, more permanent space available in south county for a new warming center please let Laurel know.</p> <p>SLO village is up and running for seniors to help them</p>		
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	remain in their homes. For more information, go to <a href="http://slovillage.org">slovillage.org</a> .		
5. Future Discussion/Report Items:	<p>Jerry would like to support AB71: eliminate tax credit for second home owners, SB2: permanent funds for housing, SB3: also funding for housing. He will bring additional information to the meeting next month.</p> <p>Tim informed the group that he met with Chief Cantrell about a working relationship in terms of the chronically homeless in the area. The police department is currently short staffed. They are bringing on an additional CAT team member. Chief Cantrell has assured Tim that they will be willing to meet with him and keep him updated where the most problems are when they are up and running in March.</p> <p>Laurel informed the group that the first Coastal MASH is next week Monday February 27, 2017 from 1-4pm at the Veterans Hall in Morro Bay.</p>		
6. Next Meeting Date:	March 21, 2017 from 2-3:30pm		
7. Adjournment	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*