



**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

December 7, 2021, 2 p.m.

Participate by Zoom video call:

[https://us06web.zoom.us/j/84532781854?
pwd=MzRHYjIWOEtNQU82ZXFQSczRQUldxZz09](https://us06web.zoom.us/j/84532781854?pwd=MzRHYjIWOEtNQU82ZXFQSczRQUldxZz09)

Or dial in:

+1 720 707 2699

Meeting ID: 845 3278 1854

Passcode: 467152

1. Call to Order and Introductions
 2. Public Comment
 3. Consent: Approval of Minutes
 4. Action/Information/Discussion
 - 4.1 Discussion Item: Anderson Hotel
 - 4.2 Discussion Item: Federal and State Grants
 - 4.3 Discussion Item: Housing Developers Roundtable
 5. Future Discussion/Report Items
 6. Next Meeting Date: January 4, 2022
 7. Adjournment
-

**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE MEETING
 NOVEMBER 2nd 2021, 2pm-3:30pm
 Zoom Call**

MEMBERS PRESENT		MEMBERS ABSENT	STAFF & GUESTS
Anne Robin Kathy McClenathen Ken Trigueiro Marianne Kennedy Mark Lamore Scott Smith		Anne Wyatt Joanna Balsamo-Lillien	Abby Lassen Angela Smith Carly Eleanor Spink George Solis Kelsey Nocket Leon Shordon Molly Kern Nicole Bennett Rita Holland Russ Francis Steve Martin Tom Sherman Wendy Lewis
AGENDA ITEM	DISCUSSION		CONCLUSIONS/ACTIONS
1. Call to Order and Introductions	Scott called the meeting to order at 2:05pm.		
2. Public Comment			
3. Consent: Approval of Minutes			Kathy made a motion to approve the minutes, seconded by Mark. The motion passed with all in favor, none opposed and no abstentions.

4. Action/Information/Discussion		
4.1 Discussion Item: Federal and State Grants	<p>George reported that the local application process for the US Department of Housing & Urban Development Continuum of Care Fiscal Year 2021 (HUD CoC FY2021) grant program has been completed. Staff are now working on submitting the Collaborative Application, which is due to HUD (US Department of Housing & Urban Development) on November 16th. The local allocation includes around \$1 million for renewal projects, \$80,000 for bonus projects, and \$241,000 set aside for DV (Domestic Violence) bonus projects. The full HSOC met and made the following recommendations for funding:</p> <ul style="list-style-type: none"> • TMHA's (Transitions Mental Health Association) two Permanent Supportive Housing renewal projects (SLO City and Central Coast plus Bordeaux Expansion) • CAPSLO's (Community Action Partnership of San Luis Obispo) Coordinated Entry renewal • The County's HMIS (Homeless Management Information System) renewal • The Salvation Army's new Permanent Supportive Housing project in Atascadero • 5CHC's (5Cities Homeless Coalition) new DV bonus project in partnership with Lumina Alliance <p>This is a competitive application process. The outcome of which projects have been accepted by HUD will be known in early 2022.</p> <p>The deadline for the Department of Planning and Building's annual Action Plan grants program, including CDBG (Community Development Block Grant), HOME, Federal ESG (Emergency Solutions Grant), GFS (General Fund Support), Title 29 and PLHA (Permanent Local Housing Allocation) grant programs was</p>	

	<p>November 1st. A Grant Review Committee will be convened to review these grants and their recommendations will then be considered by the full HSOC in December.</p>	
<p>4.2 Discussion Item: Emergency Housing Vouchers Update</p>	<p>Scott reported that the Emergency Housing Vouchers program is 100% leased. HASLO (Housing Authority of San Luis Obispo) is able to provide housing or housing assistance to 156 homeless households. Many new landlords have signed up for this program. HASLO formally requested additional funding if any is being reallocated, but the State responded that they will not be looking at doing this until the summer of 2022.</p>	
<p>4.3 Discussion Item: Project Homekey Update</p>	<p>George reported that the RFP (Request for Proposals) for the second round of Homekey funding was released by the State in September. This program is competitive regionally, with around \$36 million available for projects within Central Coast counties. Applications are due for geographic allocation by the end of January; if funds are not allocated, they will go into the statewide funding pool.</p>	
<p>4.4 Discussion Item: Housing Developers Roundtable</p>	<p>George asked the housing developers in the meeting to provide updates on affordable housing projects planned for the next 18 months, particularly those serving homeless persons or people with below 30% AMI (Area Median Income). This information will be taken as input into the Ten Year Plan update.</p> <p>Mark shared the 65 Now program will be increasing to 80 Now, meaning TMHA will be able to add 15 new Permanent Supportive Housing beds. TMHA are also looking at NPLH (No Place Like Home) funding for developing housing units, but this would not be within the next eighteen months.</p>	

Anne shared that the Department of Behavioral Health will be releasing grant application forms for licensed Board and Care facilities for the elderly. This funding comes from State Behavioral Health. The County is currently working with partners to identify properties to purchase, and also attempting to retain a facility in Atascadero currently used for this.

Ken shared the projects People's Self Help Housing are currently working on:

- 36 units at Templeton Place, including some set aside for veterans. This is expected to be completed within a year
- 40 units at Broad Street in SLO, including ten set aside for veterans. This is expected to be completed within around 14 months
- 50 units at Pismo Terrace, including 19 Supportive Housing places, and 5 units set aside for youth. This is expected to take around 18 months to complete
- 68 units at Tiburon Way in SLO, funded through an NPLH award. All commitments are in place. This is expected to take around 18 months to complete
- 42 units in Atascadero set aside for veterans
- 53 units in Grover Beach, for which People's and HASLO are working together to get approval from the City Council. The land was donated from the City of Grover Beach, who have been very helpful
- A project just approved in Cambria, for which People's are applying for funding via the CDBG and HOME programs in the 2022 Action Plan. County Public Works has helped in solving an issue with roads. This project would provide 33 units, including a 10% set aside for homeless clients
- 29 units have been approved in Templeton, and People's have applied for CDBG and HOME funding for this.

- People's are working with San Luis Ranch to fulfil a long entitlement process, with the hope to create 70 units here

Scott echoed Ken on the City of Grover Beach having been very helpful and positive about the new development. HASLO have committed 22 project based vouchers for this development.

Regulations require that 75% of units must be reserved for ELI (Extremely Low Income) clients, so these will be people who either were homeless or were on the verge of homelessness.

Scott also shared HASLO are working on the following projects:

- 40 units for seniors in Nipomo. There is not a homeless set aside, but HASLO anticipates a number of people on ELI. Construction is just beginning on these units
- 39 apartments in SLO. Again, there is no specific homeless set aside, but nearly all units are for people on 50% or less AMI
- HASLO are working to save the Anderson Hotel, which provides units for 68 frail and very frail people. This building was privately owned, and was put up for sale. HASLO were able to temporarily halt the sale to a developer, and the owner has stated they will sell to HASLO if they are able to raise the money. Salud Carbajal has been able to set money aside for this purchase, although the budget for this has not been passed yet
- 63 units in Arroyo Grande - this has been fully approved by the City who have been very supportive
- 26 units of senior housing in Pismo Beach

Ken and Scott both gave input into what could be improved:

- All County Departments being brought in line with the County's overall goals for affordable housing
- Community Services Districts do not necessarily have the

	<p>same objectives for affordable housing as the County, so again, if they can be brought in line with the County's goals on this it would be beneficial</p> <ul style="list-style-type: none"> • A shortage of local funding for affordable housing that is needed to make projects happen • Delays in contracts being executed and funding being made available after funds have been awarded • Opportunities to apply are often limited, e.g. the Action Plan NOFA (Notice of Funding Availability) is released once a year 	
5. Future Discussion/Report Items	<ul style="list-style-type: none"> • Update on Sunny Acres 	
6. Next Meeting Date: December 7, 2021		
7. Adjournment	Scott adjourned the meeting at 3:05pm.	