

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

Date

June 7, 2022

Time

2pm-3:30pm

Location

Zoom

Members Present

Brenda Mack
Elaine Archer
Mark Lamore
Scott Smith
Yael Korin

Members Absent

Anne Robin
Anne Wyatt
Kathy McClenathen
Ken Trigueiro
Marianne Kennedy

Staff and Guests

Abby Lassen
Jeff Al-Mashat
Jefferson Eckles
Kelsey Nocket
Laurel Weir
Leon Shordon
Marie Bolin
Nicole Bennett

Russ Francis
Steve Martin
Sue Warren
Tim Siler
Wendy Lewis

1. Call to Order and Introductions

Scott called the meeting to order at 2:07pm. Introductions were made.

2. Public Comment

Nicole commented that CenCal Health is launching its CalAIM (California Advancing and Innovating Medi-Cal) program in San Luis Obispo and Santa Barbara Counties in January, beginning with a medically tailored meal program and recuperative care. CenCal Health will be reaching out to partner agencies over the next couple of months. CenCal Health are also working with the County of San Luis Obispo Homeless Services Unit on the HHIP (Housing and Homelessness Incentive Program), which has the potential to bring \$10 million into the county over the next two years.

Abby commented that Public Safety SLO is sponsoring an online Housing and Homelessness forum on June 21 from 3-5pm, with one breakout session specifically on Housing.

3. Consent: Approval of Minutes

Minutes could not be approved due to lack of quorum.

4. Action/Information/Discussion

4.1 Discussion Item: Strategic Plan to End Homelessness

Laurel reported that the Strategic Plan Steering Committee has been progressing the draft strategic plan, with input from different HSOC committees. The draft plan will be released soon. The Steering Committee will share the draft plan with stakeholders for further input before bringing it to the full HSOC at its meeting on July 20. Feedback sought from the Housing Committee focuses on the housing that will need to be added to the plan to meet its outcome, including permanent supportive housing, alternative housing models (including tiny homes and tiny home villages), interim housing, and affordable housing units. The RHNA (Regional Housing Needs Assessment) for SLO county includes 1,667 low income housing

units, which can include ADUs (Accessory Dwelling Units). This figure includes 500 low and very low income housing units specifically for homeless people.

The Committee provided the following feedback:

- Yael advocated for Tiny House Villages, as they are the fastest and least expensive method of getting people housed. Affordable housing can take years to build, and will still not be affordable for many unhoused people. The location of housing is also important, as people need to be close to services and society generally in order to move forward. Programs run through Tiny House Villages can be self-sustaining, as residents can participate in the running of the villages and pay expenses towards services.
- Nicole suggested including more shelter space, particularly in South County, and preparations for quarantine space.
- Brenda advocated for third parties running non-shelter services within shelters, as with the proper safeguards this can improve services.
- Scott noted that sustainability of affordable housing over time is also important and should be included along with building affordable housing. The different zoning ordinances and housing elements within the county presents a challenge. SLO City leads the way on providing incentives to developers, so would be a good starting point for a uniform approach across jurisdictions.
- Kelsey noted the distinction between housing models and programs, and that there has been a tendency to conflate the two, but there can be different programs for the same housing models (e.g. non-congregate shelter housing does not need to intake on a nightly basis).
- Wendy provided feedback that the by-right process can present challenges, as sometimes the grant timeline will not allow for this.
- Kelsey provided further information relating to SLO City's zoning ordinance: the designation "low barrier navigation center" is mandated by the state, and SLO City has recently incorporated it into their zoning regulations. This enables the development of shelters that meet certain parameters in areas that zoning would normally prohibit.

The Committee agreed to move their next meeting forward a week so they have another chance to discuss the draft plan before it goes to the full HSOC. Russ to send out a Doodle poll to ensure the Committee will have a quorum.

4.2 Discussion Item: San Luis Obispo County Housing Needs Report 2022 - California Housing Partnership

The Committee reviewed the San Luis Obispo County Housing Needs Report, recently published by the California Housing Partnership. The report contains useful information, particularly for grant applications. The Committee recommended convening a group of experts to look at RHNA numbers more closely.

4.3 Discussion Item: Federal and State Grants – Update on Opportunities

Laurel shared that the NOFO (Notice of Funding Opportunity) for the annual Continuum of Care (CoC) grant administered by HUD (US Department of Housing and Urban Development) is due to be released imminently. The County will then issue its own local RFP (Request for Proposals).

Proposed strategies for Round 3 of the Homeless Housing, Assistance and Prevention Program (HHAP) funding are being reviewed by the Board of Supervisors in June. A local RFP will be released following this, combining the HHAP Round 2 and Round 3 allocations.

Scott shared that HASLO (Housing Authority of San Luis Obispo) has applied for an award from Homekey Round 2, and will be able to report at the next meeting whether or not they were successful.

4.4 Discussion Item: Housing Developers Roundtable

Scott shared that HASLO has received a positive staff recommendation from Pismo Beach City for tax credits for their Shell Beach project. Pismo Beach City Council meets June 15 to review and decide on the recommendation. This project would provide 29 additional units of very low and extremely low income senior housing. Construction would start this year if approved, and the housing would come online most likely between 12-18 months after construction begins.

5. Future Discussion/Report Items

- Sustainability of Tiny House Villages and programs to help people move forward – Yael

6. Next Meeting Date: July 5, 2022

The date of the next meeting is to be moved to June 28. Russ to send out a Doodle poll to ensure the Committee will have a quorum.

7. Adjournment

Scott adjourned the meeting at 3:55pm.