



HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)

Meeting Agenda

March 19, 2025, 1pm

Committee members must participate in person (except for just cause reasons or personal emergency reasons approved by the HSOC):

Veterans Memorial Building
801 Grand Avenue, San Luis Obispo, CA 93401

The public may participate in person or by Zoom video call:

<https://us06web.zoom.us/j/89436230914?pwd=Oaj53Q8fGEnYOSzfS2jw8eK6ratAdY.1>

Or dial in

+1 669 444 9171 US

Meeting ID: 894 3623 0914

Passcode: 894767

1. Call to Order and Introductions (2 minutes*)
2. Public Comment (5 minutes*)
3. Consent: Approval of Minutes (1 minute*)
4. Action/Information/Discussion
 - 4.1. Implementing Five-Year Plan Line of Effort 4 - Create, Identify, and Streamline Funding and Resources
 - 4.1.1. Action Item: Approve Letter of Support for the application of the County and Restorative Partners to the California Department of

*All times are approximate



Housing and Community Development's Homekey+ Program for the Healing and Restoration Campus (HARC) Project (7 minutes)

4.1.1.1. Committee Questions

4.1.1.2. Public Comment

4.1.1.3. Committee Discussion and Vote

4.2. Information Item: U.S. Department of Housing and Urban Development (HUD) 2024 Continuum of Care Award Announcement (3 minutes)

4.2.1.1. Committee Questions

4.2.1.2. Public Comment

4.2.1.3. Committee Discussion

4.3. Discussion Item: Committee Updates (10 minutes*)

4.3.1.1. Committee Questions

4.3.1.2. Public Comment

4.3.1.3. Committee Discussion

4.4. Discussion Item: Updates from County Staff (2 minutes*)

4.4.1.1. Committee Questions

4.4.1.2. Public Comment

4.4.1.3. Committee Discussion

5. Future Discussion/Report Items (2 minutes*)

6. Updates and Requests for Information (1 minutes*)

7. Next Regular Meeting: May 21, 2025

8. Adjournment

*All times are approximate



The full agenda packet for this meeting is available on the SLO County HSOC web page:

[https://www.slocounty.ca.gov/Departments/Social-Services/Homeless-Services/Homeless-Services-Oversight-Council-\(HSOC\).aspx](https://www.slocounty.ca.gov/Departments/Social-Services/Homeless-Services/Homeless-Services-Oversight-Council-(HSOC).aspx)

*All times are approximate

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

Date

January 15, 2025

Time

1:04 pm-3:03 pm

Location

Room 101, Department of Social Services, 3433 S Higuera, San Luis Obispo, CA 93401

Members Present

Abby Lassen
Amelia Grover
Benjamin Albracht
Bill Luffee
Brenda Mack
Christy Nichols
Daphne Boatright (alternate for Allison Brandum)
Ilene Brill
Jack Lahey
Jessica Thomas
Jim Dantona
Jon Nibbio (alternate for Marie Bolin)
Jules Tuggle
Kate Secrest
Kathy McClenathen
Kris Beal
Linda Belch (alternate for Devin Drake)
Luke Dunn
Marcia Guthrie
Margaret Shepard-Moore
Mark Lamore
Michael Azevedo (alternate for Janna Nichols)
Michelle Pedigo
Michelle Shoresman
Raven Lopez
Rick Gulino
Susan Funk
Susan Lamont
Wendy Blacker
Wendy Lewis

Members Absent

Allison Brandum
Aurora William
Dawn Ortiz-Legg
Devin Drake
Janna Nichols
Jeff Smith
Marie Bolin
Rick Scott
Rochelle Sonza
Star Graber

Staff & Guests

Austin Solheim
Cassandra Lopes
Charmain Navarrete
Chelsea Ruiz
Clint Weirick
Daisy Wiberg
Dvon McQuaid
George Solis
Ilene Brill
Jeff Al-Mashat
Kari Howell
Kate Bourne
Katlynn Beatty
Katy Krul
Kristee Klein
Laurel Weir
Lawren Ramos
Liz Summer
Merlie Livermore
Nathan Lenski
Niko Frambuena
Ranel Porter
Russ Francis
Sarah Morales
Shane Leal
Susan Warren
Suzie Freeman

1. Call to Order and Introductions

Chairperson Michelle Shoresman called the meeting to order at 1:04 pm. Introductions were made by those new to the meeting.

2. Public Comments

No public comments were presented.

3. Consent: Approval of Minutes

Mark Lamore moved the motion for minutes to be approved, seconded by Rick Gulino. Minutes passed via voice vote.

4. Action/Information/Discussion

4.1. Discussion Item: Remembrance of Bill Crewe

Bill Crew was a former HSOC member who recently passed away. Some members shared their thoughts about Bill and his commitment to advocating for homeless veterans. A moment of silence was also observed in his honor.

4.2. HSOC Administration

4.2.1. Action Item: HSOC Leadership Elections

The recommended slate of candidates for HSOC leadership positions for Calendar Year 2025 was approved via roll call.

Michelle Shoresman was nominated and voted for the position of HSOC Chair, and Susan Funk as the Vice Chair. Other candidates represented the following positions: Janna Nichols, Data & Performance Committee Chair; Jack Lahey, Coordinated Entry Committee Chair; Wendy Lewis, Services Coordinating Committee Chair; Brenda Mack, Lived Experience Representative; and Michelle Pedigo, Housing Authority Representative.

4.2.2. Discussion Item: Grant Review Process Recommendations

The Homeless Services Oversight Council (HSOC) serves as an advisory body to the County Board of Supervisors. Laurel Weir shared that in May 2024, the County Board of Supervisors directed the HSOC Executive Committee to develop guidelines for future funding recommendations. The Executive Committee then convened a working group. This group reviewed current processes, considered scoring tools and developed recommended principles and tools for future funding processes. The working group's recommendations which were presented to the Executive Committee in December 2024 were brought forward to the HSOC today for input. The draft recommendations for the grant review process included the following: seek to ensure transparency; performance-based; seek to place individual grants into larger context of community outcomes, and create a process for resolving differences between the HSOC and the Grant Review Committee, if needed. The Executive Committee will vote on final recommendations in February.

4.3. Discussion Item: Committee Updates

Mark Lamore shared that his term as the Data & Performance Committee Chair is ending, and Jana Nichols will take over in January. Mark also reported that some of the things the Committee has been working on includes the Shelter Point-In-Time Count scheduled for January 28th, reviewing and updating the Client Release of Information form, HMIS User Agreement forms, and HMIS Policies and Procedures. Mark also said they have switched over to a new HMIS system called Clarity. Through Clarity, the team has been working on a data dashboard to help address questions regarding homelessness. Currently this dashboard is set up to show real-time information by quarter. Eventually the goal is to have a live platform that will relay homelessness data and information daily such as tracking homeless people and the services they are receiving, what the outcomes are, etc.

Jack Lahey shared that he will no longer be the Chair for Services Coordinating Committee as Wendy Lewis will be the new Chair. This Committee's meetings have been moved to a quarterly basis, aiming to have a deeper dive in certain issues. The first meeting will look at how to approach the issue of encampment.

For the Coordinated Entry Committee, Jack shared that during its last meeting, they had an in-depth discussion about the definition of an access point versus the definition of a participating agency in Coordinated Entry. They also discussed guidance to allow transfers in permanent supportive housing units to other permanent supportive housing units. Jack also mentioned that they are still looking for another candidate with lived experience to join the Coordinated Entry Committee.

4.4. Discussion Item: Updates from County Staff

Kate Bourne announced that on January 31st they will be posting the first quarterly data dashboard out of Homeless Management Information System (HMIS). Kate mentioned that service providers are required to enter their programs and client data into the HMIS to report program outcomes and assist in case management. As part of the larger effort to overhaul data collection and recording capacity in Continuum of Care, Kate reported they have migrated over 15,000 client records to a new database and trained over 120 users across the County to use a completely new system. The new database also went live in March 2024 and has since continued to completely change the operation and processes to expand the local capacity.

4.5. Implementing Five-Year Plan Line of Effort 4 - Create, Identify, and Streamline Funding and Resources

4.5.1. Action Item: Approve Letters of Support for CAPSLO's and Good Samaritan's Applications for SSVF (Supportive Services - Veteran Families) Grants

Laurel Weir presented background information regarding applications. Mark Lamore moved the motion to approved, seconded by Rick Gulino. Action item was approved and passed via roll call.

4.5.2. Action Item: Recommend Allocation of Community Development Block Grant - Public Services funding (County allocation \$100,813), Community Development Block Grant – Public Facilities (County allocation \$341,857), Home Investment Partnerships Program (\$100,000) Emergency Solutions Grant (\$135,603), County General Fund Support (\$379,000), and Permanent Local Housing Allocation funds (\$200,658) for county-wide homeless services programs as part of the 2025 Action Plan

George Solis presented information regarding the Action Plan funding allocations. Kathy Mclenathen moved the motion to approve, seconded by Michelle Pedigo. The roll was called and the motion passed.

5. Updates and Requests for Information

- Welcome Home Village information requested to be emailed to members.
- HSOC New Member Orientation in February

6. Next Meeting: March 19, 2025-Meeting & Annual Planning, 1pm-5pm

7. Adjournment

Chairperson Michelle Shoresman adjourned the meeting at 3:03pm.

HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)

ACTION ITEM

March 19, 2025

AGENDA ITEM NUMBER: 4.1.1

ACTION ITEM: Approve Letter of Support for the application of the County and Restorative Partners to the California Department of Housing and Community Development's Homekey+ Program for the Healing and Restoration Campus (HARC) Project

ACTION REQUIRED: Vote to approve a Letter of Support for Restorative Partners' joint application with the County of San Luis Obispo for the Homekey+ Program for the Healing and Restoration Campus (HARC) Project.

SUMMARY NARRATIVE:

Restorative Partners, Inc., in collaboration with the County of San Luis Obispo, seeks to submit a joint application for Homekey+ funding to acquire and rehabilitate the DeVaul Ranch property in the unincorporated area of San Luis Obispo County. This initiative aligns with the County's ongoing efforts to address homelessness and increase the availability of supportive housing. If awarded, the Homekey+ funds will facilitate the conversion of the DeVaul Ranch property into permanent supportive housing for individuals experiencing homelessness or those at risk of homelessness, with a focus on justice-involved individuals in need of stable housing and supportive services.

Homekey+ Program

The California Department of Housing and Community Development (HCD) in collaboration with the California Department of Veterans Affairs (CalVet), released a Notice of Funding Availability (NOFA) of approximately \$2.145 billion of Homekey+ grant funding on November 26, 2024.

The Homekey+ funding available in the NOFA is to provide Permanent Supportive Housing for individuals or households with an individual who is Homeless, Chronically Homeless, or At Risk of Homeless, and who are also living with a Behavioral Health Challenge. Homekey+ also establishes allocations for Veterans and for Youth relative to that Target Population. Homekey+ is largely derived from Proposition 1 bond funds established by the Behavioral Health Infrastructure Bond Act (BHIBA) (AB 531, Chapter 789, Statutes of 2023).

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The County is an eligible applicant for the Homekey+ program and may apply independently or may apply jointly with a nonprofit or for-profit corporation, a limited liability company (LLC), and/or a limited partnership (LP) as a Co-Applicant.

Restorative Partners, Inc.

Restorative Partners, Inc. is a nonprofit organization dedicated to transforming lives impacted by crime in San Luis Obispo County and is an eligible co-applicant for the Homekey+ program. They offer a range of healing services, foster healthy relationships, and implement restorative justice practices through evidence-based programs aimed at facilitating meaningful change. Central to their mission is the belief in human dignity and the capacity for transformation, which guides their efforts to reduce violence and recidivism while creating a safer, more inclusive community.

Their work spans a continuum of care, beginning within incarceration and extending into community reintegration. They offer in-custody programs at the SLO Juvenile Service Center, County Jail, and California Men's Colony, providing essential support during incarceration to prepare individuals for successful transition back into society.

Healing and Restoration Campus (HARC) Project

The Healing and Restoration Campus project consists of the acquisition and rehabilitation of the DeVaul Ranch site by Restorative Partners. The property is located at 10660, 10350 and 10340 Los Osos Valley Road, APN #067-091-012. The land area is approximately 72 acres. Improvements on the property include a 6-bedroom Victorian house, an 8,000 square foot boarding-house style building with 14 bedrooms constructed around 2015 (the Horseshoe building), and numerous barns, workshops and other outbuildings.

The property has historically been utilized by the current owner as a sober living refuge for persons experiencing homelessness. The property was put into Receivership approximately one year ago, and the Superior Court has approved the sale of the property to Restorative Partners. Restorative Partners solidified the Purchase Sale Agreement in Fall 2024 and has been actively seeking funding opportunities and private donations to complete the acquisition. The Healing and Restoration Campus project is an eligible project for the Homekey program. County staff and Restorative Partners staff met with HCD staff on February 18th, 2025, for a Homekey+ pre-application consultation to discuss the proposed project and eligibility. At that meeting, HCD confirmed eligibility of the project for submittal of a Homekey+ application.

Restorative Partners will utilize the Homekey+ funding to acquire and renovate the property. The Victorian house will be utilized as an office and supportive services space by Restorative Partners. Repairs to the Victorian will be made by the Receiver prior to close of escrow. The primary focus of the renovations made by Restorative Partners will be the Horseshoe

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building. This 8,000 square foot building consists of 14 very large, shared bedrooms, walk-in storage rooms, 8 shared baths, a large, shared dining/recreation room, commercial style kitchen, a walk-in freezer room, laundry, and office/counseling space.

The core work on this building will consist of the demolition and reconstruction of the interior hallways and bedrooms, creating approximately 34 individual private bedrooms from the existing 14 large, shared bedrooms. These new private bedrooms will be limited to one household per bedroom and subject to individual landlord (Restorative Partners)/tenant leases, pursuant to Homekey's definition of a Permanent Supportive Housing Unit. In addition to the interior demolition and reconstruction, other work includes electrical, plumbing, repair or replacement of a nonfunctioning HVAC heating and cooling system, fire sprinklers, and ADA accessibility improvements to halls, bedrooms and baths. Exterior improvements will include repair/replacement of wooden fascia board, stucco repair, and new construction of an ADA parking lot for the building. Currently the parking area is an unimproved dirt lot. Design work on the project to date has been provided by RRM Design Group.

The total residential units and people served will be approximately 34 (subject to final design).

Pursuant to Homekey+ requirements, all work shall be completed within 12 months of the award. The project requires State Prevailing Wage rates on all construction work. The State Homekey+ funding will be secured by a 55-year deed restriction to be recorded on the property. This Homekey+ grant request includes funding for property acquisition, building rehabilitation, and supportive services provided by Restorative Partners.

BUDGET/FINANCIAL IMPACT:

If awarded Homekey+ funding, up to \$7,000,000 in new funding would come to the County for property acquisition, building rehabilitation, and supportive services provided by Restorative Partners. The application will request an operating award up to \$1,000,000. HCD will award operating awards if a project can demonstrate a commitment of five or more years on non-Homekey+ operating funds for HCD assisted units. Restorative Partners is leveraging other grant opportunities and private donations for commitment of support to meet the match requirements.

STAFF COMMENTS:

This project is strategically aligned with the San Luis Obispo Countywide Plan to Address Homelessness 2022-2027.

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Line of Effort One – Create affordable and appropriately designed housing opportunities and shelter options for underserved populations.

- The proposed project will create up to 34 Permanent Supportive Housing Beds.

Line of Effort Two - Focus efforts to reduce or eliminate barriers to housing stability.

- The proposed project will expand supportive services for up to 34 persons at-risk of or experiencing homelessness. Restorative Partners' staff, with their combination of professional training and lived experience, are well-equipped to address the complex needs of persons experiencing homelessness, particularly those with histories of incarceration or substance use. This expertise aligns with the plan's recognition of the need for specialized services for different subpopulations within the homeless community. Restorative Partners' emphasis on education and vocational training aligns with the plan's objective of improving employment opportunities for persons experiencing homelessness. The culinary arts program, partnerships with educational institutions, and collaborations with employment agencies all contribute to enhancing job readiness and workforce reintegration.

Line of Effort Four – Create, identify and streamline funding and resources.

- Up to \$7,000,000 in new Homekey+ funding for a collaborative project between the County of San Luis Obispo and Restorative Partners.

The acquisition and rehabilitation of the Healing and Restoration Campus project presents a critical opportunity to expand Permanent Supportive Housing in San Luis Obispo County. By partnering with Restorative Partners, and leveraging Homekey+ funding, the County can enhance housing stability, reduce homelessness, and support individuals in their transition to independent living.

Staff will bring an item to the Board of Supervisors on March 25, 2025, to adopt a resolution authorizing the submittal of a joint application with Restorative Partners, Inc. for participation in the Homekey+ Program for up to \$7,000,000.

March 19, 2025

Mr. Gustavo Velasquez
Director
Homekey+ Program
California Department of Housing and
Community Development
651 Bannon St, Suite 400
Sacramento, CA 95811

Subject: CoC Letter of Support for the joint application from the County of
San Luis Obispo and Restorative Partners' Homekey+ Program for
the DeVaul Ranch Healing and Restoration Campus project

Dear Director Velasquez,

I write on behalf of the San Luis Obispo County Homeless Services Oversight Council (HSOC), which is the Continuum of Care (CoC) advisory body for our community. On March 19, 2025, the HSOC voted to support the joint application from the County of San Luis Obispo and Restorative Partners' Homekey+ Program for the DeVaul Ranch Healing and Restoration Campus project. This project aligns directly with San Luis Obispo County's Countywide Plan to Address Homelessness 2022-2027, by expanding permanent supportive housing options and supportive services for persons experiencing homelessness.

The project's vision to transform the 72-acre DeVaul Ranch into a comprehensive campus is groundbreaking. It addresses a critical need by providing specialized housing and workforce development services for homeless and justice-involved individuals. The focus on supporting on-site social enterprises and creating quality jobs will foster economic self-sufficiency and build a strong sense of community.

The HSOC recognizes the critical need for additional housing opportunities that provide stability and wraparound services. The DeVaul Ranch Healing and Restoration Campus project will significantly contribute to this effort by converting an existing property into permanent housing with supportive services tailored to assist residents in achieving long-term stability and self-sufficiency.

Restorative Partners has demonstrated a deep commitment to housing solutions that prioritize dignity, recovery, and community integration. Their collaboration with the County of San Luis Obispo ensures that this project will be implemented with best practices in housing first, trauma-informed care, and service coordination. The Homekey+ Program provides a unique opportunity to leverage state resources to accelerate the development of urgently needed housing, and the DeVaul Ranch Healing and Restoration Campus project is a prime example of an initiative that will have lasting positive impacts on our community.

We urge you to support the DeVaul Ranch Healing and Restoration Campus Project and Restorative Partners' Homekey+ Program joint application with the County of San Luis Obispo. Initiatives like these are crucial in creating a more resilient, inclusive, and prosperous San Luis Obispo County for all its residents.

Sincerely,

HUD CoC Program Manager
County of San Luis Obispo