

**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.	