



**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)
Executive Committee Meeting Agenda**

August 19, 2020, 1pm

Participate by Zoom call

<https://zoom.us/j/92134442476?pwd=NDIweDBOSUIQRmN5UGN2Q1NzUIVvQT09>

Or call in:

+1 669 900 9128

Meeting ID: 921 3444 2476

Passcode: 705393

1. Call to Order and Introductions
2. Public Comment
3. Consent: Approval of Minutes
4. Action/Information/Discussion
 - 4.1 Homeless Emergency Aid Program (HEAP) Update
 - 4.2 Homeless Housing, Assistance and Prevention (HHAP) Program Update
 - 4.3 COVID-19 Update
 - 4.3.1 Grant updates
 - 4.3.2 Expected impact of September 1, 2020 termination of the California Judicial Council's Rule preventing evictions
 - 4.3.2.1 Action Item: Review and authorize a letter to be sent to the County requesting the County take steps to prevent evictions related to COVID-19 and mitigate the impact of job losses on housing
 - 4.3.3 Situational update
 - 4.4 Discussion Item: Update on County Budget
 - 4.5 Discussion Item: Warming Centers

4.6 Discussion Item: Committee Reports

5. Next Meeting Date: October 21, 2020

6. Adjournment

**HOMELESS SERVICES OVERSIGHT COUNCIL
HSOC EXECUTIVE COMMITTEE
SPECIAL MEETING
August 10, 2020, 1:00-2:30pm
Zoom Call**

MEMBERS PRESENT		MEMBERS ABSENT	STAFF & GUESTS
Devin Drake Janna Nichols Mariam Shah Scott Smith Susan Funk			George Solis Grace McIntosh Jessica Lorange Laurel Weir Lisa Howe Russ Francis
AGENDA ITEM			CONCLUSIONS/ACTIONS
1. Call to Order and Introductions	Mariam called the meeting to order and explained that this special meeting was called to discuss the eviction ban due to terminate on August 14 th . Supervisor Gibson has expressed concerns about the impact this could have on the county, with a number of people facing imminent loss of housing. This meeting of the Executive Committee was convened to give some direction for the special meeting of the full HSOC called for Friday 14.		
2. Public Comment	No public comment.		
3. Consent: Approval of Minutes			Janna made a motion to approve the minutes, seconded by Devin. All were in favor, with none opposed and no abstentions.

4. Action/Information/Discussion		
<p>4.1. Discussion Item: Lifting of the Statewide Eviction Ban as of August 14th</p>	<p>Laurel provided some background on the eviction ban. Different sources of data give different estimates of how many people and households could be affected. Estimates range from 450 to 15,000 impacted households across the county. Janna shared that 5Cities Homeless Coalition (5CHC) are seeing many more requests for support, and not only for the clients in lower income rental properties who have traditionally accessed 5CHC's services. Scott shared that HASLO has seen rising costs in their Section 8 program, by nearly \$70 per client, nearly all COVID-related. The program is running out of money and is not going to last the whole calendar year.</p> <p>The Committee discussed options to take to the full HSOC, including:</p> <ul style="list-style-type: none"> • Asking the Board of Supervisors to pass a County moratorium on evictions. The Committee discussed whether the County has the legislative authority to do this. • Asking the Board to support legislation currently pending at the State level which would extend the moratorium. • Recommending that a section be added to the ReadySLO website, to provide a single source of authoritative information about evictions and landlord/tenant issues. However, the ReadySLO site was intended to be specific to County actions, so this may not be the most appropriate place. • Solutions that effectively protect smaller landlords, who are dependent on rental income and may otherwise face foreclosure. Laurel to talk to Supervisor Gibson about this. • Asking the Board to enforce a County-wide mask 	

	mandate, as the driving factor underneath all of the issues is the pandemic which is preventing people being able to return to work.	
4.2. Discussion Item: California Emergency Solutions and Housing Grant Round 2	<p>The Committee discussed priorities for the second round of CESH (California Emergency Solutions and Housing) funding. The first round prioritized Coordinated Entry. There is also a need to set aside funds for updating the Ten Year Plan.</p> <p>Laurel shared that the Finance & Data Committee recommended modifying the existing HMIS (Homeless Management Information System) rather than changing vendor, particularly as this is not a priority for HUD (Department of Housing & Urban Development) any more; and setting aside part of the first round of CESH funding for the Ten Year Plan.</p> <p>The Committee was in favor of keeping Coordinated Entry as the main priority for this funding, and using additional funds for subsidizing operating costs or shallow rental subsidies for Permanent Housing.</p>	
4.3. Discussion Item: Encampment Updates	Mariam shared that Supervisor Gibson is very concerned about encampment issues in Los Osos and Paso Robles. Susan shared that she had called Paso Robles City Council to inform them of the discussion around encampments at the last full HSOC meeting, and to clearly make the point that they needed to find a place for displaced people from the riverbed to go. Atascadero is now seeing an increase in homeless people as a result of the City of Paso Robles clearing the riverbed.	
4.4. Discussion Item: Committee Reports	Committee Reports will be covered on Friday's full HSOC meeting.	

5. Next Meeting Date: August 19, 2020		
6. Adjournment	Mariam adjourned the meeting at 2pm.	

August 19, 2020

Board of Supervisors
County of San Luis Obispo
1055 Monterey Street
San Luis Obispo, CA 93408

Dear Supervisors,

I write on behalf of the San Luis Obispo County Homeless Services Oversight Council. On August 13, 2020, the California Judicial Council voted to shorten the duration of two critical Judicial Council rules preventing evictions in California during the current COVID-19 pandemic. This means that landlords will be able to return to court on **September 1, 2020** to seek evictions.

This could significantly impact our community. The spread of COVID-19 has led to substantial increases in unemployment locally. According to the San Luis Obispo County Workforce Development Board, the countywide unemployment rate in June 2020 was 11.6% -- or 15,600 persons -- compared to a 3% unemployment rate in June 2019.

For those who have lost jobs or who have seen significant decreases in income, it will become much harder to pay their mortgage and many households have fallen behind on their rent. This has led to a growing number of households at risk of losing their homes or apartments. The resulting impact on homelessness may be substantial. A recent analysis by Columbia University economist Brendan O'Flaherty estimated that homelessness may increase nationwide by as much as 40-45% by the end of this year, based on rates of homelessness increase related to unemployment in the prior recession that occurred from 2007-2009.¹ Applying this formula to San Luis Obispo County, **as many as 1,000 persons could become newly homeless by the end of the year absent intervention. Other studies suggest that an additional 3,500 to 4,500 could also be at risk of eviction.**

Local programs are already experiencing increased demand, as households are seeking help after falling behind on their rent. The 5Cities Homeless Coalition reports requests for homelessness prevention assistance in July were more than double the requests in January, and that was before the threat of eviction became more imminent due to the Judicial Council's actions. Once a household becomes homeless due to unemployment, it will be difficult to place them back into housing, even with security deposit assistance, as landlords are hesitant to rent to people who do not have a job or reliable source of income. Yet without housing, it will be more difficult for these persons to find a job.

While the County will be receiving federal funding to help prevent at least some of the evictions, it has not yet received the contracts from the state and federal government needed to implement the

¹ Available at <https://community.solutions/analysis-on-unemployment-projects-40-45-increase-in-homelessness-this-year/>. The O'Flaherty analysis assumes an unemployment rate of 16% in the third quarter.

programs. Depending on the timing of this receipt, the County's subrecipient agencies may not be able to provide this funding to households in need by September 1. Even when the funding arrives, households that owe back rent may still be in the same situation again in a few months if they are not able to find work.

The Homeless Services Oversight Council has authorized the HSOC Executive Committee to send a letter to the Board of Supervisors requesting the Board take action. The Executive Committee recommends the Board take the following steps:

- 1) Consider directing the County lobbyists to support passage of AB1436 and SB 1410 that would prevent evictions during the COVID-19 emergency, would give tenants 15 months from the end of the emergency in which to pay back rent, and allow tenants and landlords to make voluntary, written repayment agreements.
- 2) Should the legislature or Governor fail to act to prevent evictions before the September 1, 2020 deadline, consider re-instating the County Emergency Order and Regulation No. 3, that would establish certain restrictions on residential and commercial evictions.
- 3) Consider tax credits or supporting other options at the state and federal level to assist landlords who are unable to collect rents from their tenants and who may be facing financial hardships as a result.

Thank you for your consideration of this important matter.

Sincerely,

Mariam Shah
Chair, San Luis Obispo County Homeless Services Oversight Council

Cc: Wade Horton
Dr. Penny Borenstein