

**HOMELESS SERVICES OVERSIGHT COUNCIL
HSOC HOUSING COMMITTEE MEETING
DECEMBER 1st 2020, 2pm-3:30pm
Zoom Call**

MEMBERS PRESENT		MEMBERS ABSENT	STAFF & GUESTS
Anne Robin Cara Vereschagin Joanna Balsamo-Lillien Kathy McClenathen Marianne Kennedy Mark Lamore Scott Smith		Anne Wyatt Ken Triguero	Angela Smith Cory Hanh George Solis Larissa Heeren Leon Shordon Nicole Bennett Rachel Cohen Russ Francis Steve Martin Sue Warren Tom Sherman Tony Navarro Wendy Lewis
AGENDA ITEM	DISCUSSION		CONCLUSIONS/ACTIONS
1. Call to Order and Introductions of Guests	Scott called the meeting to order at 2pm and introductions were made.		
2. Public Comment	None.		
3. Consent: Approval of Minutes			Kathy made a motion to approve the minutes, seconded by Marianne. The minutes were approved with all in favor, none opposed and no abstentions.

4. Action/Information/Discussion		
4.1 Discussion Item: SLO City Housing Element – Cara Vereschagin & Rachel Cohen	<p>Rachel from the City of San Luis Obispo gave a presentation on the city's Housing Element. Key information includes:</p> <ul style="list-style-type: none"> • Over the next eight years, the city has to accommodate 3,354 new units. • The City is focusing on updating the Inclusionary Housing Ordinance, which identifies the amount of affordable housing that has to be constructed, or fees that developers have to pay to aid construction of affordable housing • The City is implementing a Flexible Density Program, which involves looking for developers to build above base density if units meet certain requirements • The City is looking at developing 'missing middle' housing, considering architectural models and not just income levels, so this may include duplexes, triplexes, quadplexes and cottage developments where applicable • The City is working to align with the State in providing housing with as few obstacles as possible, e.g. by reconsidering the review process and adjusting thresholds for review • The City is updating some of its standards that have not been vetted as objective standards, e.g. updating its zoning code • ADUs (Accessory Dwelling Units) will be counted towards meeting requirements. Some ADUs can be classified as affordable housing 	
4.2 Discussion Item: Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) – Cory Hanh	<p>Cory from the SLO County Department of Planning & Building (Planning) provided some background on ADUs and JADUs (Junior Accessory Dwelling Units) in the County. The County has already adopted an ordinance for the use of ADUs and JADUs, and has more recently adopted a coastal ordinance which is due to be reviewed by the Coastal Commission soon. Cory answered questions from the Committee on ADUs and JADUs, and clarified the following points:</p> <ul style="list-style-type: none"> • ADUs are a type of housing also known as secondary dwellings or 'granny flats,' intended as a secondary unit onto the primary 	

	<p>house. They are capped at 1,200 square feet. JADUs are capped at 500 square feet, and requirements are more relaxed than for ADUs. JADUs are required to be attached to the main house, whereas ADUs can be detached and located anywhere on the property. The County has removed the requirement that ADUs have to be located a certain distance from the main house.</p> <ul style="list-style-type: none"> • ADUs are available at lower and moderate income categories throughout the County. The County is looking into building a website to help people determine if they can have ADUs on their property and what their options are. The County is also looking into providing stock plans, saving people the substantial cost of hiring an architect. • The County has seen many enquiries about ADUs and JADUs. Smaller units tend to be more affordable, so the County is mostly seeing smaller ADUs around 600-700 square feet. There is a State exemption for units under 750 square feet, which waives impact use fees. • The Board of Supervisors directed Planning to look into developing plans around ADUs. There has not so far been a discussion about involving cities in the development of stock ADU plans, though this is a possibility. Cory will follow up on this with Planning. 	
<p>4.3 Discussion Item: Project Homekey</p>	<p>Scott and Wendy provided an update on Project Homekey funding. HASLO (Housing Authority of San Luis Obispo), ECHO (El Camino Homeless Organization) and People’s Self Help Housing have secured funding to purchase the Motel 6 in Paso Robles. Following acquisition, they will be converting the building, to provide 50 rooms for interim shelter beds and 63 rooms for permanent supportive housing. Project Homekey requires 50% occupancy within 90 days, so the time frame is tight. As ECHO has been able to use rooms in the Motel 6 already for temporary shelter, they have already been able to work out logistical issues on the interim shelter side. Intake for the interim shelter will take place at ECHO’s meal program for the remainder of the year, and will transfer to the new site at the start of the new year.</p>	

4.4 Discussion Item: CARES Act Grants Update

George reported that both the Department of Social Services (DSS) and the Department of Planning & Building (Planning) have released RFPs (Requests for Proposals) for additional CARES Act funding. DSS is administering the State allocation of the second round of ESG-CV (Emergency Solutions Grant – Coronavirus) funding. Funding is estimated at around \$4.5 million, for activities to prevent, prepare for, and respond to COVID. Priorities are Rapid Rehousing and Emergency Shelter. Homelessness prevention is not an eligible activity. Applications to the County are due on December 18. The RFP and application form can be found on the DSS website.

Tony shared that Planning are administering the Federal allocation of ESG-CV Round 2 funding, which is worth \$6.2 million and can be used for homelessness prevention as well as the other activities listed above. The RFP for this funding program was released earlier, and some agencies have already applied in draft form. The deadline passed, but has been extended to December 18 after new guidelines were issued. There are stringent requirements about temporary shelter – the overarching requirement for all federal grants is that funds for structures have to be repaid once the purpose of the structure is no longer needed. This would mean that funds for emergency shelters would have to be repaid. HUD (Department of Housing & Urban Development) are trying to get a waiver for this. Federal ESG-CV funding cannot be used for Grover Beach, as they receive their own allocation. Applications for this funding must be made via ZoomGrants. The link is provided on Planning’s website.

Planning have also released the RFP for Round 3 of the CDBG-CV (Community Development Block Grant – Coronavirus) program. Around \$1.5 million is available under this funding program. Applicants must show how they will distribute all the funds geographically so all areas in the county can benefit, excluding Grover Beach. The emphasis for this funding program is on subsistence payments, assisting households with rent and security payments. Application forms for this funding are provided on Planning’s website.

5. Future Discussion Items	None.	
6. Next Meeting Date: January 5, 2021		
7. Adjournment	Scott adjourned the meeting at 3:20pm.	