

**HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)  
HOUSING COMMITTEE MEETING MINUTES**

**Date**

September 6, 2022

**Time**

2pm-3:30pm

**Location**

Zoom

**Members Present**

Anne Wyatt  
Brenda Mack  
Kathy McClenathen  
Ken Trigueiro  
Mark Lamore  
Yael Korin

**Members Absent**

Anne Robin  
Elaine Archer  
Marianne Kennedy  
Scott Smith

**Staff and Guests**

Abby Lassen  
Courtney  
Danielle  
Elena  
George Solis  
Glenn Silloway  
Jean St. James  
Jeff Al-Mashat

Jeff Eckles  
Julien Powell  
Kelsey Nocket  
Kristin Ventresca  
Lauren Weir  
Leon Shordon  
Marie Frost  
Merlie Livermore  
Molly Kern  
Rebecca Jorgeson  
Rick Gulino  
Rita Holland  
Russ Francis  
Sophie Glazebrook  
Teresa McClish  
Zona Vic

### **1. Call to Order and Introductions**

Anne Wyatt called the meeting to order at 2pm. Introductions were made.

### **2. Public Comment**

Marie and Zona expressed interest in the Five-Year Plan and helping with efforts to support people experiencing homelessness. County staff will reach out to Marie and Zona.

Yael commented on Oklahoma Avenue Parking Village and reiterated from last meeting, about the threat to remove individuals who have not worked on their programs. She said that a lot of cases not moving forward is not only due to residents, but also due to programs themselves.

### **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: Fiscal Year 2022 HUD (US Department of Housing and Urban Development) CoC (Continuum of Care) Program Competition - Increasing Affordable Housing Supply**

George presented an update on the 2022 annual CoC program. There is a question on the County's application about increasing affordable housing supply and he wanted to reach out to the Committee about this. HUD also wants the CoC to identify two steps it has taken for the last 12 months to engage the stakeholders, specifically in the following areas:

- reforming zoning and land use policies to permit more housing development; and
- reducing regulatory barriers to housing development.

According to Teresa, the City of SLO has amended a zoning ordinance to include the ability to approve up to 50 homes in a project. The City has taken steps to streamline the application process.

George also mentioned that he can look at the numbers gathered by the Five-Year Plan Committee and RHNA (Regional Housing Allocation Needs), and will also reach out to Ken and Teresa for more information.

Yael shared that it would be good to have designated/assigned properties to build tiny homes for the homeless.

Molly mentioned the Regional Housing Compact Project that is underway and also about the Housing and Infrastructure Plan, identifying areas that are housing ready. She added the Grover Beach housing project signed in 2020, creating zoning changes.

Laurel suggested that it would be worthwhile to have a working group that would compile recommendations regarding land use requirements, etc. Laurel also suggested for this topic to be added to the next agenda.

Kelsey provided a link regarding low barrier navigation centers:

<https://abag.ca.gov/technical-assistance/low-barrier-navigation-center-resources>.

SLO City has incorporated zoning codes to allow for installing tiny homes in zones that would not typically have been residential.

##### **4.2 Discussion Item: Oklahoma Avenue – Future Plans**

Laurel shared that the County is looking at a few proposals regarding plans for this area. The goal is for this project to be up and running by 2023. An RFP for design

and building was put out to determine feasibility of what can be done to pursue projects for building of tiny homes or alternate structures.

Yael inquired about any updates on what is going to happen to the Animal Shelter in this location. This will be followed up at a future meeting.

#### **4.3 Discussion Item: RHNA (Regional Housing Needs Allocation) Numbers and Tiny Houses**

Laurel suggested to save this for next agenda since Scott Smith was not present. According to Ken, ADUs (Accessory Dwelling Units) can count as houses for RHNA purposes, but he's not sure about tiny homes.

Teresa mentioned that in some circumstances, tiny homes on wheels can help meet RHNA numbers.

#### **4.4 Discussion Item: Discussion Item: Federal and State Grants – Update on Opportunities**

Kristin shared that the Department of Planning and Building released their NOFA (Notice of Funding Availability) including Federal Community Development Block Grant, Federal Emergency Solutions Grant, and HUD HOME. The total available funding is over \$4 million. There is also the Permanent Local Housing Allocation, and Title 29 funding. As part of HUD's required process, a Needs Assessment meeting is scheduled for the next day, one in the morning (11am-12pm) and the other in the evening (6pm-7pm). These meetings are necessary to help identify priorities in funding the most needed projects.

George reported that DSS (Department of Social Services) released an RFP (Request for Proposals) for a supplemental /special funding opportunity from HUD, to address unsheltered homelessness. The CoC (Continuum of Care) is eligible for \$1.6 million in funding. Applications are due September 8 at 5pm. This funding is to be allocated over three years, starting in 2023. Eligible activities include Permanent Supportive Housing, Rapid Rehousing, Joint Transitional Housing-Rapid Rehousing, Coordinated Entry, Street Outreach, and Supportive Services Only.

#### **4.5 Discussion Item: Housing Developers Roundtable**

Ken Trigueiro, from PSHH (People's Self-Help Housing) reported that there's about 300 plus apartment units being built, some are close to being completed within a couple of months. In Templeton, Ken mentioned that 36 units are going to be primarily for low-income seniors. Some 10 units are also allotted for veterans who

are experiencing homelessness. For the City of San Luis Obispo, Broad Street Place, which is to be completed in early 2023, has 40 units for low-income families. Ten units are set aside for those experiencing homelessness. The projected completion of this location is early 2023. Another San Luis Obispo housing project, which is part of Righetti Ranch development, is Tiburon Place in the Orcutt Street area. There are 68 units with various sizes, to be developed for this location. Some units are set aside for those experiencing homelessness. Twenty-three units are associated with No Place Like Home. It will take over a year before this development is completed. Ken also mentioned that their agency participated in SuperNOFA from the State and scored high for their Atascadero project, which included setting aside units for those experiencing homelessness. They also applied for funding for projects in the Templeton and Cambria locations. In Pismo Beach, there are 55 units funded by No Place Like Home. Half of these units are set aside for people experiencing homelessness.

Mark spoke about TMHA's housing project on Palm St., funded by No Place Like Home. This project is converting office buildings into 6 housing units and has also been approved for two Accessory Dwelling Units in back.

Anne mentioned Waterman Peace Village, a project in early planning stages. The City of SLO has partnered with The Peace Project and Smart Share Housing Solutions to begin planning and fundraising for this project, which proposes to rehabilitate the city owned Rosa Butronde Canet Adobe on Dana Street near downtown San Luis Obispo. This project would incorporate the building of an art studio and up to 20 tiny homes around it.

## **5. Future Discussion/Report Items**

- Anderson Hotel Building update
- Duvall Ranch/Sunny Acres update
- 5Cities Homeless Coalition pallet shelters update
- Yael Korin suggested to agendize an item that will discuss oversight and accountability of services provided by county and service providers

## **6. Next Meeting Date: October 4, 2022**

## **7. Adjournment**

Anne adjourned the meeting at 3:05pm.