



**HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)
Housing Committee Meeting Agenda**

September 1, 2020, 2 p.m.

Participate by Zoom video call:

<https://zoom.us/j/92257217620?pwd=bFVpYzBGTLgyeUgwOGNnQjc0Nmp6Zz09>

*San Luis Obispo
Countywide 10 Year
Plan to End
Homelessness*

Or dial in:
+1 669 900 9128
Meeting ID: 922 5721 7620
Passcode: 156621

*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*

1. Call to Order and Introductions
 2. Public Comment
 3. Consent: Approval of Minutes
 4. Action/Information/Discussion
 - 4.1 Discussion Item: Project Homekey
 - 4.2 Discussion Item: County Action Plan – Planning & Building
 - 4.2.1 Discussion Item: 2021 Action Plan
 - 4.2.2 Discussion Item: Action Plan NOFA
 - 4.2.3 Discussion Item: Identifying Community Needs
 - 4.3 Discussion Item: Paso Robles Encampment Update
 5. Next Meeting Date: October 6, 2020
 6. Adjournment
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**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE MEETING
 AUGUST 4TH 2020, 2pm-3:30pm
 Zoom Call**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS
Scott Smith	Cara Vereschagin Mark Lamore	Angela Smith Anne Robin Anne Wyatt George Solis Joanna Balsamo-Lilien Kathy McClenathen Ken Triguero Larissa Heeren Laurel Weir Marianne Kennedy Russ Francis Tom Sherman Veronica Garcia Wendy Lewis
AGENDA ITEM	DISCUSSION	CONCLUSIONS/ACTIONS
1. Call to Order and Introductions of Guests	Scott called the meeting to order at 2pm.	
2. Public Comment	Wendy commented on the City of Paso Robles declaring an emergency relating to fires in the river bed, and the need for an emergency site for the people who had been camping in the river bed. The City has decided on a property on North River Road and has asked ECHO (El Camino Homeless Organization) for guidance. The site has security, restrooms and showers, but has poor access for bikes and pedestrians. ECHO will continue to provide services at this location, including help with evening meals, and case management resources.	

3. Consent: Approval of Minutes	This item was tabled as the meeting was not quorate.	
4. Action/Information/Discussion		
4.1 Project Homekey	<p>Laurel shared that the State recently released a NOFA (Notice of Funding Availability) for Project Homekey, which provides funding for the purchase of motels or other properties as permanent housing or congregate shelters for homeless people. Eligible applicants are counties, cities and housing authorities. There is a very short turnaround time, and the County has been in discussion with HASLO (Housing Authority of San Luis Obispo) and PSHH (People’s Self-Help Housing) around options for making an application. The County is also talking with the State soon to discuss options.</p> <p>ECHO are also looking into the program, with sites identified in Paso Robles that would be suitable for permanent low income housing. PSHH are leading on this application, and if successful, this work would fit with the HEAP (Homeless Emergency Aid Program) funding for North County, adding in a Permanent Housing component.</p>	
4.2 County Action Plan	<p>George provided an update from the Planning & Building Department (Planning): the 2021 County Action Plan RFP (Request for Proposals) is due for release on September 1, with applications due October 23. Applications will go to the Board of Supervisors in mid April. The Action Plan includes funding from the following programs: CDBG (Community Development Block Grant), Federal ESG (Emergency Solutions Grant), Federal ESG-CV (Emergency Solutions Grant – Coronavirus) Round 2, HOME, General Fund Support, Title 29, and PLHA (Permanent Local Housing Allocation). The Action Plan RFP will be released at the same time as the RFP for HHAP (Homeless Housing, Assistance and Prevention) Round 1 and CESH (California Emergency Solutions and Housing) Round 2 funding, administered by the Department of Social Services (DSS).</p> <p>The NOFA for the second round of HHAP funding will be released by the State in the fall, so there will be a separate RFP for this in future. Staff from Planning will attend the September Housing Committee meeting to</p>	

	<p>share more information about the RFP.</p> <p>Anne Robin asked if there are temporary rental funds available under any of these programs. Laurel confirmed that there will be under the State ESG-CV Round 2 program, although it is not yet clear how much funding will be available from the State.</p>	
<p>4.3 Impacts of COVID-19 on Housing</p>	<p>The Committee discussed the impacts the pandemic is having on their programs.</p> <p>Scott shared that HASLO pays for rent where clients can no longer afford this, but the funding from HUD (Department of Housing & Urban Development) is allocated for the work generally, and not per client. HASLO are finding that individual clients need more support at this time, and so fewer clients are able to be supported through subsidized housing as the money is just not there. The Voucher Program has been cut back, and HASLO anticipates issuing very few between now and the end of the year.</p> <p>Ken from PSHH shared that they are expecting a cut in funding from City and County governments, as COVID cuts into budgets. Tax credits for new developments and construction have been impacted, though most people are making rent payments.</p> <p>Anne Wyatt from Smart Share Housing Solutions shared that they have seen all three of their programs impacted by the pandemic. The Home Share program was effectively paused as they stopped making matches until July, to avoid putting people in unsafe situations where they could become infected. Matches are now being made again, but people are hesitant. This has impacted the organization on an administrative level as they had to put in a lot of resource to create new procedures for relatively few matches. They are not feeling secure in relying on the City and County funding that has covered much of their budget in recent years.</p>	

	<p>Marianna from the Women’s Shelter Program of SLO County shared that they have been able to make some matches, where houses have separate spaces so people can remain physically apart.</p> <p>Angela from Stand Strong shared that all available rooms are full at this time. They purchased microwaves and refrigerators for all rooms, and have been able to waive rent for those who have lost their jobs. They have tested some clients and all staff, and nobody has tested positive. Their Housing First program has been very busy, leading them to start a waiting list. The safe house is almost always full.</p>	
5. Future Discussion Items	<ul style="list-style-type: none"> • Update on the situation in Paso Robles (see item 2: Public Comment). 	
6. Next Meeting Date: September 1, 2020		
7. Adjournment	Scott adjourned the meeting at 2:50pm.	

**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE MEETING
 JULY 8TH 2020, 3pm-4:30pm
 Department of Social Services
 3563 Empleo Street, Conference Room 1**

MEMBERS PRESENT		MEMBERS ABSENT	STAFF & GUESTS	
Joanna Balsamo-Lilien Mark Lamore Scott Smith		Joe Thompson Cara Vereschagin	Airlin Singewald Angela Smith George Solis Ken Triguero Laurel Weir Nicole Bennett Wendy Lewis	Anne Robin Cory Hanh Jeff Al-Mashat Larissa Heeren Marianne Kennedy Russ Francis
AGENDA ITEM	DISCUSSION			CONCLUSIONS/ACTIONS
1. Call to Order and Introductions of Guests	Scott called the meeting to order.			
2. Public Comment	None.			
3. Consent: Approval of Minutes				
4. Action/Information/Discussion				
4.1 Discussion Item: California Budget and State Homeless Assistance Grants	Laurel provided an update. Since the last Housing Committee meeting in March, the County has received grants from both the State and Federal government. Most of the ESG-CV (Emergency Solution Grant – Coronavirus) funding has focused on Rapid Rehousing, homelessness prevention, and shelter activities including renovation. HUD (Department of Housing and Urban Development) has not yet issued a NOFA for this funding, and this may include additional eligible activities. The County has already awarded the first tranche of State ESG-CV funding, and is now expecting a second tranche.			

	<p>The State budget for 2020-21 includes funding for the purchase of motels. The County is waiting for more information on this. The State has also secured funding for a second round of HHAP (Homeless Housing, Assistance and Prevention) funding, to assist communities with purchasing motels, and converting motels to permanent housing or non-congregate shelter.</p> <p>Airlin provided an update on the PLHA (Permanent Local Housing Allocation) grant program. The total funding estimate over five years is around \$5 million, though the amount of funding available will change year to year. Recommendations for the first three years of funding are that 60% of this funding be used for a housing trust fund to leverage additional state funding for affordable housing development; 25% be put towards homeless services, outreach and a navigation center; 10% be used for affordable housing; and 5% for general grant administration. For the last two years of the grant program, the recommendation is to increase funding for homeless services to 35% of the total. These recommendations are going to the Board of Supervisors on Tuesday 14th. The RFP (Request for Proposals) will most likely be available in September, but this will depend on when the County receives notice from the State.</p>	
<p>4.2 Discussion Item: Public Review Draft of the Housing Element Update (2020-2028) – Airlin Singewald & Cory Hanh</p>	<p>Airlin and Cory from the Department of Planning & Building (Planning) presented and took questions on the Housing Element Update. The Housing Element is a required element of the County Plan, with the goal of achieving an adequate supply of decent housing for residents of the unincorporated areas in the County. The objective for homelessness is to reduce homelessness and provide housing for people who are homeless or at risk of homelessness. The Housing Element qualifies the County to receive funding from some sources. Over the last year, Planning has been working on updating the Housing Element. The evaluation process allows for stakeholders, members of the public, developers and the County to work together on a plan to serve current and future residents. The current draft includes an inventory of sites which demonstrate that the county has enough land to meet the</p>	

	<p>housing demand.</p> <p>The State has determined that the County must provide and develop over 3,000 units by the end of 2028. 25% of this total share must be for very low income, 15% for low income, 18% for moderate income, and 42% for above moderate income. The County has identified parcels in the unincorporated areas that would meet all these categories. The biggest limiting factor is water resources and wastewater infrastructure.</p> <p>The County also plans for 832 new ADUs (Accessory Dwelling Units) to be constructed by the end of 2028, divided between the very low and low income categories. Planning recently submitted an application to the State for \$500k for planning studies to accelerate housing production. This includes funding to hire an architect to develop stock plans for ADUs, allowing homeowners to save \$20k on average.</p> <p>The Public Review Draft can be found on Planning’s website, under ‘Active Major Projects.’ County staff will forward the link to the Committee email list. The Draft is due to go to the Planning Commission on September 24th, and then to the Board of Supervisors on November 17th.</p>	
5. Future Discussion Items	<ul style="list-style-type: none"> • Housing Committee to review future projects 	
6. Next Meeting Date	August 4, 2020	
7. Adjournment	Scott adjourned the meeting at 3:45pm.	

**HOMELESS SERVICES OVERSIGHT COUNCIL
 HSOC HOUSING COMMITTEE MEETING
 MARCH 3RD 2020, 2pm-3:30pm
 Department of Social Services
 Room 356**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS
Anne Wyatt Carolyn Berg Joanna Balsamo-Lilien Ken Triguero Scott Smith	Cara Vereschagin Joe Thompson Mark Lamore	Laurel Weir George Solis Russ Francis Carolyn Berg Airlin Singewald Tim Waag Mike Byrd Sue Warren
AGENDA ITEM	DISCUSSION	CONCLUSIONS/ACTIONS
1. Call to Order and Introductions of Guests	Scott Smith welcomed the group and introductions were made.	
2. Public Comment	<p>Laurel introduced George & Russ as new team members. George will be taking over responsibility for management of HMIS (Homeless Management Information System) and the CoC (Continuum of Care) grant. Russ will be taking over admin responsibilities including scheduling committee meetings and taking minutes.</p> <p>Laurel informed the group that the state has released its NOFA (Notice of Funding Availability) for the California ESG (Emergency Solutions Grant). The county will be putting out an RFP (Request for Proposals) in the next couple of weeks and will share this with the full HSOC (Homeless Services Oversight Council).</p>	Any member who is not on the full HSOC list and wants to be added in order to receive this information, please contact Russ: rfrancis@co.slo.ca.us
3. Consent: Approval of Minutes		Anne made a motion to approve the minutes. The motion was seconded by

		Joanna. The vote was unanimous.
4. ACTION/INFORMATION/DISCUSSION		
<p>4.1 Discussion Item: Homeless Housing, Assistance and Prevention Program (HHAP) update, Homeless Emergency Aid Program (HEAP) update, and California Emergency Solutions Grant Update</p>	<p>Laurel gave updates on the HHAP, HEAP and CA ESG (California Emergency Solutions Grant) programmes.</p> <p>HHAP: the application was submitted to the state in February. The County expects to hear back in April. The State has said that all CoCs will sign a data sharing agreement to upload client information into the state’s own system. The State is asking for this information for research purposes. This means there will be changes made to the data privacy notices that clients receive; this was a change due to happen anyway as the state is requiring more HMIS data. This change will go to the full HSOC meeting for approval. There is no timeline yet for when we will see this new data sharing agreement, and it is not yet clear if this will require the county to update its agreements with providers. One requirement of the HHAP grant is that the CoC must decide on outcomes to be measured, rather than outputs. For instance, “we will reduce the number of unsheltered homeless people by X% over Y period of time.” A further requirement is for the CoC to carry out planning, monitoring and periodic reports on these measures. The Finance & Data committee are looking into recommendations for this based on current and future activities. We are most likely going to use the PIT (Point In Time) count to measure outcomes, as HMIS data alone does not capture these changes as well.</p> <p>HEAP: The North County project is moving forward. ECHO (El Camino Homeless Organization) held its first community forum in Paso Robles, providing information on what is coming with a First Step Navigation Center being built. More public forums are upcoming. For more information on this, please contact Jeff Al-Mashat at ECHO: jalmashat@echoshelter.org</p> <p>Ken shared that Peoples’ Self Help Housing received a grant from HEAP for a supported housing project. The grant helped to purchase land. Peoples’ is now looking to obtain funding to build new housing. Peoples’</p>	

	<p>are submitting their plans for approval to the City of Pismo Beach soon.</p> <p>CA ESG: The 2018 grant has funded Coordinated Entry and Outreach. ECHO, 5CHC (Five Cities Homeless Coalition) and CAPSLO (Community Action Partnership of San Luis Obispo) are moving forward with this. CAPSLO is working with clients in the Morro Bay area, ECHO in North County, and 5CHC in South County.</p>	
<p>4.2 Discussion Item: County Housing Initiatives Update</p>	<p>Carolyn and Airlin from SLO County Planning & Building provided an update on County Housing Initiatives. This is a regional plan working with the cities and county planning departments on a coordinated effort across different agencies, looking at infrastructure needs for the next ten years. The main goals of the initiative are to ensure there is an adequate housing supply and resilient infrastructure, to encourage regional thinking and avoid cities and agencies becoming siloed, and preserving the natural character of the area. The initiative is also working on education and outreach to areas which do not have identified homeless sites, and to encourage awareness of regulations.</p> <p>Planning & Building have worked with the Housing Coalition to identify the level of funding required to build the low and very low income housing needed for the county. This is estimated to fall between \$2-4m. Planning & Building have been looking at how this need can be met through additional funding sources.</p> <p>Existing funding sources for affordable housing that the County allocates, not including the Continuum of Care (CoC) grants, have ranged from \$1-2 million per annum. Additional sources of funding in the future:</p> <ul style="list-style-type: none"> • Permanent Local Housing Allocation (PLHA): the county will receive \$5.2m over the next five years, for which homelessness is an eligible activity. The deadline for the application to the state, which must include a five year plan for how the money will be spent, is the end of July. Activities must focus on people on low and very low incomes. • SB 1090 Essential Services Mitigation Funds: this is one time 	

	<p>funding to mitigate the impact of the closure of Diablo Canyon Power Plant. Of this funding, \$6.4m will be set aside for housing.</p> <ul style="list-style-type: none"> • A county wide affordable housing bond of \$40m may be feasible. This would require the approval of two thirds of registered voters; the motion could appear on the November ballot. Polling has shown that 45% of county residents have identified affordable housing and homelessness as the most pressing problem, and 73% are concerned about homeless people being able to find services and places to live. A draft ballot measure polled between 56%-60%. The consultant has suggested that this figure may rise with education and outreach, although a campaign would be very expensive and the County cannot take a lead role on advocacy. June 16th is the deadline for drawing up the ballot measure for November, but at present this depends on the Board of Supervisors approving the feasibility study for the bond. <p>Laurel suggested that Shallow Subsidies (financial assistance allowing for limited, needs based payments to be paid for a portion or subsidy of a participant's rent) could be an alternative means of funding. Some communities are using this to help people in shared housing.</p> <p>Other updates on the initiative included the status of Accessory Dwelling Units (ADUs) in coastal communities. ADUs are allowed according to state law, but there is a conflict in coastal areas where there may be restricted capacity on water and wastewater demands for new units. This is a situation that is still unfolding.</p>	
<p>4.3 Discussion Item: Update on efforts to promote Tiny Homes and Tiny Villages</p>	<p>Anne gave an update on SmartShare Housing Solutions' recent activities. Rather than hold an expo this year, they are facilitating a series of workshops. 75 people attended the first workshop, which included a team from Cal Costal properties. This is a for-profit organization administering a micro homes project in Atascadero. They have identified further sites in San Luis Obispo and Monterey counties that may be appropriate sites for similar projects.</p>	

	<p>There are only two identified Tiny Houses on Wheels installed in San Luis Obispo city. There has been less interest in Tiny Houses than city planners expected. The strategy currently is to broaden this to include ADUs and garage conversions. Tiny Houses on wheels can be bought and installed for around \$50k, while ADUs include additional costs and on average will cost \$193k to permit and build (though recent laws have negated some fees). The next workshop will involve a speaker from County planning who will be talking about their experience of converting their garage into a second residence.</p> <p>Anne confirmed that there are local lenders for Tiny Houses, who offer payments at a considerably lower rate than a mortgage on a typical house. Anne also confirmed that the city's process regarding Tiny Houses is relatively simple and includes a charge of \$860 for the permit plus utility hookup.</p> <p>Under the new State law, if an ADU is under 750 square feet, there would be no separate utility fees so no second water meter required (installing a second water meter is very expensive and so could otherwise be prohibitive to building an ADU). Charges are proportional if the ADU is over 750 square feet.</p>	
<p>4.4 Discussion Item: Presentation on the Section 8 and other vouchers in San Luis Obispo County</p>	<p>Scott from HASLO (Housing Authority San Luis Obispo) shared information on the eight types of Housing Choice Vouchers available, including the Section 8 Program, and explained HASLO's role in issuing these. Scott provided a handout (please see the agenda packet for this meeting).</p>	
<p>5. Future Discussion Items</p>		
<p>6. Next Meeting Date:</p>	<p>April 7th, 2020</p>	
<p>7. Adjournment</p>	<p>Scott adjourned the meeting at 4:45pm.</p>	