



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

June 7, 2022, 2pm

Members and the public may participate by Zoom video call:

[https://us06web.zoom.us/j/86517684583?  
pwd=ROJ0cVBDbTgzenlRd01qZFg3TnFwQT09](https://us06web.zoom.us/j/86517684583?pwd=ROJ0cVBDbTgzenlRd01qZFg3TnFwQT09)

Or dial in:

+1 720 707 2699

Meeting ID: 865 1768 4583

Passcode: 279267

1. Call to Order and Introductions
2. Public Comment
3. Consent: Approval of Minutes
4. Action/Information/Discussion
  - 4.1. Discussion Item: Strategic Plan to End Homelessness
  - 4.2. Discussion Item: San Luis Obispo County Housing Needs Report 2022 - California Housing Partnership
  - 4.3. Discussion Item: Federal and State Grants – Update on Opportunities
  - 4.4. Discussion Item: Housing Developers Roundtable
5. Future Discussion/Report Items
6. Next Regular Meeting: July 5 at 2pm
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**

May 3, 2022

**Time**

2pm-3:30pm

**Location**

Room 356, County of San Luis Obispo Department of Social Services, 3433 South Higuera Street, San Luis Obispo, California, 93403

**Members Present**

Anne Robin  
Anne Wyatt  
Brenda Mack  
Elaine Archer  
Kathy McClenathen  
Scott Smith  
Yael Korin

**Members Absent**

Marianne Kennedy  
Mark Lamore  
Ken Trigueiro

**Staff and Guests**

Abby Lassen  
Allison Brandum  
George Solis  
Jeff Al-Mashat  
Laurel Weir  
Leon Shordon  
Russ Francis  
Sue Warren

Susan Funk  
Wendy Lewis

### **1. Call to Order and Introductions**

Scott called the meeting to order at 2pm.

### **2. Public Comment**

Scott announced that an informal wall-raising ceremony for HASLO's (Housing Authority of San Luis Obispo) new construction in the City of SLO will be held on May 26.

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

One correction was made to the minutes. In section 6, "Otherwise, the next meeting will take place on 7" should read "Otherwise, the next meeting will take place on **June 7.**"

**The minutes were approved with this correction, with all in favor, none opposed and no abstentions.**

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

#### **4.1 Discussion Item: Strategic Plan to End Homelessness**

Susan reported that the Board of Supervisors has approved the framework of the new Strategic Plan. Cities, nonprofits and other advocates are also in support. The steering committee is now working through the draft plan, and will be meeting in person on Friday 13 May to finalize the plan. The overall goal is to cut the number of homeless people to 50% of its current level in five years. To this end, the steering committee is looking at basic principles needed to achieve this, such as adding affordable housing capacity, encouraging non-traditional, low-cost solutions, equitable service delivery, strategies that do not require additional housing capacity (such as diversion and prevention), adding transitional housing capacity as well as long term support, and services for people with complex needs.

The committee discussed various matters in connection with the Strategic Plan, including the expansion of Housing Now, housing elements, new public locations for shelters, categorization of shelter types, and strategies for using community resources and volunteers.

#### **4.2 Discussion Item: Federal and State Grants – Update on Opportunities**

Laurel reported that the HHAP (Homeless Housing, Assistance and Prevention Program) Round 3 grant will tie into the goals for the Strategic Plan. The HHAP 3 application will be due at the end of June. There will be a Special full meeting of the HSOC in June to approve the application.

#### **4.3 Discussion Item: Housing Developers Roundtable**

Tabled.

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

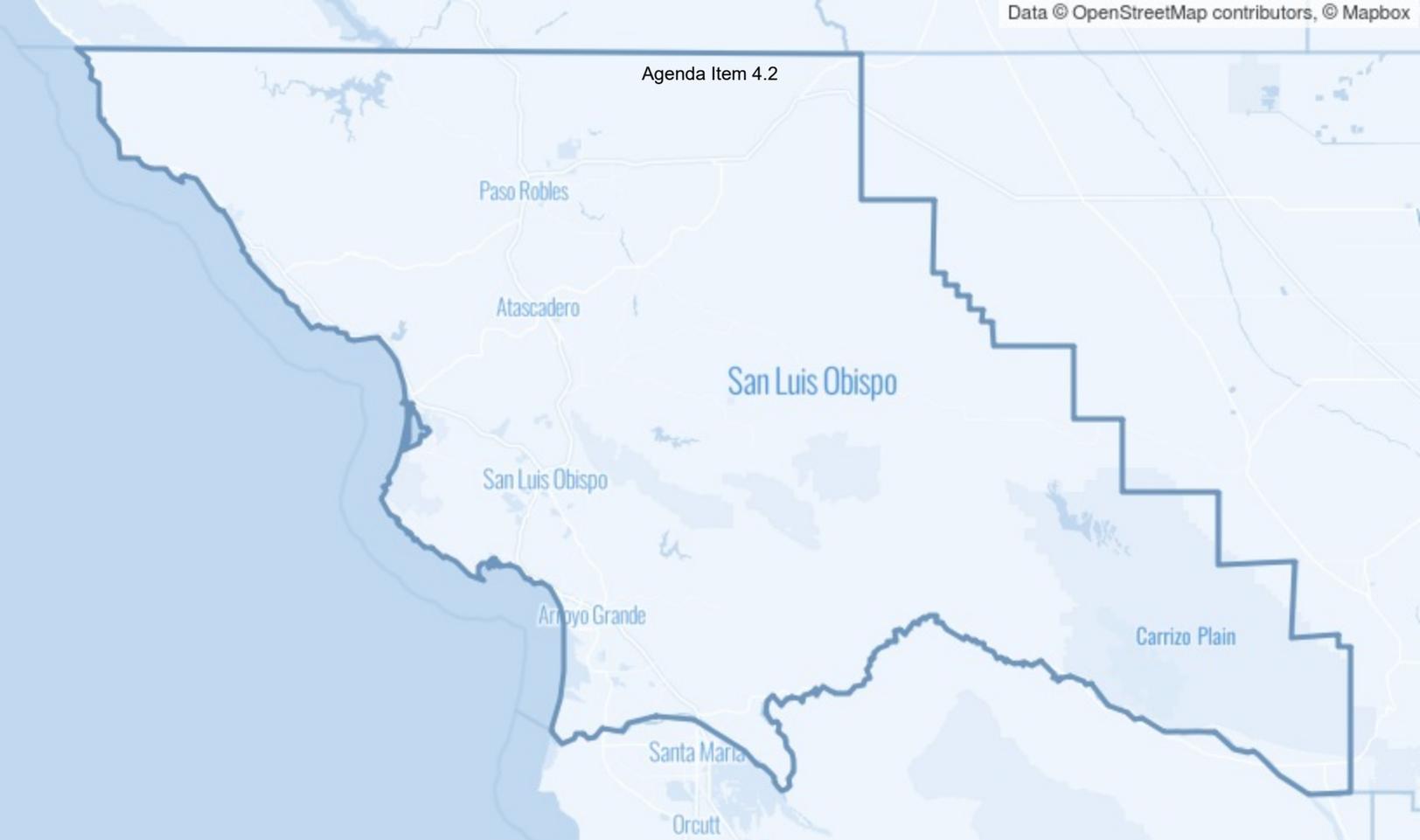
None.

#### **6. Next Meeting Date: June 6, 2022**

A correction was made in the meeting: the next meeting date is June 7, not June 6.

#### **7. Adjournment**

Scott adjourned the meeting at 4pm.



# SAN LUIS OBISPO COUNTY 2022 Affordable Housing Needs Report

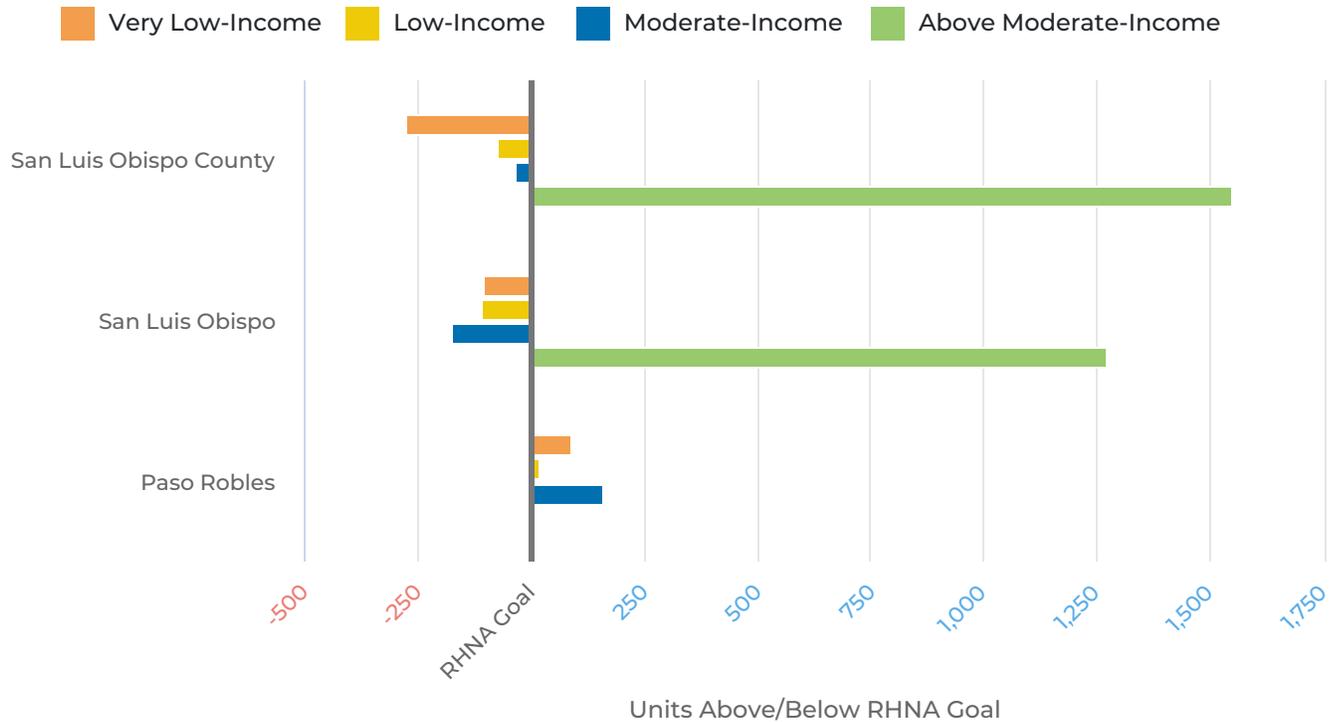


## KEY FINDINGS

- Renters in San Luis Obispo County need to earn \$36.31 per hour - **2.4 times** the state minimum wage - to afford the average monthly asking rent of \$1,888.
- Asking rents in San Luis Obispo County **increased by 8.2%** between Q4 2020 and Q4 2021.
- Low-Income Housing Tax Credit production and preservation in San Luis Obispo County **increased by 65%** between 2020 and 2021.
- State and federal funding for housing production and preservation in San Luis Obispo County is \$81 million, a **91% increase** from the year prior.
- With the addition of Homekey, the interim and permanent housing supply available in San Luis Obispo County in 2021 for persons experiencing homelessness was **766 beds**.

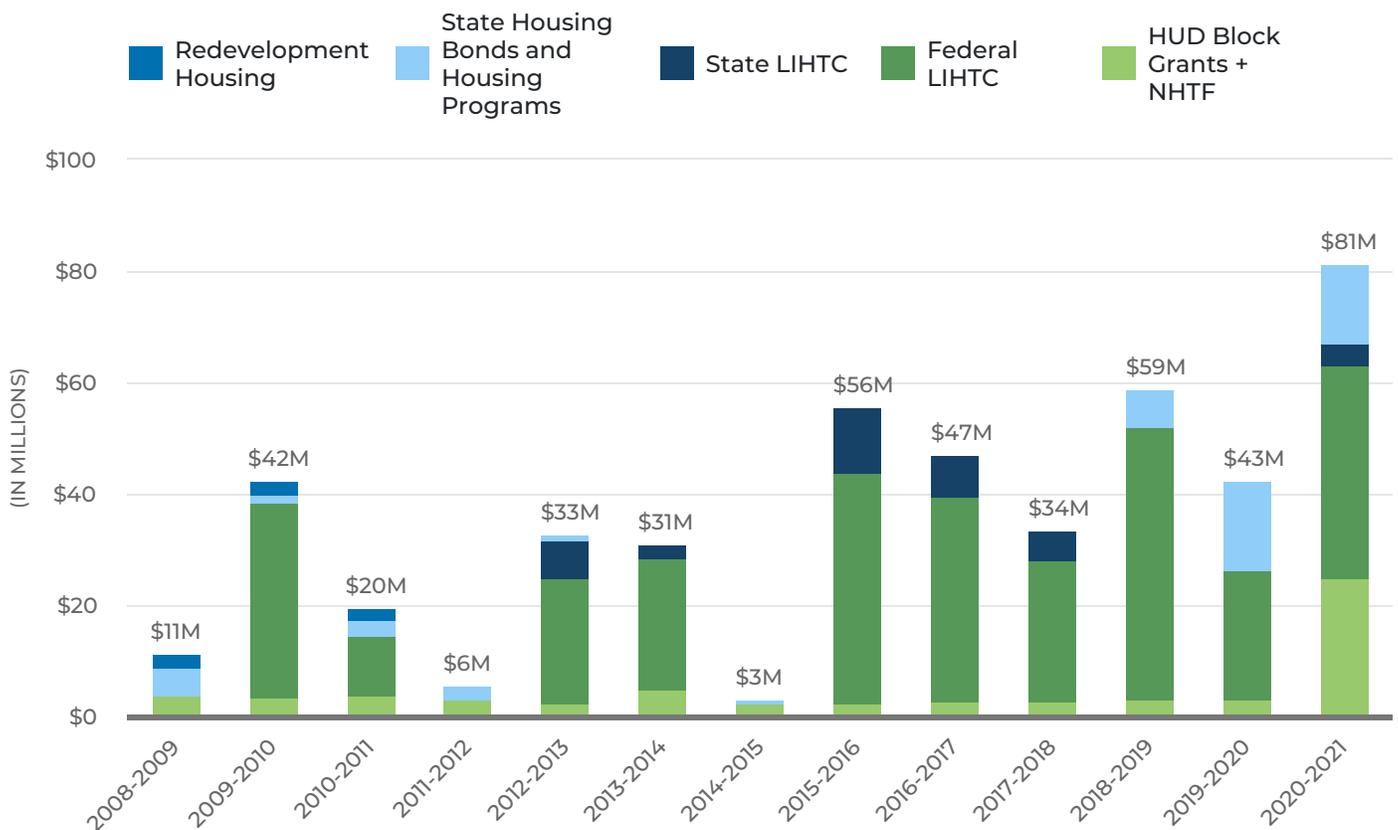
# PROGRESS TOWARDS RHNA

Progress of San Luis Obispo County jurisdictions towards 5th cycle Regional Housing Needs Allocation production goals for all income groups (2020 APR data).



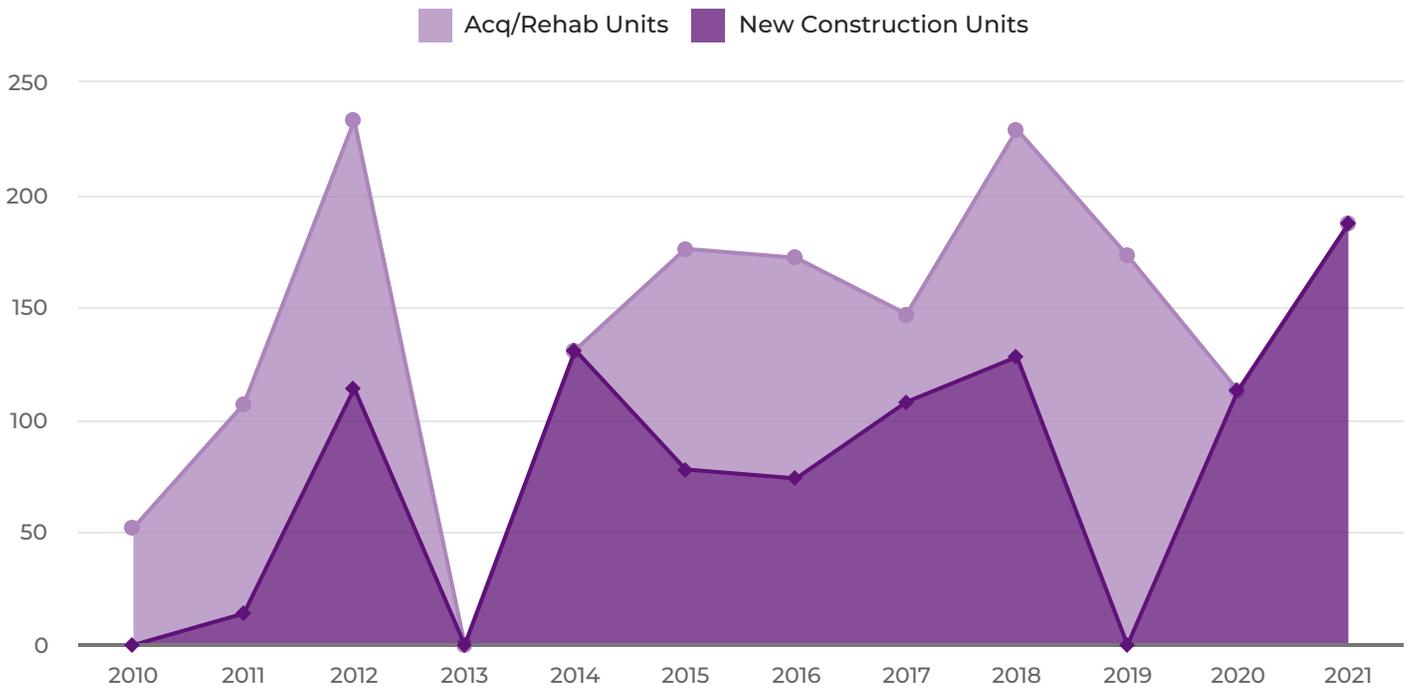
## STATE & FEDERAL FUNDING

State and federal funding for housing production and preservation in San Luis Obispo County is \$81 million, a **91% increase** from the year prior.



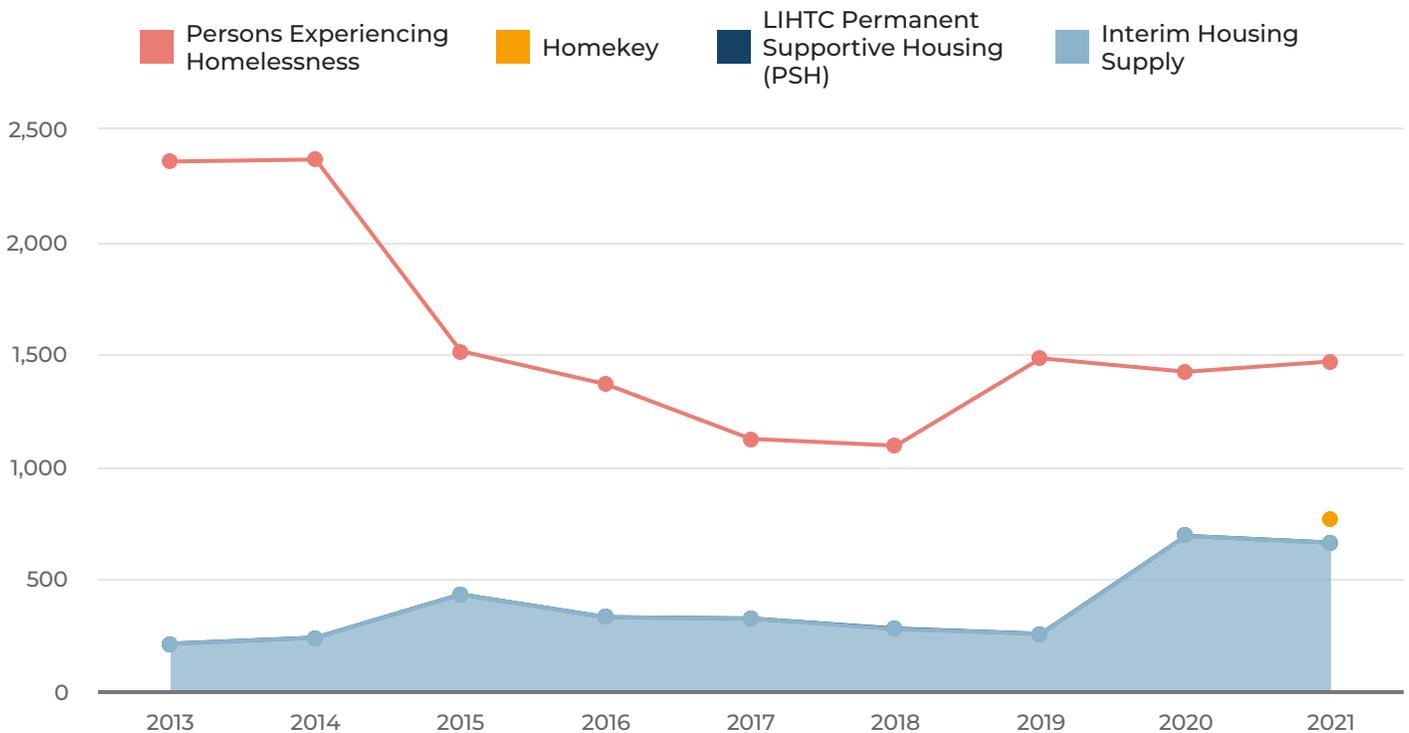
## LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in San Luis Obispo County **increased by 65%** between 2020 and 2021.



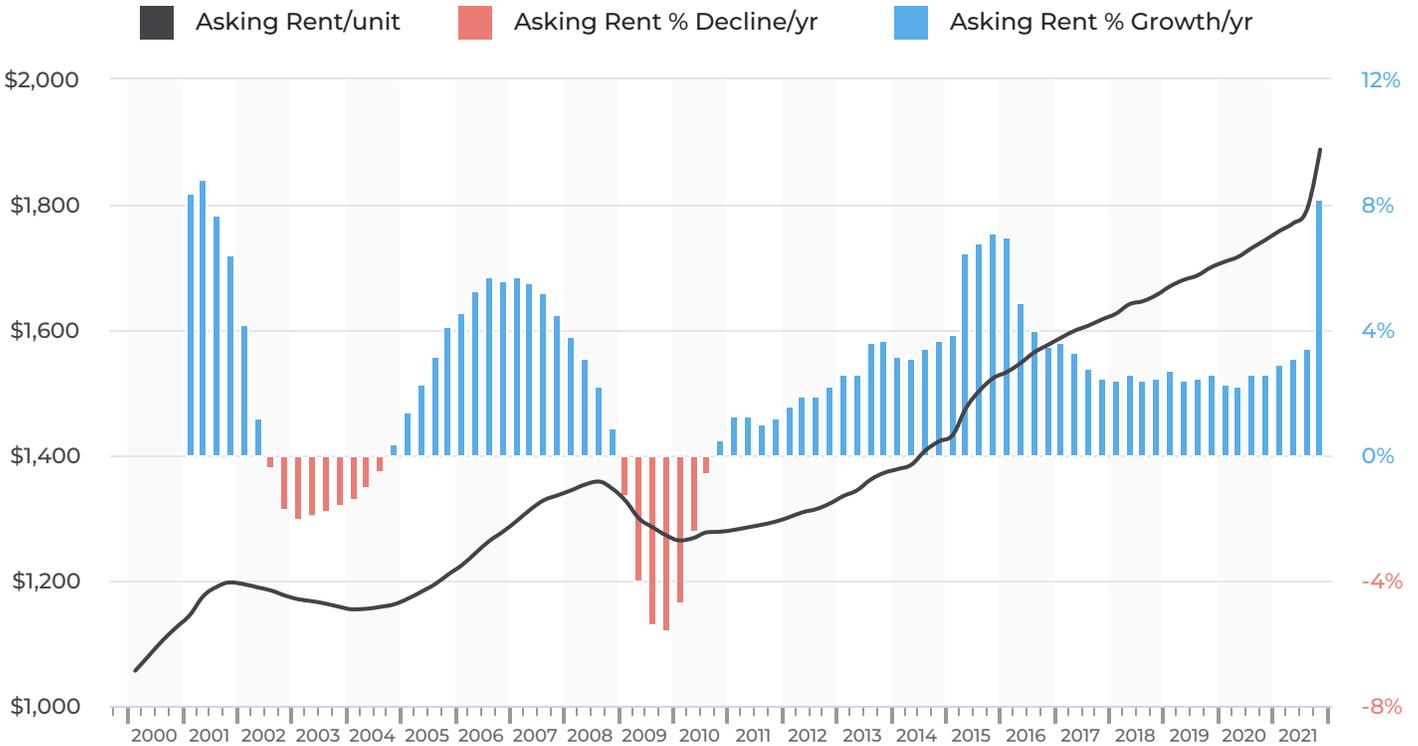
## HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

With the addition of Homekey, the interim and permanent housing supply available in San Luis Obispo County in 2021 for persons experiencing homelessness was **766 beds**.



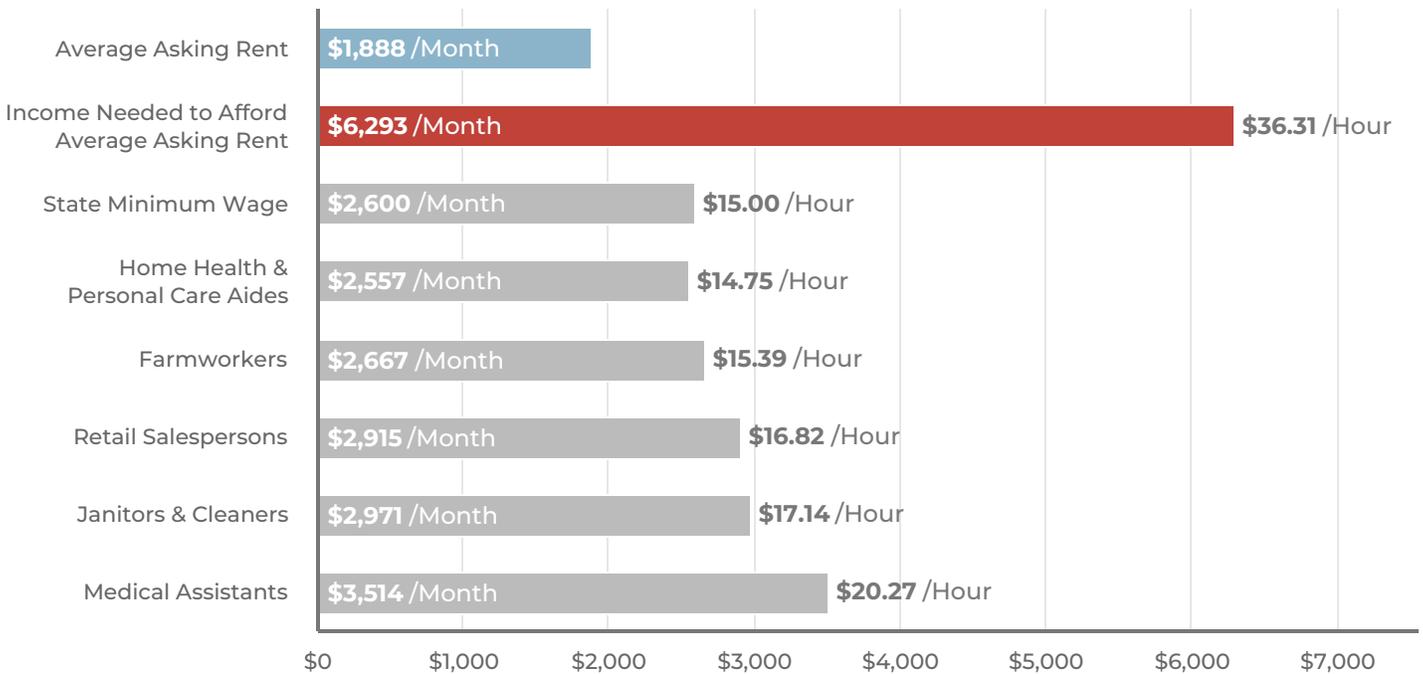
## ASKING RENT TRENDS

Asking rents in San Luis Obispo County **increased by 8.2%** between Q4 2020 and Q4 2021.



## WHO CAN AFFORD TO RENT

Renters need to earn **2.4 times** minimum wage to afford the average asking rent in San Luis Obispo County.



1. INVEST IN OUR VALUES
2. PROMOTE FAIRNESS
3. PROTECT PEOPLE
4. REIMAGINE GROWTH
5. CREATE EFFICIENCY & ACCOUNTABILITY



## Roadmap Home 2030

Learn more: [roadmaphome2030.org](https://roadmaphome2030.org)

### DATA SOURCES & NOTES

#### PROGRESS TOWARDS RHNA

California Department of Housing and Community Development (HCD) 5th Cycle Annual Progress Report Permit Summary, July 2021.

#### FUNDING FOR HOUSING

California Housing Partnership analysis of HCD Program Awards and Annual Reports, U.S. Department of Housing and Urban Development (HUD) CPD Appropriations Budget Reports, California Housing Finance Agency (CalHFA) Mixed Income Program, California Business, Consumer Services and Housing Agency (BCHS) Program Reports, California Strategic Growth Council (SGC) Affordable Housing Sustainable Communities Program, and federal and state Low-Income Housing Tax Credits (LIHTC).

#### LIHTC PRODUCTION AND PRESERVATION

California Housing Partnership's Preservation Database, February 2022. Please note that this data does not include manager units or market rate units created through the LIHTC program.

#### HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

HUD Point-in-Time (PIT) Housing Inventory Count (HIC) reports, 2013–2021. California Housing Partnership's Preservation Database, February 2022.

#### ASKING RENT TRENDS

CoStar Group average asking rent for two-bedroom apartments (accessed January 2022).

**Data is only one part of the story.** To find out more about proposed solutions, contact us ([chpc.net/contact](https://chpc.net/contact)) or reach out to our local/regional partners ([chpc.net/advocacy-partners](https://chpc.net/advocacy-partners)).

This report was produced by the California Housing Partnership | [chpc.net](https://chpc.net)

Lead Researcher: Danielle M. Mazzella, Senior Research Manager

ALL CALIFORNIA COUNTIES: [chpc.net/publications/housing-need-reports](https://chpc.net/publications/housing-need-reports)



**California  
Housing  
Partnership**

California's Experts on Affordable  
Housing Finance, Advocacy & Policy