

**HOMELESS SERVICES OVERSIGHT COUNCIL  
HSOC HOUSING COMMITTEE MEETING  
JUNE 1<sup>st</sup> 2021, 2pm-3:30pm  
Zoom Call**

<b>MEMBERS PRESENT</b>		<b>MEMBERS ABSENT</b>	<b>STAFF &amp; GUESTS</b>
Anne Robin Anne Wyatt Cara Vereschagin Joanna Balsamo-Lillien Marianne Kennedy Mark Lamore		Kathy McClenathen Ken Trigueiro Scott Smith	Abby Lassen Carolyn Berg George Solis Leon Shordon Molly Kern Nicole Bennett Rita Holland Russ Francis Steve Martin Sue Warren Tom Sherman Yael Korin
<b>AGENDA ITEM</b>	<b>DISCUSSION</b>		<b>CONCLUSIONS/ACTIONS</b>
1. Call to Order and Introductions	Anne Robin called the meeting to order and introductions were made.		
2. Public Comment	George commented that the County of San Luis Obispo Department of Social Services (DSS) has released a Request for Proposals (RFP) for the first round of HHAP (Homeless Housing, Assistance and Prevention Program) funding. Applications are due by June 8 <sup>th</sup> .  Yael commented that there are 20-30 people living in cars, trailers and an encampment in Los Osos. Los Osos Community Advisory Council's Unhoused Residents Committee are working to provide basic services.		
3. Consent: Approval of Minutes			Anne Wyatt 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: Updated Streamlined Ministerial Approval Process (Senate Bill 35) Guidelines	The Committee agreed to table this item, as neither Laurel Weir nor Ken Trigueiro were present.	
4.2 Discussion Item: CARES (Coronavirus Aid, Relief and Economic Security) Act Grants Update	<p>George reported that agreements have been executed for the first round of State ESG-CV (Emergency Solutions Grant – Coronavirus) funding. DSS has recently received the signed contract from the State for the second round of State ESG-CV funding. Subrecipient agreements will now be sent out.</p> <p>The State ESG-CV program involves progressive expenditure deadlines. The first deadline is July 31<sup>st</sup>. 20% of funding from both rounds was supposed to be expended by this point. The County will be talking to the State about this, as the County is unlikely to meet this target, in part due to how long it took to receive the standard agreements from the State.</p>	
4.3 Discussion Item: ESG (Emergency Solutions Grant) Activities Update	George reported that the County is waiting for the NOFA (Notice of Funding Availability) from the State for the Fiscal Year 2021 ESG (Emergency Solutions Grant) program. There will be a very tight turnaround time for the County's own RFP, which will be put out soon afterwards. Eligible expenditures for this program are emergency shelter activities, rapid rehousing, street outreach, homeless prevention, and HMIS activities.	
4.4 Discussion Item: ADUs (Accessory Dwelling Units) and	Anne Wyatt presented on SmartShare Housing Solutions' work incentivizing ADUs (Accessory Dwelling Units) in the County. SmartShare's ADU program follows on from their program promoting	

Plans for Affordable Housing	<p>Tiny Houses and Tiny Houses on Wheels, which did not see as much traction as had been hoped. Changes to State law also influenced this change of direction. Program staff have formed an ADU Task Force, including several community members. The ADU Task Force is due to meet next on June 15<sup>th</sup>. Cory Hanh from the County of SLO Planning &amp; Building Department will be attending to talk about pre-approved ADU plans. Email <a href="mailto:anne@smartsharehousingsolutions.org">anne@smartsharehousingsolutions.org</a> to be added to the Task Force's email distribution list.</p> <p>There are a lot of opportunities for safe and affordable ADUs, and an expectation that ADUs will create a kit if the affordable housing in the County over the next housing element cycle. However, a lot of activity will be required to make use of these opportunities, including outreach, education and technical assistance to help people understand what is possible. Another area of support that homeowners need is managing tenants. SmartShare has carried out nine site visits so far to help homeowners with what they are looking for and what is permitted. Affordability advocacy is also important, as even small ADUs can be unaffordable. SmartShare are working on finding and sharing best practices for this. Lending and finance are major hurdles for homeowners; to address this, SmartShare have been working with Coast Hill Credit Union, who have now created an ADU loan. The County and several cities are rolling out pre-approved ADU plans, which helps to streamline much of the permitting and financing process. However, even with pre-approved plans, many plans and units cost upwards of \$200k per ADU. This is not affordable for most homeowners; however, garage conversions and JADUs (Junior Accessory Dwelling Units) represent opportunities for lower cost versions which would allow homeowners to see a positive cash flow.</p> <p>The ADU Task Force has considered what each jurisdiction in the county has put into its housing element. For the next housing cycle, the seven incorporated cities are expecting around half the county's ADUs to be built within their jurisdictions, and the County expects around half to be built in unincorporated areas. This is based on a growth rate of 400 new</p>	
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	<p>ADUs per year. How many of the ADUs are expected to be affordable varies by jurisdiction.</p> <p>Cara shared that SLO City did not see a slowdown in people wanting to build ADUs due to the pandemic in 2020 – permits issued and ADUs finalized in 2020 increased compared to 2019.</p>	
4.5 Discussion Item: Emergency Housing Vouchers	<p>George shared that this Emergency Housing Vouchers are being made available through the American Rescue Plan Act (ARPA). HASLO (Housing Authority of San Luis Obispo) will be receiving 156 vouchers. Referrals will need to go through the Continuum of Care's Coordinated Entry program. There will be a Special HSOC meeting on Tuesday 8<sup>th</sup> June to approve a Memorandum of Understanding between HASLO and HSOC, which is needed so HASLO can start issuing vouchers from July 1<sup>st</sup>.</p>	
5. Future Discussion Items	<ul style="list-style-type: none"> <li>• Follow up on ADU Smart Share project – Anne Wyatt</li> <li>• New Project Homekey and where the State is focusing funds for housing and new housing elements in the State budget – Carolyn</li> <li>• City of SLO's ADU plans – Cara/Kyle Van Leeuwen</li> </ul>	
6. Next Meeting Date: July 6, 2021		
7. Adjournment	<p>Anne Robin adjourned the meeting at 3:15pm.</p>	