

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

**Date**

November 20, 2024

**Time**

1:06pm-3:04pm

**Location**

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

**Members Present**

Abby Lassen  
Amelia Grover  
Brenda Mack  
Clint Weirick  
Christy Nichols  
Devin Drake  
Jack Lahey  
Janna Nichols  
Jeff Eckels (alternate for Kathy McClenathen)  
Jeff Smith  
Jessica Thomas  
Jim Dantona  
Luke Dunn  
Marcia Guthrie  
Margaret Shepard-Moore  
Marie Bolin  
Mark Lamore  
Michelle Pedigo  
Michelle Shoresman  
Rick Gulino  
Rick Scott  
Susan Funk  
Susan Lamont  
Wendy Blacker  
Wendy Lewis  
William Crewe



**Members Absent**

Allison Brandum  
Aurora William  
Dawn Ortiz-Legg  
Kathy McClenathen  
Kristen Barneich  
Rochelle Sonza  
Star Graber  
Steve Gregory  
Zara Landrum

**Staff & Guests**

Chelsea Ruiz  
Daisy Wiberg  
George Solis  
Ilene Brill  
Jeff Al-Mashat  
John Hamon (stood in for Steve Gregory)  
Kari Howell  
Kate Bourne  
Kate Secrest (stood in for Kristen Barneich)  
Kayla Wilburn  
Laurel Weir  
Lawren Ramos  
Linda Belch  
Merlie Livermore  
Nicole Bennett  
Raye Fleming  
Renell Porter  
Russ Francis  
Suzie Freeman

**1. Call to Order and Introductions**

Chairperson Michelle Shoresman called the meeting to order at 1:06 pm. Introductions were made by those new to the meeting.

**2. Public Comments**

Jack Lahey shared that CAPSLO (Community Action Partnership of San Luis Obispo County) was awarded a second grant for their SLO HUB program, which provides sobriety and mental health support for individuals with co-occurring mental health and substance abuse issues. Jack also mentioned they will be recruiting staff for this program in January 2025.



Rick Gulino reported that People's Self-Help Housing is in the process of renting out their newest property, Tiburon Place in San Luis Obispo. This property has 24 No Place Like Home units for the homeless with mental health issues, and 10 units for the general homeless population. In addition, Rick shared that they just recently broke ground at their Calle Joaquin Home Key project, also in San Luis Obispo, with 68 homeless units and with projected rent out date in April 2025.

Abby Lassen provided an update on the Community Resource Brochure. She shared that a Spanish version of this brochure will also be available soon, courtesy of the Department of Social Services. This brochure contains contact information and an overview of services from community agencies who serve unhoused persons. Copies can be ordered from Burdine printing at (805) 489-4910.

Ilene Brill from Jewish Family Services mentioned that the SLO Community Holiday Fest is coming up on December 25<sup>th</sup>. It is a Christmas dinner where they also provide sleeping bags, warm clothes, gloves, socks, etc. Volunteers are needed for this event and people can sign up at the SLO Community Holiday Fest website.

Wendy Lewis shared that the ECHO (El Camino Homeless Organization) extension project in Atascadero to build a family wing and add three additional beds was presented to the Atascadero City Council on Tuesday night and was approved. She thanked Susan Funk, Linda Belch and Biz from CAPSLO (Community Action Partnership of San Luis Obispo County) for their presence in support of the said project.

Michelle Pedigo from HASLO (Housing Authority of San Luis Obispo) mentioned that they just closed on their housing project on Monterey Street, which allotted 15 out of 50 units, dedicated for the homeless. They received a grant from the Balay Ko Foundation for \$1.7M which helped in facilitating this project. They are also working with Coordinated Entry regarding the Anderson Building units. They have 40 units that are going through Coordinated Entry. Michelle also shared they have started construction and framing the Maxine Lewis building on Orcutt St. One other project to close this week is the Arroyo Terrace in Oak Park, Arroyo Grande.

### **3. Consent: Approval of Minutes**

Christy Nichols moved the motion for minutes to be approved, seconded by Devin Drake. Minutes passed via voice vote.

### **4. Action/Information/Discussion**

#### **4.1. HSOC Administration**

##### **4.1.1. Action Item: Vote to Recommend Nine Persons for Appointment to Vacant or Expiring Seats on the Homeless Services Oversight Council**



The following members were recused prior to discussion of the vote:

Abby Lassen, Bill Crew, Brenda Mack, Jim Dantona, Rick Scott, Susan Lamont.

Russ Francis of the Homeless Services Division provided a brief background information regarding the HSOC vacant positions. He also presented the list for recommended members. Janna Nichols moved the motion to approve the recommendation, with the expression of appreciation for those who have served, seconded by Mark Lamore. Roll was called, recommendations were approved and will be presented at the next Board of Supervisors' meeting. The appointed members will start their term in January.

#### **4.2. Implementing Five-Year Plan Line of Effort 1 - Create Affordable and Appropriately Designed Housing Opportunities and Shelter Options for Underserved Populations**

##### **4.2.1. Action Item: Vote to recommend amending the Permanent Local Housing Allocation for both the County of San Luis Obispo and City of Pismo Beach CY2023 allocations as required by the California Department of Housing and Community Development**

The following members were recused prior to discussion of the vote:

Jack Lahey, Janna Nichols, Jeff Eckels, Luke Dunn, Michelle Pedigo, Rick Gulino and Wendy Lewis.

George Solis of the Homeless Services Division provided some background information and presented the proposed amended allocations. (An attachment with a summary narrative was provided in the meeting packet).

Devin Drake made a motion to approve the recommended amendment, seconded by Jim Dantona. Roll was called. The motion passed.

The County staff will bring an item on the consent agenda of the County Board of Supervisors on December 17, 2024, for approval of the resolution to amend both the County of San Luis Obispo and City of Pismo Beach's CY2023 PLHA allocations.

##### **4.2.2. Information Item: Findings from the 2025 Community Development Needs Assessment**

George Solis presented the 2025 Community Development Needs Assessment results. The report results are available on the homeless services website:

[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)

##### **4.2.3. Information Item: Presentation from the Affordable Housing Task Force**

Scott Collins, Executive Director of the Housing Authority of San Luis Obispo (HASLO) presented information from Affordable Housing Task Force. He reported that there is a need for a permanent landing spot for everyone currently in encampments, shelters and temporary housing. Scott mentioned that the goal is to build hundreds of new units to



meet the goals of RHNA (Regional Housing Needs Assessment) and the 5-year county plan to reduce homelessness.

Scott mentioned that the three housing project types of permanent Affordable housing developments are geared for: family, seniors and people with special needs (which includes homelessness, physical and mental health disabilities, etc.). He also reported that besides not being cheap, on average, it takes about from 5-10 years to complete an affordable housing project. These projects are made "Affordable" to the tenant through a stack of local funding sources, which allows them to rent at what would otherwise be market rate. Scott also shared that every affordable housing project requires tax credits. Tax credits often make up 60 percent-70 percent of affordable housing project funding. Between 2024-2028, 39 projects are either going to be completed or are in the pipeline, with a combined total of 1,819 affordable units envisioned. Total local funding of approximately \$20-\$30M will be needed for these projects. If all 39 projects received tax credits, the investment would leverage over \$1B of funding. Scott reported that to maintain the current pace of 3-4 projects per year countywide, the funding needed to make those projects competitive for tax credits would be in the \$5-6M range per year. Towards the end of his presentation, Scott shared that local sources of affordable housing are running dry, causing concerns among affordable housing developers about the ability to maintain the current production rate. He said it is critical to identify more reliable ongoing sources of funding.

#### **4.3. Implementing Five-Year Plan Line of Effort 2: Reduce or Eliminate Barriers to Housing Stability**

##### **4.3.1. Information Item: Presentation by the County Office of Education's Homeless and Foster Youth Services Coordinating Program Regarding the Education Provisions of the McKinney-Vento Homeless Assistance Act**

Jessica Thomas, Homeless Education Program Coordinator of San Luis Obispo County of Education, reported on the McKinney-Vento Homeless Assistance Act. Definitions and other relevant data were provided in the attached document to the meeting packet.

##### **4.3.2. Information Item: Winter Warming Center Season**

Suzie Freeman from the Homeless Services Division shared that efforts are being worked on how to effectively share weather information updates to the homeless population and between weather centers and service provider partners. Currently, some weather updates are posted on social media and [readyslo.org/weathercenters](https://readyslo.org/weathercenters).

Jack Lahey mentioned that 40 Prado operates a warming center, providing 40 cots for capacity. The warming center is open when one of the two conditions is present: the outside temperature is 30 degrees or below, according to the NOAA (National Oceanic and Atmospheric Administration) weather forecast specific to the zip code of 40 Prado; or the rain forecast is 50 percent chance of rain or higher, specifically between the hours of 4pm-



6am. Registration (if not already in the system) is required and there are certain criteria/restrictions for admission to the center. Dinner is provided and secure kennels are provided for pets. The warming center is closed at 7am.

Janna Nichols shared that they have a permanent warming center location in Arroyo Grande, with a capacity of 34 cots. They are going to test drive taking pets for the first time. She also mentioned that they provide transportation within the 5 Cities area via Ride-On transportation service. They are also working with the Department of Social Services in securing bus passes for rides from the Nipomo area. Janna also shared that they always need volunteers and food and other donations.

#### **4.4. Discussion Item: Committee Updates**

Mark Lamore mentioned that the Data & Performance Committee met on October 29th. The Committee approved two action items: Interagency Data Sharing Agreement, and the HMIS Privacy Policy. The team is also working on a template for a data dashboard.

Jack Lahey shared that Coordinated Entry Committee has two more principle-based policies to work on before converting the old CE policies and procedures manual into a current version that is more accurate and can be easily updated. The CAPSLO Coordinated Entry have also been busy working on housing matching activities. Jack also mentioned that they have hired Nathan Rubinoff as the new manager for their Coordinated Entry department.

Michelle Shoresman shared a quick update on the Ad hoc Grant Review Committee. The group has met four times already and have defined some measures to data that can be pulled out of the HMIS to be used as part of the grant review processes going forward. The group will have another one or two meetings after the holiday.

#### **4.5. Discussion Item: Updates from County Staff**

Linda Belch shared that the County Staff will be presenting the Division budget at the Board of Supervisors' meeting on December 10<sup>th</sup>. She also mentioned that an update regarding the Welcome Home Village will be announced in the coming weeks.

#### **5. Future Discussion/Report Items**

None presented.

#### **6. Updates and Requests for Information**

None presented.

#### **7. Next Regular Meeting:** January 15, 2025



## **8. Adjournment**

Chairperson Michelle Shoresman adjourned the meeting at 3:04pm.