



**HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)
Housing Committee Meeting Agenda**

March 7, 2023, 2pm-3:30pm

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

Room 356, County of San Luis Obispo Department of Social Services,
3433 South Higuera St, San Luis Obispo, CA 93401

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

<https://us06web.zoom.us/j/83748124001?pwd=WDY2T2tCTjMxUW96N01nNHRnRXAvdz09>

Or dial in:

+1 669 444 9171

Meeting ID: 837 4812 4001

Passcode: 106065

1. Call to Order and Introductions
2. Public Comment
3. Consent: Approval of Minutes
4. Action/Information/Discussion
 - 4.1. HSOC Administration
 - 4.1.1. Discussion Item: Feedback from Executive Committee on Committee Jurisdictions
 - 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. Discussion Item: Tiny Houses on Wheels: Reporting Back on Policies and Barriers in Different Jurisdictions
- 4.3. Implementing Five-Year Plan Line of Effort 4 – Create, Identify, and Streamline Funding and Resources
 - 4.3.1. Discussion Item: Federal and State Grants – Update on Opportunities
- 4.4. Implementing Five-Year Plan Line of Effort 6 – Build Public Engagement Through Information-Sharing and Partnership
 - 4.4.1. Discussion Item: Housing Developers Roundtable
- 4.5. Discussion Item: Update from County Staff
- 5. Future Discussion/Report Items
- 6. Next Regular Meeting: April 4, 2023
- 7. Adjournment

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)

HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC) HOUSING COMMITTEE MEETING MINUTES

Date

February 7, 2023

Time

2pm-3:30pm

Location

Zoom

Members Present

Anne Robin

Anne Wyatt

Brenda Mack

Elaine Archer

Gary Peterson

Kathy McClenathen

Mark Lamore

Yael Korin

Members Absent

Ken Trigueiro

Marianne Kennedy

Staff and Guests

Abby Lassen

Christy Nichols

George Solis

Jeff Al-Mashat

Jeff Eckles

Laurel Weir

Merlie Livermore

Morgan Torell

Russ Francis
Skylar Caldwell
Teresa McClish
Wendy Lewis

1. Call to Order and Introductions

Kathy McClenathen called the meeting to order at 2:00pm. Introductions were made. Gary Peterson of Shower the People and Morgan Torell from the SLO County Behavioral Health Department introduced themselves.

2. Public Comment

No public comment presented.

3. Consent: Approval of Minutes

Anne Wyatt made the motion to approve the minutes and Yael seconded. The motion passed with all in favor, none opposed and no abstentions.

4. Action/Information/Discussion

4.1 Discussion Item: Roles and Responsibilities of the Committee

Laurel presented an overview of the Housing Committee description and its role as part of the whole HSOC. She also informed the members of the return to in-person meetings starting March. Meetings will be then held at the Social Services building on Higuera Street. Per Laurel, there might be the opportunity for non-members/public to participate remotely.

Laurel answered Kathy's question and confirmed that Elaine Archer has been approved by the Board of Supervisors as a member of the full HSOC, and HSOC has appointed Elaine the new Chairperson for the Housing Committee.

Yael commented that the language in the mission statement of the Housing Committee should be edited to include additional housing models such as encampments. Laurel suggested that this can be brought back to future meetings to revise the language and to make sure that it aligns with the Five -Year Plan. Anne Wyatt also mentioned that there should be a broader definition of what preventative housing means.

4.2 Discussion Item: Five-Year Plan Line of Effort 1 – Create Affordable and Appropriately Designed Housing Opportunities and Shelter Options for

Underserved Populations

4.2.1 Discussion Item: Increasing Non-Congregate Shelter

4.2.1.1 Discussion Item: Tiny Homes on Wheels – Policies and Barriers

Anne Wyatt shared that a Tiny Home on Wheels demonstration model arrived on Saturday, and is parked at the SLO Guild Hall on Broad Street. Photos and descriptions are available at www.smartsharehousing.com website. According to Anne, so far, the City of San Luis Obispo has permitted only four Tiny Home on Wheels. Schedule for touring this model soon to follow.

4.2.1.2. Discussion Item: Update on Current Projects

Janna from 5Cities Homeless Coalition provided an update on their pallet shelter facilities and its current residents.

Jeffrey Al-Mashat shared that SLO County purchased 33 units/beds from Boss Cubez and some showers with ADA compliance.

Gary Peterson commented on the HSOC's role in promoting Safe Parking plans in different cities in accordance with the Five-Year Plan.

4.3 Discussion Item: Encampment Committee Recommendations to Full HSOC from January 2021

Laurel provided an overview of how HSOC was asked to put together recommendations. This is to be discussed alongside the Five-Year Plan.

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

George shared about the HHAP (Homeless Housing, Assistance and Prevention Program) Round 2 Request for Proposals which was released on January 20th. HSOC voted to prioritize the funding for homelessness prevention and operating subsidies for affordable housing units, emergency shelters and navigation centers. He also mentioned that HHAP 2 funding must be utilized by June 30, 2026. Applications are due to the county by 5pm on February 24th.

Laurel also shared that the State is expected to release another Request for Proposals in the spring for another round of Homekey funding.

4.5 Discussion Item: Housing Developers Roundtable

Elaine shared that in the next two months, HASLO (Housing Authority of the City of San Luis Obispo) is hoping to close the purchase of the Anderson Hotel. They are also starting to move tenants out to start the renovation project. There will be 68

units that will remain affordable by going through this acquisition. She also reported that HASLO broke ground for building 23 units for seniors in Shell Beach, wherein three of the units will be dedicated to those who come from the Coordinated Entry system, for those individuals coming out of homelessness. There are also two projects anticipated to be finished for the summer: multifamily affordable housing for the Morro Bay and San Luis Obispo areas.

5. Future Discussion/Report Items

- Committee members and attendees agreed to speak to the different jurisdictions within the county regarding policies and barriers to Tiny Homes on Wheels and other ADU projects and report back at next Committee meeting.

6. Next Meeting Date: March 7, 2023, at 2pm.

7. Adjournment

Kathy adjourned the meeting at 3:21 pm.

Agenda Item 4.4.1

CTCAC	Seniors	138	32%	2023	267
Approved Projects	Large Family	113	26%	2024	170
as of 3/1/2023	Special Needs	186	43%		437
		437			

Application Number	Construction Type	Developer	Housing Type	Project Name	Project City	Placed in Service (PIS) Date	Total Units (incl Mgr)	# Studios	1 beds	2 beds	3 beds	<20% AMI	30% AMI	40% AMI	45% AMI	50% AMI	60% AMI	80% AMI	Special Needs Units	Special Needs Notes
CA-2020-035	New	PSHHC	Seniors	Templeton Place II	Templeton	summer 2023	36	4	27	5	-	-	7	4	-	7	17		5	5 VASH units, 10 VHHP Units (5 chronically homeless vets, 1 veteran ineligible for VA health care and/or HUD-VASH, 1 for homeless veteran with a disability)
CA-2020-084	New	PSHHC	Large Family	Broad Street Place	San Luis Obispo	spring 2023	40	1	9	19	11	-	12	-	-	7	20		1	10 VHHP units (setasides: 1 chronically homeless, one disability homeless, and 8 for other homelessness, pursuant to the 24CFR Section 578.3 definition)
CA-2021-042	New	HASLO	Large Family	The Apts at Toscano	San Luis Obispo	fall 2023	38	-	18	10	10	-	4	-	8	15	10	-		
CA-2021-465	New	PSHHC	Special Needs	Pismo Terrace	Pismo Beach	fall 2023	50	-	38	12	-	-	25	-	-	-	24	-	1	50% special needs, minimum of 5 beds reserved for TAY
CA-2021-590	New	HASLO	Large Family	Morro Bay /Rockview	Morro Bay	summer 2023	35	-	17	9	9	-	4	-	9	13	8	-	5	5 PBV units, mix of 1,2 and 3 beds
CA-2021-737	New	PSHHC	Special Needs	Tiburon Place	San Luis Obispo	fall 2024	68	18	24	26	-	-	34	2	-	8	23	-	1	10 units with TMHA (overlapped with No Place Like Home units)
CA-2022-486	New	Micon (Fresno)	Seniors	California Manor II Apts	Atascadero	summer 2024	76	12	58	6	-	-	8	-	-	15	44	8		
CA-2022-010	New	HASLO	Seniors	Shell Beach Senior	Pismo Beach	spring 2024	26	8	17	1	-	-	3	4	-	18	-	-	3	3 HOME ARPA Units (homeless)
CA-2022-092	Acq/Rehab	HASLO	Special Needs	Anderson Hotel Apts	San Luis Obispo	fall 2024	68	24	44	-	-	-	7	59	-	-	-	-	50	40 Home Key, 75% occupied; 10 add'l special needs units (ASN)
							437	67	252	88	30	0	104	69	17	83	146	8	66	
	Home Key	HASLO	vacant units	Paso HomeKey	Paso Robles	summer 2023	30	30					30						30	supportive housing units; coordinated entry referral
							467	97	252	88	30		134	69	17	83	146	8	96	
								21%	54%	19%	6%									

Affordable/Tax Credit Rents

- as of 4/18/22, subject to change annually

	Studio	1 bed	2 bed	3 bed	383	574	766	861	957	1149	1532	1600
					410	615	821	923	1026	1231	1642	1800
					492	738	985	1108	1231	1477	1970	2400
					569	853	1138	1280	1422	1707	2276	3000

Per HUD Notice
Effective: April 18, 2022

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE 2022

Maximum Income Levels

For Projects that Place in Service on or after 4/18/22+

County	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
SAN LUIS OBISPO								
100% Income Level	\$76,600	\$87,600	\$98,500	\$109,400	\$118,200	\$127,000	\$135,700	\$144,500
80% Income Level	\$61,280	\$70,080	\$78,800	\$87,520	\$94,560	\$101,600	\$108,560	\$115,600
70% Income Level	\$53,620	\$61,320	\$68,950	\$76,580	\$82,740	\$88,900	\$94,990	\$101,150
60% Income Level	\$45,960	\$52,560	\$59,100	\$65,640	\$70,920	\$76,200	\$81,420	\$86,700
55% Income Level	\$42,130	\$48,180	\$54,175	\$60,170	\$65,010	\$69,850	\$74,635	\$79,475
50% Income Level	\$38,300	\$43,800	\$49,250	\$54,700	\$59,100	\$63,500	\$67,850	\$72,250
45% Income Level	\$34,470	\$39,420	\$44,325	\$49,230	\$53,190	\$57,150	\$61,065	\$65,025
40% Income Level	\$30,640	\$35,040	\$39,400	\$43,760	\$47,280	\$50,800	\$54,280	\$57,800
35% Income Level	\$26,810	\$30,660	\$34,475	\$38,290	\$41,370	\$44,450	\$47,495	\$50,575
30% Income Level	\$22,980	\$26,280	\$29,550	\$32,820	\$35,460	\$38,100	\$40,710	\$43,350
20% Income Level	\$15,320	\$17,520	\$19,700	\$21,880	\$23,640	\$25,400	\$27,140	\$28,900