



**San Luis Obispo
Countywide 10 Year
Plan to End
Homelessness**

*We envision a future
in which the housing
and comprehensive
services necessary to
remain housed are
available for all,
affording everyone
maximum self-
sufficiency, and the
opportunity to be
productive and
participating
members of our
community*

HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC) Meeting Agenda

January 20, 2021, 1 p.m.

Members and the public may participate by Zoom video call:

<https://zoom.us/j/95963323897?pwd=TVZ1M1JVMzZZY3RZbVRNcTF6ckdYUT09>

Or dial in:

+1 669 900 9128

Meeting ID: 959 6332 3897

Passcode: 095592

1. Call to Order and Introductions
2. Public Comment
3. Consent: Approval of Minutes
4. Action/Information/Discussion
 - 4.1. Action Item: Vote to recommend \$11,694,982 in grant awards for CARES Act Funding under the Emergency Solutions Grant – Coronavirus (ESG-CV) Round 2 allocation, the State of California’s ESG-CV Continuum of Care Allocation Round 2 allocation, and the Community Development Block Grant – Coronavirus (CDBG-CV) Round 3 allocation
 - 4.2. Action Item: Authorize Creation of a Ten-Year Plan Strategy Committee
 - 4.3. Action Item: Vote to Approve Priorities for Homeless Housing, Assistance and Prevention Program (HHAP) Round 2 Funding
 - 4.4. Discussion Item: Provide Input on the Alternatives to Encampments recommendations from the HSOC Ad Hoc Encampment Committee
 - 4.5. Action Item: Vote to Elect HSOC Chair, Vice Chair, and Committee Chairs for 2021
5. Committee Updates

6. Future Discussion/Report Items
7. Next Meeting: Wednesday 17th March at 1pm
8. Adjournment

HOMELESS SERVICES OVERSIGHT COUNCIL

HSOC Meeting

November 18, 2020 1:00 p.m.

Members and the public were able to participate by Zoom call.

MEMBERS PRESENT	MEMBERS ABSENT	STAFF & GUESTS
Amelia Grover Anne Robin Bettina Swigger Bill Crewe (alt for Paul Worsham) Carlyn Christianson Caroline Hall Devin Drake Grace McIntosh Janna Nichols Jessica Thomas Kristen Barneich Marcia Guthrie Mariam Shah Mark Lamore Marlys McPherson Nicole Bennett (alt for Theresa Scott) Rick Gulino (alt for Joe Thompson) Scott Smith Shay Stewart Steve Martin Susan Funk	Jeff Smith (alt for Deanna Cantrell) Marianne Kennedy Tim Waag	Abby Lassen Angela Smith Bianca Koenig Brandy Graham Brenda Mack Carlos Mendoza Elaine Elaine Mansoor George Solis Jan Maitzen Jill Denton Joanna Balsamo-Lillien Kathy McClenathen Laurel Weir Leon Shordon Lisa Howe Lisa Jouet Lucy Sue Matt Leal Mimi Rodriguez Patti Toews Rebeca Gomez Russ Francis Tom Sherman

		Tony Navarro Wendy Lewis
AGENDA ITEM		CONCLUSIONS/ACTIONS
1. Call to Order and Introductions	Mariam called the meeting to order at 1pm.	
2. Public Comment	None.	
3. Consent: Approval of Minutes		Marlys made a motion to approve the minutes, seconded by Janna. None were opposed and there were no abstentions. The motion was carried.
4. Action/Information/Discussion		
4.1. Discussion Item: COVID-19 Impacts	Laurel reported that the County continues to work with homeless services agencies in responding to COVID-19. The County has been meeting with agencies to discuss the challenges associated with opening winter warming centers. The number of homeless people has grown, and there are concerns that Public Health may not have the staffing capacity to test everyone who is symptomatic at congregate facilities. The County is looking into using ESG-CV (Emergency Solutions Grant – Coronavirus) Round 2 funding to address this by paying for transportation of homeless people from shelters to where they can be tested.	

4.2. Discussion Item: State and Federal Homeless Assistance Grants	<p>Laurel reported that the County will soon release two RFPs (Request for Proposals) for the Federal and State allocations of Round 2 of the ESG-CV program. The Federal grant will be administered by the Department of Planning and Building (Planning), while the State grant will be administered by the Department of Social Services (DSS). The two grants together will be worth approximately \$11 million. Applications will be due on December 17. Eligible activities include street outreach, emergency shelter and rapid rehousing. The Federal grant can also be used for homelessness prevention, but the State grant may not be used for this. State funds must be expended by July 2022, and Federal funds must be expended by September 2022.</p>	
4.2.1. Action Item: Recommend Allocation of County Community Development Block Grant Public Services funding (\$112,776), Emergency Solutions Grant (\$154,034), Permanent Local Housing Allocation (\$305,376) and County General Fund Support (\$218,000), and General Fund Support for Warming Centers and Safe Parking program (\$35,000) funds	<p>Laurel and Matt provided some background on the annual Action Plan grants. The RFP was released in September, and applicants used the online ZoomGrants system for the first time this year. Details were provided on each of the funding programs:</p> <ul style="list-style-type: none"> • Community Development Block Grant (CDBG), worth \$1,840k – of which HSOC reviews 15%. CDBG funding supports low and moderate income individuals, and can be used for housing and economic development • Federal Emergency Solutions Grant (ESG), worth \$154k. This funding is used for a mix of activities to prevent homelessness and enable 	

<p>for countywide Homeless Services Programs</p>	<p>homeless people to move towards independent living</p> <ul style="list-style-type: none"> • Permanent Local Housing Allocation (PLHA), worth \$872,502 – of which HSOC reviews 35%. This funding is used for local housing needs and assistance for those at risk of homelessness. This is the first year that Planning are managing the PLHA (Permanent Local Housing Allocation) program • General Fund Support (GFS) allocates \$253k to homeless related services, of which \$35k is set aside for warming stations and safe parking <p>The application deadline was October 28. Staff completed a threshold review to ensure applications met eligibility criteria, then convened an ad hoc Grant Review Committee, consisting of representatives from DSS, Behavioral Health, Public Health, CenCal Health and United Way, on November 9. The Grant Review Committee reviewed the applications and made recommendations, to be reviewed by HSOC. This will be followed by a thirty day review period in the New Year, and then approval will be sought from the Board of Supervisors in April-May, before the Action Plan is submitted to HUD (Department of Housing & Urban Development) by May 15.</p> <p>The Grant Review Committee's recommendations are included in the agenda packet for this meeting. Laurel summarized the recommendations for each funding</p>	
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	<p>program:</p> <p>GFS: the recommendation is to fund the agencies which had been funded in prior years, and to also provide \$10k in funding to the Food Bank. The Committee felt that there was a need to do this, given the significantly increased demand for food due to the pandemic. Providing this funding to the Food Bank would mean funding other agencies at a lower level than last year, and not fully meeting the amounts requested.</p> <p>For the money set aside for warming centers, the Committee recommends a roughly even split between applicants.</p> <p>ESG: the recommendation is to fund 5Cities Homeless Coalition's Rapid Rehousing project. 40% of funds under this funding program must be used for Rapid Rehousing, and this was the only Rapid Rehousing application received. Two other applications were received for Emergency Shelter projects, and the Committee has recommended funding the project proposed by CAPSLO (Community Action Partnership of San Luis Obispo) as the number of people served will be higher than the other application.</p> <p>CDBG: the Committee recommends funding three applications from homeless service agencies, for Emergency Shelter and Rapid Rehousing projects. This will ensure representation for each region of the</p>	<p>Devin made a motion to approve the Grant Review Committee's recommended allocation of County Community Development Block Grant Public Services funding</p>
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	<p>county.</p> <p>PLHA: the Committee recommends funding two applications, one from HASLO and the other a joint application between 5CHC, CAPSLO and ECHO (El Camino Homeless Organization).</p> <p>Susan asked about whether consideration was given as to whether COVID specific funding would be more appropriate for the foodbank than the annual funds. Laurel clarified that the Food Bank has also received CARES (Coronavirus Aid, Relief, and Economic Security) Act funding due to the increase in demand for food caused by the pandemic.</p> <p>Mariam asked if the Independent Living Resource Center's request for CDBG funding was considered an eligible project. Laurel confirmed that it was, but will most likely be filled by other funding sources later on, which may be more appropriate for the activity they are proposing.</p> <p>Mariam asked about the larger overall annual decrease in funding that 5CHC are facing, compared to other agencies. Laurel responded that the County anticipates CARES Act funding will be made available for 5CHC's activities that are not being funded through the Action Plan.</p>	<p>(\$112,776), Emergency Solutions Grant (\$154,034), and County General Fund Support (\$218,000), and General Fund Support for Warming Centers and Safe Parking program (\$35,000) funds for countywide Homeless Services Programs, seconded by Susan. The motion passed with none opposed. Caro, Grace, Janna and Scott abstained.</p> <p>Anne made a motion to approve the Grant Review Committee's recommended allocation of Permanent Local Housing Allocation (\$305,376) funds for countywide Homeless Services Programs, seconded by Shay. The motion passed with none opposed. Caro, Grace, Janna and Scott abstained.</p>
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<p>4.2.2. Action Item: Recommend 1) allocation of 2019 California Emergency Solutions and Housing program funds (\$392,218) for projects that assist persons experiencing or at-risk of homelessness in the County and 2) reallocation of up to \$101,000 in 2018 California Emergency Solutions and Housing funds</p>	<p>Laurel provided some background on the California Emergency Solutions & Housing (CESH) program. This is a non-recurring grant from the State that is split into two rounds. For the second round of CESH funding, the County received one application, a joint project from CAPSLO, ECHO and 5CHC. This application was for the full amount of funding available, for a Coordinated Entry project. The Grant Review Committee also reviewed this application and recommended that it be funded in full.</p> <p>A portion of the first year of CESH funding had been set aside for upgrading the County's HMIS (Homeless Management Information System), but HUD has stopped supporting this during the pandemic. As there is a new requirement to report on racial equity in some new funding streams from both HUD and the State, the County is proposing to use the funding set aside for HMIS to hire a contractor to conduct a racial equity analysis, provide an action plan for addressing any disparities, provide quarterly updates on the analysis, assist with monitoring progress and identify any needed corrections to the Action Plan.</p>	<p>Anne made a motion to approve the Grant Review Committee's recommended allocation of 2019 California Emergency Solutions and Housing program funds (\$392,218) for projects that assist persons experiencing or at-risk of homelessness in the County, and to reallocate up to \$101,000 in 2018 California Emergency Solutions and Housing funds, seconded by Devin. The motion passed with none opposed. Janna and Grace abstained.</p>
<p>4.2.3. Discussion Item: Homeless Housing, Assistance & Prevention (HHAP) Update</p>	<p>Laurel reported that the State recently released the NOFA (Notice of Funding Availability) for the second round of HHAP (Homeless Housing, Assistance & Prevention) funding. This round of funding will be worth around \$1.6m. The application form is due to be released by the end of November, from which</p>	

	<p>time the County will have 60 days to submit the application to the State. This application will require the County to identify and propose outcomes, and so a Special HSOC meeting may be called in December to work on this.</p> <p>The first round of HHAP funding was awarded to the County in Spring. HSOC recommended (and the Board of Supervisors approved) prioritizing this funding to bring HEAP (Homeless Emergency Aid Program) funded projects to completion, and for a project on the North Coast which did not receive HEAP funding. The County is working on the RFP for HHAP Round 1 now, but as agencies have reported being overwhelmed by all the RFPs that have been released this year, the County is considering the timing of this. It may only be released after the ESG-CV-2 application period.</p>	
4.2.4. Discussion Item: Homeless Emergency Aid Program (HEAP) Update		
4.2.5. Discussion Item: Continuum of Care Grant		
4.2.5.1. Discussion Item: 2021 Homeless Point in Time Count	<p>HUD has now determined that they will require a PIT Count in January 2021, although the survey requirements will not be the same as in previous years. The County is waiting on more information</p>	

	about the PIT Count must be carried out.	
4.3. Discussion Item: Update on Winter Warming Season	<p>Janna reported that 5CHC has not yet opened their warming center, as they are not able to use the location they have used in previous years. They are looking at opening at South County Regional Center, and hope to be up and running by the end of the month.</p> <p>Grace reported that CAPSLO's warming center is now open, with modifications due to COVID. People can only enter between 7-9pm, and beds are separated by plexiglass shields. People need to leave before 6am so that the room can be sanitized and opened up for breakfast for the general population. The shelter capacity is 18 people.</p> <p>Wendy reported that ECHO has taken over the Atascadero warming center from Transitional Food & Shelter. This warming center is at Atascadero Community Church, and has a capacity of 23 people. It will run consistently through to the end of March. They are also sheltering people at the Motel 6 in Paso Robles, where there are twelve rooms available. There have been more people showing up than they have capacity for, so they have had to turn some people away.</p> <p>Caro reported that Los Osos Cares has not yet opened its warming center, as they are still trying to</p>	

	hire another staff member.	
4.4. Action Item: Vote to recommend twelve persons for appointment to vacant or expiring seats on the Homeless Services Oversight Council	Laurel explained that an Ad Hoc Nominating Committee was convened and recommended twelve people for appointment to the HSOC, either to fill vacant seats, to be reappointed to their current seats, or to replace people who are no longer involved.	Janna made a motion to approve the Ad Hoc Nominating Committee's recommendation to appoint twelve persons to vacant or expiring seats on the Homeless Services Oversight Council, seconded by Carlyn. The motion passed with none opposed. Devin, Grace, Bill, Jessica and Rick abstained.
4.5. Action Item: Approve the Updated HMIS (Homeless Management Information System) Documents	George shared that HSOC has previously updated the HMIS Privacy Notice. Following this, the Finance & Data Committee asked County staff to produce a Grievance Form. This is to be used where a client has an issue with their HMIS data, or any questions which they are unable to resolve with the agency. This form would go to the HMIS lead (DSS) and then taken to the Finance & Data Committee to be reviewed and resolved.	
4.5.1. Action Item: Approve the Updated San Luis Obispo County HMIS Grievance Form		Kristen made a motion to approve the updated SLO County HMIS Grievance Form, seconded by Carlyn. The motion passed with

		none opposed and no abstentions.
4.6. Discussion Item: Possible December meeting	Discussed above in item 4.2.3.	
5. Committee Updates	<p>Janna reported that the Finance & Data Committee has discussed the PIT Count, and are working through other issues such as understanding what agencies can and can't do in terms of privacy, and ensuring that all relevant data is captured for new projects.</p> <p>Devin reported that the Services Coordinating Committee met, and most of what the Committee discussed has been brought to the full HSOC. One additional point is that service providers are seeing an uptick in out of county requests for assistance, though this is normal at this time of year.</p> <p>Abby reported that the Alternatives to Encampments Working Group has been meeting every two weeks, and is close to finalizing their recommendations. The next meeting is on December 3. Abby noted that the Group would benefit from greater expertise from the provider agencies.</p>	
6. Future Discussion/Report Items	None	
7. Next Regularly Scheduled Meeting Date: January 20, 2021		

8. Adjournment	Mariam adjourned the meeting at 2:40pm.	

**HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)
ACTION ITEM
JANUARY 20, 2021**

AGENDA ITEM NUMBER: 4.1

ITEM: VOTE TO RECOMMEND \$11,694,982 IN GRANT AWARDS FOR CARES ACT FUNDING UNDER THE EMERGENCY SOLUTIONS GRANT – CORONAVIRUS (ESG-CV) ROUND 2 ALLOCATION, THE STATE OF CALIFORNIA'S ESG-CV CONTINUUM OF CARE ALLOCATION ROUND 2 ALLOCATION, AND THE COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS (CDBG-CV) ROUND 3 ALLOCATION

ACTION REQUIRED:

Vote to recommend \$11,694,982 in grant awards for CARES Act funding under the Emergency Solutions Grant – Coronavirus (ESG-CV) Round 2 allocation, the State of California's ESG-CV Continuum of Care allocation Round 2 allocation, and the Community Development Block Grant – Coronavirus (CDBG-CV) Round 3 allocation.

SUMMARY NARRATIVE:

Background

The Coronavirus Aid, Relief, and Economic Security (CARES) Act, signed by the President on March 27, 2020, appropriated supplemental funding to the US Department of Housing and Urban Development (HUD) to assist communities in responding to the COVID-19 pandemic. This funding provided for an additional \$3.96 billion nationwide for the Emergency Solutions Grants - Coronavirus (ESG-CV) program and \$5 billion for the Community Development Block Grant – Coronavirus (CDBG-CV) program. These funds were required to be used to prevent, prepare for, and respond to COVID-19 and its impacts.

ESG-CV

The federal ESG program, authorized by the McKinney-Vento Homeless Assistance Act, as amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, provides funds to: (1) engage homeless individuals and families experiencing homelessness; (2) improve the quality of emergency shelters for homeless individuals and families by helping to operate these shelters and provide essential services to shelter residents; (3) rapidly re-house homeless individuals and families experiencing homelessness, and (4) prevent families/individuals from becoming homeless.

ESG-CV funds must be used to prevent, prepare for, and respond to COVID-19 among individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts created by

coronavirus. ESG-CV funds must still be used within the eligible categories listed above for the ESG program.

ESG funding is distributed to States and local entitlement jurisdictions. As an entitlement jurisdiction, the County receives an allocation directly from the federal government. Additionally, the County also receives an allocation from the State of California's Department of Housing and Community Development's (HCD) ESG Continuums of Care (CoC) allocation.

Requirements at 24 CFR Part 576 will apply to the use of these funds, unless otherwise provided by the alternative requirements and flexibilities established under the CARES Act, Notice CPD-20-08, or subsequent waivers, amendments, or replacements to Notice CPD-20-08. The alternative requirements established by Notice CPD-20-08 that limit activities in comparison with the requirements in 24 CFR 576 and the CARES Act are not retroactive. Accordingly, any ESG or ESG-CV activities included in an action plan or substantial amendment for which HUD completed its review must comply with the requirements in effect at the time of the recipient's consolidated plan submission, except where Notice CPD-20-08 provides new flexibility as authorized by the CARES Act.

Eligible activities include:

- Emergency Shelter
- Street Outreach
- Rapid Rehousing
- Temporary Emergency Shelters
- Training for Infectious Disease Mitigation and Prevention
- Hazard Pay
- Handwashing Stations and Portable Bathrooms
- Landlord Incentives
- Volunteer Incentives
- Homeless Management Information System (HMIS)

Funding for the CARES Act ESG-CV program was divided into two tranches. The Board of Supervisors awarded Round 1 funds on June 16, 2020. A total of \$574,815 was awarded under the ESG-CV funds awarded directly to the County.

Under Round 2, the County will receive \$6,296,591 under the ESG-CV entitlement grant that it receives directly from HUD. Of this, \$629,659 will be used for administrative costs, and \$5,666,932 will be awarded to private nonprofit agencies for eligible activities.

The Department of Housing and Urban Development's (HUD) Office of Community Planning and Development (CPD) issued Notice CPD-20-08 on September 1, 2020, providing statutory and regulatory waivers for the ESG-CV funds and governing the use of such funds (see: <https://www.hud.gov/sites/dfiles/OCHCO/documents/20-08cpdn.pdf>). This guidance limited assistance that may be provided under the Rapid Rehousing activity to 12 months per household and established a deadline of January 31, 2022 for expenditure of funds for emergency shelter activities. ESG-CV funds received directly from HUD and which are to be used for other categories of eligible activities must be spent by September 30, 2022.

Expenditure Milestone Expectations

The CPD-20-08 ESG-CV Notice also required grantees to meet expenditures deadlines to ensure timely spending of ESG-CV Round 2 funds.

Percentage of ESG-CV (Round 2) Award

20%	July 31, 2021
40%	September 30, 2021
60%	November 30, 2021
80%	January 31, 2022

California HCD ESG-CV

The Board of Supervisors awarded \$467,600 in HCD's ESG-CV Round 1 funds on June 16, 2020. On October 2, 2020, HCD released a Notice of Funding Availability (NOFA) for ESG-CV (Round 2) funding available to the California Continuums of Care through the state's allocation of ESG-CV funding through the CARES Act. The County of San Luis Obispo CoC will receive an allocation of \$5,022,401 in ESG-CV (Round 2) funding. Of this, a total of \$395,000 will be set aside to support the activities of the County Emergency Operations Center's work to prevent, prepare for and respond to COVID-19 among persons who are homeless. A total of \$4,526,953 of ESG-CV (Round 2) funding will be available for non-profits and \$100,473 will be used for administrative costs.

The HCD NOFA requires communities to prioritize the use of ESG-CV (Round 2) funds for activities designed to move persons who are currently homeless into housing. Prioritized activities include Rapid Rehousing, non-congregate shelter and Emergency Shelter. Other eligible activities include Street Outreach and HMIS. The NOFA emphasized the need to provide pathways to housing. Homeless Prevention is not an allowable component unless the CoC can demonstrate that at all homeless individuals (sheltered and unsheltered) within the service area are per the most recent point in time count (PIT) are already housed or will be housed with current ESG or other sources of funding.

The NOFA also requires that recipients use the funds to:

- Address racial disproportionality in homeless populations and achieve equitable provision of services for Black, Native, and Indigenous, Latinx, Asian, Pacific Islanders and other people of color who are disproportionately impacted by homelessness and COVID-19.
- Provide housing and services that are low barrier, trauma informed, culturally responsive and housing first oriented. Individuals and families assisted with these ESG-CV funds must not be required to receive treatment or perform any other prerequisite activities as a condition for receiving shelter, housing, or other services for which these funds are used.
- Promote health equity. Subrecipients are responsible for examining their data, ensuring all eligible persons are receiving equitable supportive services with dignity, respect, and compassion regardless of their circumstances, abilities, or identity. Subrecipients must respond to disproportionality in access to services, service provision and outcomes and should seek to the voices of disproportionately impacted communities and those with lived experience of homelessness are centered in a meaningful, sustained way in creating effective approaches to reducing and ending homelessness.

Community Development Block Grant (CDBG) Funds

The CDBG program provides block grants to states and entitlement jurisdictions for the purpose of 1) providing services to Low- and Moderate-Income persons or households; 2) prevention or elimination of slums or blight, or 3) addressing urgent community development needs. The CARES Act authorized the supplemental CDBG-CV funding to be used to prevent, prepare for, and respond to coronavirus. Eligible activities include building and improvements that consist of 1) public facilities, e.g., acquisition, construction, rehabilitation of buildings and improvements; 2) assistance to businesses via the provision to private, for-profit entities, to carry out an economic development project; 3) Provision of new or quantifiably increased public services, e.g., provide testing, diagnosis or other COVID-19 related services, provide equipment, supplies, and materials necessary to carry-out a public service, delivering meals to quarantined individuals or individuals that need to maintain social distancing.

Guidance Regarding Prioritized Activities

The Centers for Disease Control and Prevention, Federal Emergency Management Agency, and HUD agree that in certain cases non-congregate sheltering may be necessary in this emergency to save lives, to protect property and public health, and ensure public safety.

HUD encourages its grantees to follow the guidance of the local public health officials and the identification of high priority needs identified by the officials, members of the public and the local services providers. HUD does not require its grantees to approve specific eligible activities. It is up to the local grantee to identify, prioritize its needs which can be addressed using CDBG funds. Via webinars, HUD encouraged local governments address the increasing racial and health inequity in the homeless response system and in communities and populations disproportionately impacted by COVID-19. In Planning's Request for Proposals (RFP) for the CARES Act funds,

applicants were encouraged to address both the racial and health equity disproportionalities via services identified by geographic regions. HUD also encouraged the grantees to expand its procurement process to include smaller community-based organizations who provide services to, and those led by, people of color.

A total of \$5 billion was appropriated nationwide for Community Development Block Grant-Coronavirus (CDBG-CV) funds. Distribution of the \$5 billion was divided into three funding tranches: 1) \$2 billion distributed to states and entitlement jurisdictions; 2) \$1 billion provided to states and insular areas (not SLO County); and 3) \$2 billion distributed to the State or unit of general local government. Of these funds, the County Department of Planning and Building (Planning) was awarded \$1,099,800 and \$1,876,904 from the first and third tranches, respectively, totaling \$2,976,704. The County Board of Supervisors awarded funds from the first tranche on June 16, 2020.

Request for Proposals

On November 20, the County Department of Planning and Building released a Request for Proposals (RFP) for the ESG-CV and CDBG-CV funds. On November 23, 2020, the County Department of Social Services released an RFP for the California HCD ESG-CV CoC allocation.

A total of 4 applications, with requests totaling \$10,117,577 were received for ESG-CV funds administered by the Planning Department. A total of 6 applications, with requests totaling \$7,844,410 were received for ESG-CV funds administered by DSS. A total of 7 applications, with requests totaling \$3,205,832 were received for the CDBG-CV funds. Table 1 lists the requests.

Table 1

Requests	Program			
AGENCY	ESG-CV*	CA ESG-CV CoC*	CDBG-CV	Total
Transitional Food and Shelter	\$ 124,000	\$ 125,400	-	\$ 249,400
Salvation Army	\$ 2,401,709	\$ 2,015,000	\$ 400,000	\$ 4,816,709
Transitions Mental Health Association (TMHA)	-	\$ 20,000	\$ 79,000	\$ 99,000
RISE	-	\$ 13,000	\$ 30,000	\$ 43,000
Stand Strong	-	\$ 20,000	\$ 30,000	\$ 50,000
CAPSLO/ECHO/5CHC Collaborative application	\$ 6,100,959	\$ 5,651,010	\$ 1,465,891	\$13,217,860
HASLO - Improvements to Project HomeKey Perm Housing	-	-	\$1,054,091	\$ 1,054,091
HASLO - shelter rehab/security for Project Homekey Emerg. Shelter	\$ 1,490,909	-	-	\$ 1,490,909
People's Self Help Housing	-	-	\$ 146,850	\$ 146,850
Subtotal	\$10,117,577	\$ 7,844,410	\$ 3,205,832	\$21,167,819
Available for Agencies	\$ 5,666,932	\$ 4,526,928	\$ 1,501,122	\$11,694,982

*Applications in yellow contained significant duplication of activities.

Staff reviewed the applications and conducted threshold reviews for eligibility. Staff also confirmed that three applicant organizations – Transitional Food and Shelter, Salvation Army, and the collaborative applicant that included CAPSLO/ECHO/5Cities Homeless Coalition – submitted duplicate or substantially similar applications under both the ESG-CV and CA ESG-CV RFPs.

Grant Review Committee and Interagency Review Committee

An Ad Hoc Grant Review Committee met on January 11, 2021 to consider the application. The committee included representatives from County Departments, including the Public Health Agency, as well as a representative from the SLO Community Foundation and a local public health policy consultant. Staff from the Planning Department's Housing Unit and the Department of Social Services Homeless Services Unit attended to lead and support the discussion. As recommended by HUD, the Committee review included a discussion of how applications addressed priorities identified by the local Public Health Agency in the effort to address COVID-19. These included the need for non-congregate shelter and housing options, and sanitation and hygiene measures to prevent spread of COVID-19. The Grant Review Committee then voted on recommendations for funding.

On January 12, 2021, an Interagency Committee met to review the CDBG-CV applications and the recommendations from the Ad Hoc Grant Review Committee for the CDBG-CV funds and make final recommendations on those funds. This committee consisted of representatives from the six incorporated cities that participate in the entitlement jurisdiction. Staff from the Planning Department and DSS attended to lead and support the discussion.

The proposed ESG-CV recommendations would provide \$500,000 in homelessness prevention funding, as well as approximately \$2.4 million in Rapid Rehousing funding. The proposed activities would also provide approximately \$1.49 million for renovations to a new, non-congregate shelter in the City of Paso Robles, increase street outreach services throughout the county, and provide support for programs serving families fleeing from intimate partner violence. The CDBG recommendations would provide over \$1.1 million for permanent supportive housing programs and provide additional funding for subsistence payments under the program.

Table 2 contains recommendations from the Ad Hoc Grant Review Committee for the ESG-CV and California ESG-CV funds and the recommendations from the Interagency Review Committee for the CDBG-CV funds.

Table 2

Grant Review and Interagency Recommendations				
AGENCY	ESG-CV	CA ESG-CV CoC Alloc	CDBG-CV	Total
Transitional Food and Shelter	-	\$ 125,400	-	\$ 125,400
Salvation Army	\$ 308,811	\$ 1,597,373	-	\$1,906,184
TMHA	-	\$ 20,000	-	\$ 20,000
RISE	-	\$ 13,000	-	\$ 13,000
Stand Strong	-	\$ 20,000	-	\$ 20,000
CAPSLO (Collaborative)	\$ 3,867,212	\$ 2,751,155	\$ 398,581	\$7,016,948
HASLO - improvements to PSH	-	-	\$ 1,054,091	\$1,054,091
HASLO - shelter rehab	\$ 1,490,909	-	-	\$1,490,909
People's Self Help Housing	-	-	\$ 48,850	\$ 48,850
Subtotal	\$5,666,932	\$ 4,526,928	\$1,501,522	\$11,694,982

BUDGET/FINANCIAL IMPACT:

Should the Board of Supervisors approve the HSOC's recommendations, \$11,694,982 would be made available to prevent, prepare for, and respond to COVID-19 and its impacts among people experiencing homelessness.

STAFF COMMENTS:

Health Equity

As part of its effort to ensure the grants will reach communities and populations disproportionately impacted by COVID-19, DSS and the Planning Department worked in collaboration with the County Public Health Agency to ensure effective coordination. The Health Agency, following guidelines issued by the State of California's Blueprint to a Safer Economy and using data provided by the California Healthy Places Index (<https://map.healthyplacesindex.org/>), identified census tracts that will be areas of special focus for County efforts to ensure Health Equity. As part of this effort, applications for ESG-CV Round 2 funds under this Request for Proposals were given additional points on Health Equity measures if the applicants operate in or provided specific, achievable plans for serving persons in one or more tracts that have been identified as target areas. The following census tracts were identified as the highest priority areas: 100.06 105.04 111.03 122.00 101.02 107.03 112.00 124.01 102.04 109.02 120.00 125.02

Additional Homelessness Prevention Funding Anticipated

The County was recently notified that it will receive approximately \$8.4 million in funding from the Treasury for rental assistance. These funds were authorized under the recent stimulus legislation and may be used to serve households with incomes up to 80% of the Area Median Income and are prioritized for paying rent in arrears. These funds will be in addition to the Homelessness Prevention funding under the CARES Act programs.

HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)
ACTION ITEM
January 20, 2021

AGENDA ITEM NUMBER: 4.2

ITEM: AUTHORIZE CREATION OF A TEN-YEAR PLAN STRATEGY COMMITTEE

ACTION REQUIRED:

Vote to authorize the creation of an Ad Hoc Ten-Year Plan Update Strategy Committee to work in consultation with the vendor and the Executive Committee to develop an update to the San Luis Obispo County Ten-Year Plan to End Homelessness.

SUMMARY NARRATIVE:

In 2008, San Luis Obispo County local governments, agencies and community groups came together to develop the County's 10-Year Plan to End Homelessness. The Plan, titled "*Path to a Home*" laid out a central vision that focused on ensuring that everyone had access to appropriate and affordable housing and to the services they need to sustain it. It sought to provide a "path" of:

- 1) what needs to be done to help people who are homeless or at-risk arrive "home" to stable housing and a place in the community as productive and participating members and
- 2) the system, policy and program changes necessary for the Cities, Communities and County to arrive at their goal of ending homelessness in ten years.

The 10-year plan identified four priorities to end homelessness in San Luis Obispo County:

- Priority 1. Facilitating Access to Affordable Housing to Put an End to Homelessness.
- Priority 2. Stopping Homelessness Before it Starts through Prevention and Effective Intervention.
- Priority 3. Ending and Preventing Homelessness through Integrated, Comprehensive, Responsive Supportive Services.
- Priority 4. Coordinating a Solid Administrative & Financial Structure to Support Effective Plan Implementation.

Establishment of the Plan was also needed to support requirements for the federal Continuum of Care Grant. In 2019, the HSOC adopted a short-term update to the Ten-Year Plan. In November 2020, the HSOC voted to recommend that up to \$40,000 in funding from the California Emergency Solutions and Housing grant be used to engage a contractor to help the HSOC update the Ten-Year Plan. On December 15, 2020, the County Board of Supervisors approved the HSOC's recommendation and a Request for Proposals was issued in December.

The County is in the process of selecting a vendor. The Ad Hoc Committee would be responsible for working in consultation with the vendor and Executive Committee to oversee and advance the strategic planning process, oversee community involvement and input, review findings from community resources and needs assessment process, discuss persistent challenges and emerging opportunities for critical investment, identify goals and strategic priorities for addressing homelessness. The Committee will be responsible for presenting the process and its products to the HSOC Committees and other community groups. It is expected the Committee would meet during the first nine months of the plan update process.

BUDGET/FINANCIAL IMPACT:

There is no financial impact if this item is approved. Approving the item would support the work of the consultant engaged by the County and could improve the work of the consultant.

STAFF COMMENTS:

Having an updated Plan is recommended and is also a requirement for eligibility under the No Place Like Home grant, which provides funding for permanent supportive housing for persons in need of mental health services and who are chronically homeless or at risk.

Alternatives to Encampments Recommendations

In recognition of the urgency for offering alternatives to unsanctioned encampments, especially during the pandemic, these recommendations offer a range of options for meeting the needs of persons who are now homeless in our county by offering a broad continuum of housing types that will provide them with security, stability, and sanitation. These alternatives will relieve the environmental degradation being caused by unsanctioned encampments and will improve the health and safety of both people living in the camps and those who reside in the neighboring areas. Some people who are now living in unsanctioned encampments prefer moving to sanctioned encampments and safe parking areas while others seek to reside in a transitional or permanent village that will additionally provide them with community, as well as support services to address their challenges and to pursue opportunities.

San Luis Obispo County will expedite the implementation of these recommendations in coordination with the cities to undertake as quickly as possible the following actions:

- 1) Select appropriate sites for the various alternative housing options,
- 2) Identify sources of funding and allocate necessary funding directly,
- 3) Support efforts for community education regarding the need for these alternatives to encampments,
- 4) Direct appropriate departments to assist community organizations as fully as possible with rendering the services necessary for the operation of these alternative housing options.
- 5) Coordinate these efforts with the Homeless Services Oversight Council and other local government efforts to address unsheltered homelessness

Recommendation #1: Services to Existing Encampments

San Luis Obispo County will identify existing encampments in feasible locations that can be prioritized to receive basic services to empower residents, provide safety and sanitation.

These services would include trash collection services, laundry services, basic hygiene services (portable toilets, hand washing stations and showers), and syringe services and overdose prevention. Examples of how this is currently working, or has worked in the county:

Example 1: Shower the People

Shower the People is an interfaith, community-based, 501(c)(3) nonprofit organization, providing a mobile shower program that offers showers to homeless and critically low income people.

The three-unit shower trailer provides three private bathrooms, each equipped with a sink, toilet, and full shower and dispensers of biodegradable soap and shampoo. They supply clean towels, washcloths, toiletries, socks, and underwear.

The program is entirely supported by grants and donations from religious (interfaith) churches, organizations, and individual donors in the community, and is run completely by volunteers.

Commonly, they offer showers for three hours a day per site, in San Luis Obispo (Sundays and Tuesdays), Oceano (Wednesdays), and Grover Beach (Thursdays).

For more information: <https://www.showerthepeopleslo.org/>

Example 2: Hope's Village of SLO Shower Program

Hope's Village of SLO, a 501(c)(3) non-profit organization, provides weekly shower services, every Saturday 9:00am-12:00pm at SLO United Church of Christ. For more information: <https://hopesvillageofslo.com/showers>

Example 3: Blue Bag Pilot Program

In July 2019, County Public Works requested permission and authorization to use funds from the Waste Management cost center to conduct a limited 4-week Blue Bag Partnership Pilot effort (Pilot effort) to test the Blue Bag Partnership concept. The Blue Bag Partnership distributes uniquely colored, durable waste disposal bags to unsheltered residents of encampments and collects and disposes of bagged waste. The primary purpose of the Blue Bag Partnership is to provide basic sanitation service to areas with significant encampments and attempt to offset the expense of largescale waste cleanup and disposal during encampment removal.

The Pilot effort tracked several metrics to gauge the overall impact of the effort, including the weight of waste removed and number of sharps collected for safe

Attachment 4.4

disposal. Over the four weeks, 170 blue bags were distributed, 46 sharps containers were distributed, 1,603 sharps were collected for disposal, and 6.81 tons of trash were hauled to landfill.

The first week of the pilot effort included a higher level of outreach and monitoring than subsequent weeks. Weeks 2-4 saw the following outputs:

Monday PM: 1 field team, 4-5 agency representatives

Tuesday PM: 1-2 agency representatives

Wednesday PM: 1-2 agency representatives

Friday PM: 1-2 agency representatives

Recommendation #2: Sanctioned Encampments

San Luis Obispo County will create sanctioned encampments across the five SLO County supervisorial districts, e.g. North Coast, SLO City, Paso Robles, Atascadero and South County, and the Seven Cities where needed. This will create locations with low barrier entry for unsheltered individuals and newly homeless individuals who decline or are not able to stay in shelter beds and other housing options.

Services and support that can be provided to sanctioned encampments include: behavioral and physical health treatment; basic hygiene (toilets, hand wash stations and showers); trash collection services; lockers and safe storage for personal items; general community security (e.g. fenced enclosure and 24/7 monitoring); supportive and community services (e.g. housing support, grocery stores, pharmacy); medical services, especially for medically fragile homeless people;¹ food and potable water; provisions for pets; paid clean-up programs; laundry services (where feasible); fire extinguishers (where feasible); and syringe services and overdose prevention.

Challenges

The Encampment Committee has identified a number of challenges with sanctioned encampments, including accommodation of pets; barriers to entry (i.e. drug and alcohol testing); political feasibility; risk management, safety and crime, concerning both camp residents and local area residents; the need to source funding for the camp and services; the need for environmental protections, i.e. clearance of waste and fire protection; and the possibility that management and oversight would create rules which conflict with the personal choice and autonomy of homeless people (such as guest restriction policies, case management requirements, and zero tolerance for illegal substances). There are also concerns over religion and religious symbols conflicting with separation of church and state issues, in situations where religious organizations provide services. There are questions about whether people would choose to relocate to sites that are more politically feasible but less desirable and potentially remote; whether people should be assisted in places of their current choice or would be required to relocate to receive support; whether all services should be provided at the start or the level of provision should increase incrementally; and whether camps should be considered temporary pilot programs or ongoing options.

Examples and Resources: See Appendix A.

¹ See Doctors Without Walls – Santa Barbara Street Medicine, which is dedicated to providing free, volunteer medical care for the most vulnerable of Santa Barbara County, when and where they are in need: <https://sbdww.org/>

Recommendation #3: Safe Parking Programs

San Luis Obispo County will authorize Safe Parking Programs, operating in appropriate regions throughout the county. The County and cities will evaluate the various types of safe parking programs (see below) and:

- Identify, in cooperation with SLOCOG (San Luis Obispo Council of Governments), streets, lots, or other properties where unhoused persons may safely stay in their vehicles overnight;
- Consider changes in policies and procedures to expedite implementation of safe parking options; and
- Coordinate the investigation of federal and state homeless funding sources that are eligible to be spent on safe parking costs.

Currently, only the City of SLO has enacted an ordinance pertaining to safe parking areas. The ordinance states that safe parking areas are subject to meeting specific performance standards and permit requirements: "to ensure that these safe parking facilities will be compatible with surrounding uses and effective at facilitating participants' transition to permanent housing."²

SLOCOG previously dedicated \$16,000 to SAFE Parking/Safe Streets, and then on 12/2/20 increased the FY20/21 Regional Surface Transportation Program (RSTP) budget by \$84,000 for this purpose. Total RSTP funds (\$100k) are limited to eligibility of funds set out in the SLOCOG 2020 Regional Surface Transportation Program Guidelines.³

To consider:

- Case management: Although this requirement is linked to higher success rate for placement in permanent housing, it is the major budget expense for safe parking programs.
- Number of vehicles: scattered smaller areas allowing for four to seven vehicles may be more effective than large parking areas of 15 plus vehicles⁴

² Source: Title 17 Art. 4 Regulations for Specific Land Uses and Activities | San Luis Obispo Municipal Code. The social service provider must submit a conditional use application containing a site plan with: the location of trash and recycling facilities; water, restroom facilities, exterior light fixtures; location and distances to residential properties, public transportation; location of designated overnight parking spaces; the hours of operation; a monitoring and oversight program; a neighborhood relations plan; and sufficient documentation to determine that the applicant is a social service provider that is qualified to operate a safe parking program. Program participants must participate in case management which includes a self-sufficiency program and submit to a criminal history background check. Preference is given to persons with proof of county residency for at least six months within the prior two years.

³ <https://www.slocog.org/programs/funding-programming/regional-transportation-improvement-program-rtip/regional-surface>

⁴ Larger areas have operated successfully in SLO County (during COVID), but smaller / community-sized areas can be operated by existing Social Services Providers and public-serving non-profits such as churches and faith-based organizations with 'quick-build' planning approval from city and county administration. Program sites with smaller

- Type of security: cameras viewable by law enforcement vs. onsite security persons, or a combination of the two.
- Level of amenities and supportive services to be offered onsite
- Scope of participant screening: length of residence in county, criminal history, limitation to certain groups such as families, or current vehicle insurance and registration

Types of Safe Parking Program

Tier 1. Designates safe areas for street parking or parking lot spaces for overnight stays, but without any facilities or services. Identification of these spots, and appropriate type of publicity, should be considered in conjunction with law enforcement and city/county administration.

Tier 2. Designates safe areas to shelter in place-for overnight parking with limited screening and services. Local example: from late March to June 30, 2020 during the pandemic shut-downs of local businesses, hot showers and bathrooms were available along with overnight parking at three locations: San Luis Obispo Veteran's Hall parking lot, Los Osos Library Parking Lot and Coastal Dunes RV Park and Campground in the South County. Although there were minimal rules, there were no neighbor complaints or serious incidents reported. It was estimated by Grace McIntosh that the three sites averaged 10 to 22 patrons a day. Total cost (capital costs of portable showers, excluding administration) for 16 weeks: \$85,500.⁵

Tier 3. Designates safe areas for Safe Parking Programs with screening, facilities, and a range of supportive services including case management. Local example: the 40 Prado Safe Parking Program. This program offers individuals living in their cars or small RVs a safe place to park overnight at 40 Prado, as well as access to showers, meals, mental and physical health services, and housing case management. There are on-site supervisors and cameras monitoring the area at all times. Interested persons are screened by the lead housing case manager.⁶

footprints and discrete visual impacts may not even be noticed by neighbors. Noting with four Safe Parking spots or less, there is typically no formal public noticing requirement in the surrounding community.

⁵ SLO County and city partner with 40 Prado on safe parking program for homeless | SLO the virus (newtimesslo.com): <https://www.newtimesslo.com/SLOthevirus/archives/2020/07/22/slo-county-and-city-partner-with-40-prado-on-safe-parking-program-for->

⁶ Persons must meet the following eligibility requirements: must be interested in obtaining permanent housing in SLO county; must be a SLO county resident and provide proof for at least the last 12 months; and must be willing to participate in case management services at 40 Prado (weekly meetings with case manager) and save money for housing. Although proof of insurance/registration is not necessary immediately, after persons are accepted into the program they must work with the case manager to obtain registration/insurance within a certain timeframe. Participants are required to sign a behavior agreement. 40 Prado is low-barrier, but all participants must be respectful of their neighbors. Pets who have proof of rabies vaccination are permitted. The program operated from July 1, 2020 through December 31, 2020 with 17 spaces; however, effective January 1, 2021 the capacity has been reduced to 7 vehicles.

Attachment 4.4

CAPSLO (Community Action Partnership of San Luis Obispo) originally received \$16,500 for safe parking for a 1-year period at 40 Prado. In July 2020, CAPSLO received additional funding through the end of the year to expand the program. CAPSLO reported a cost of \$23,000 for the expanded program between 2/20 and 12/31/20 which was split between the county and the city of San Luis Obispo.

Examples and Resources: See Appendix B

Recommendation #4: Catalogue housing options and opportunities throughout San Luis Obispo County

Multiple Living Units/Tiny House Villages and Communities

Tiny house villages are an efficient way to provide immediate housing not only because they are cost effective and are built relatively quickly, but also because they create communities that allow residents to get on the path to permanent housing in a supportive, village-like environment.

Tiny house villages have been built in less than six months at a cost between \$100,000 to \$500,000 on an area that is 6,000 square feet to several acres, depending on the number of tiny houses, amenities, and common facilities. Villages are serving 20 to 70 people on an annual budget of \$30,000 to \$500,000, depending on staffing and services. The individual houses may be wooden structures, cabins on wheels, Conestoga huts, or pallet shelters.

There are villages that provide transitional housing, permanent housing, and some that offer both. Tiny house transitional and permanent villages have been operating successfully across the United States because they provide safety and security to their residents, while addressing the concerns of their neighbors and surrounding communities.

Single units added to a single lot

For example, Tiny Houses on Wheels/RV-caretakeers in commercial and industrial parking/yard areas.

Housing

Including congregate shelter, dormitory type housing, Homeshare mentor program housing, Accessory Dwelling Units, Junior Accessory Dwelling Units, residential hotels, conventional homes (via choice vouchers or 70Now), vacant buildings (including offices and commercial buildings now vacant due to the pandemic).

A concern is whether the community and city officials would support this use of vacant buildings.

Potential Housing Site Overview

Create a list of site categories, including churches/religious institutions, older motel/hospitality properties, non-profit facilities (including Project Homekey building in Paso Robles, 40 Prado, ECHO, 5Cities, FCNI shelters), warming centers.

Local Example 1: Hope's Village of SLO: <https://hopesvillageofslo.com/>

For eight years this 501(c)(3) non-profit California corporation has been seeking a viable 3 to 5 acre site in San Luis Obispo County for a self-sustaining drug and alcohol free community village containing 30 tiny houses for 50 unhoused veterans and other unhoused adults. Hope's Village is currently in negotiations with the SLO County Planning and Building Department on a five acre site at Margarita Ranch in Santa Margarita. Rob Rossi has offered a 10 year lease with an option for another five years.

Their model tiny cabins on wheels, which measures 77 square feet, cost \$3,900 to construct. Villagers will share usage of a 2,500 square foot common house with a commercial kitchen, dining area, bathrooms, showers, office space, meeting rooms, and laundry facilities. Most villagers will temporarily reside on site while they get their bearings, while others may become permanent residents. The village will be managed by a council with all residents having a voice. There will be round the clock security. The villagers will participate in the building and maintenance of the community. They will pay a program fee in the amount of one-quarter of their monthly income. They will receive training in new skills such as cooking, farming, computer, and office skills. The village will develop micro-enterprises including furniture building/repair and painting which will be housed in a 2,000 square foot barn. Also planned is a one acre organic garden with produce and flowers for sale. They intend to start the village on a small scale, but in time would like to include a store to stock grocery necessities and to sell the villagers' arts & crafts.⁷

Local Example 2: 5 Cities Homeless Coalition (5CHC) has proposed to place 20 or more Pallet Shelters, up to 30 residents, on County property somewhere in South County to house 5CHC clients in case management. Pallet Shelters structures can be assembled and program put into operation within 1 month (2 weeks if necessary). 5CHC plan would be to pilot 20 structures (max of 30 people) and then increase if appropriate, depending on location selected.

The recommendation is due to be reviewed by HSOC during the January meeting and then forward to the board of supervisors. 5CHC have offered some suggested locations, but no specific site has been selected yet.

Janna Nichols, the Executive Director of 5Cities Homeless Coalition, estimates the cost of 20 structures, and supporting equipment to be about \$400,000, with \$100,000 variance depending on electrical needs of the location. No fees have been estimated for the land, as they are anticipating using public property. With the addition \$100,000 for PPE/Cleaning, etc., staffing, including security, case management, and supportive services and direct financial assistance, Janna estimates final cost at \$800,000 - including transitional housing (Sober Living), for 12 months of operation.

Services will include basic food and hygiene, one-on-one intensive case management, supportive services for healthcare, mental health, and connection to Drug & Alcohol

⁷ For more details see their business plan here:

<https://img1.wsimg.com/blobby/go/a94aabe1-00b7-4060-95b1-65f37aa20659/downloads/Bus%20Pln%207%2030%2020.pdf?ver=1606666876890>

See also: <https://www.newtimeslo.com/sanluisobispo/it-takes-a-village/Content?oid=10335495>

(A&D). Funding will support D&A treatment services, including residential treatment. Grant funding will only support operation for 1 year, and there is some question as to whether the structures would have to be broken down and sold for repayment of funds to the Feds.

Local Example 3: Tiny Houses on Wheels in residential backyards

A new ordinance now allows tiny houses on wheels in SLO City backyards, opening up new housing possibilities. SmartShare Housing Solution's newest program is Tiny House Consulting, created to make connections between people and tiny house living. SmartShare Housing Solution's staff has background in planning, permitting and construction, and experience in drafting sharing agreements.

SmartShare Housing Solution's Goal: To help the community move forward with this new opportunity and get Tiny Homes on wheels, and other accessory dwelling units, in SLO backyards as housing for low income SLO residents.⁸

For more background on Tiny Homes, see Appendix C.

⁸ New program helps bring tiny house dreams to life in SLO city backyards:
<https://www.smartsharehousingolutions.org/tiny-house-consulting/>

Recommendation #5: Increase shelter space in South County

Challenges

The main concern regarding a shelter in South County is that the community has not supported any location for the operation of a shelter, or even a larger campus to provide services with transitional housing opportunities. The County had previously approved a grant for an acquisition of the abandoned Hillside Church for 5Cities Homeless Coalition (5CHC) and People's Self Help Housing (PSHH) to operate a campus and start construction of affordable housing, but the local community was strongly opposed. This led to litigation, a lengthy escrow, and 5CHC eventually withdrawing their plans to use the site.⁹

⁹ Article regarding protests around the church legally being acquired and converted by 5CHC and PSHH: <https://www.ksby.com/news/local-news/2019/05/12/grover-beach-residents-congregation-protest-plans-to-turn-church-into-homeless-shelter>

Article from Cal Coast Times describing how many of the community have a vested interest against the church being converted to a shelter or campus: <https://calcoasttimes.com/2019/09/08/nonprofit-continues-in-escrow-for-grover-beach-church/>

Opinion piece where a community member voices his disapproval for a shelter in Grover Beach and says he didn't like have a warming shelter there either: <https://www.sanluisobispo.com/opinion/letters-to-the-editor/article227014519.html>

Article on KSBY that says people are concerned just to have affordable housing in their area and that the idea of a shelter at the Hillside Church was controversial: <https://www.ksby.com/news/local-news/5cities-homeless-coalition-scraps-plans-for-homeless-services-at-hillside-church>

Appendix A: Examples of Sanctioned Encampments

Example 1

Plan from January 2020 in Berkeley to set up sanctioned encampments:

"Harrison's proposal asks the city manager to consider amenities in the new "outdoor shelter" such as "climate-controlled, wind-resistant durable tents with wooden pallets for support"; portable toilets and handwashing stations; shower and sanitation services; garbage pickup and needle disposal; and an agency to manage the program, which would be open 24 hours a day. Council had previously allocated \$922,000 for the program over 18 months."¹⁰

Example 2

ABC 10 article regarding sanctioned encampments in Modesto, December 2018:

"In addition, the County will enter into a \$500,000 agreement with Turning Point for a six-month period to provide the following services to the homeless community:

- Coordination of safety and security
- Coordination of volunteerism and donations
- Supportive services (such as case management)
- Rehabilitative opportunities to support the transition out of homelessness"¹¹

Example 3

The Guardian Article about 37MLK lot:

"Oakland city council member Nikki Fortunato Bas is one of the local lawmakers calling for turning vacant land into self-governed or co-governed encampments, something that would look a lot like 37MLK.

"We simply don't have enough places for people to go," she said. "We don't have enough shelter beds. We don't have enough transitional housing. In the interim, as we're building deeply affordable housing, we need to have transitional spaces."

Oakland already provides some services to some encampments that include picking up garbage, portable toilets and wash stations. But Bas believes more needs to be done, and has allocated \$600,000 to pilot a project similar to 37MLK in Oakland. "These are spaces that people may need to stay in for two to five years, not a matter of months," she said. "And we need to be able to house them in a way that's healthy and safe and dignified."¹²

¹⁰ <https://www.berkeleyside.com/2020/01/22/berkeley-officials-vote-in-favor-of-sanctioned-homeless-camp-pilot-program>

¹¹ <https://www.abc10.com/article/news/local/modesto/modesto-homeless-community-to-leave-beard-brook-for-new-location/103-622123290>

¹² <https://www.theguardian.com/us-news/2020/jan/07/the-oakland-women-who-took-over-a-vacant-lot-to-house-the-homeless>

Appendix B: Examples of Safe Parking Programs

Example 1: Santa Barbara Safe Parking Program-New Beginnings

The program currently manages 154 spaces in 26 parking lots throughout the cities of Santa Barbara, Goleta, and the neighboring unincorporated areas of the county. Each of these lots has entered in a written agreement with New Beginnings, who has indemnified them against any liability. Since the program's inception in 2004, there have been no major incidents or damage to any of the participating lots or neighborhoods.¹³

Example 2: Monterey's One Starfish Program

Religious organizations, non-profits, businesses and municipalities interested in participating in the program sign an agreement with One Starfish Safe Parking & Supportive Services that includes a set of rules for program participants making use of their property.

Clients seeking to participate in this program take part in an intake assessment to determine eligibility. Ongoing counseling is designed to identify immediate crises and establish long-term goals.

Once accepted, each One Starfish guest will have 30 day access to safe overnight parking and are required to attend regular meetings with One Starfish social workers to assist in reaching the participant's and program goals.¹⁴

Example 3: San Diego's Dreams for Change

The Safe Parking Program provides supportive services and a safe place to park for families and individuals who are living in their vehicles. A case manager is assigned to each participant when they enter a program. The case manager performs an intake interview to get a better understanding of the participant's needs and together they create a path to stabilization by connecting them to services, classes, employment, and housing.¹⁵

¹³ Safe Parking Shelter and Rapid Rehousing Program | New Beginnings: <https://sbnbcc.org/safe-parking/>

¹⁴ <http://www.onestarfishsafeparking.org/>

¹⁵ <https://www.dreamsforchange.org/programs/>

Appendix C: Tiny Homes & Villages

Rationale for Tiny Homes

Housing First Model – The United States Interagency on Homelessness (USICH, <https://www.usich.gov/>) states:

<https://www.usich.gov/solutions/housing/housing-first/>:

A Housing First system recognizes that people experiencing homelessness—like all people—need the safety and stability of a home in order to best address challenges and pursue opportunities.

The Housing First approach connects people back to a home as quickly as possible, while making readily available the services that people may need to be stable and secure.

Tiny home villages are a proven way to provide safe, effective, transitional housing. Villages in multiple locations throughout the country have been operating successfully for several years. They are a source of knowledge from which we can learn and adapt to our County's needs. Please see in this link, a list of transitional tiny home villages throughout the US: <https://www.squareonevillages.org/more-villages>

Collaboration has been a great advantage for communities interested in building and managing similar tiny house villages. San Luis Obispo County can learn a great deal and benefit from those who came before us, who are committed to sharing their knowledge and expertise they have gained along the way.

Tiny House Villages vs Other Options

Providing for better outcome of successful and productive reintegration into society - Tiny houses are the most efficient way to provide immediate assistance for people experiencing homelessness. They provide shelter, four solid walls and a lockable door, all of which are essential in providing for a person's sense of safety, dignity, and stability.

Compared with other options, tiny house villages have presented a quicker, more humane, and cost-effective solution. Safe, weatherproof and lockable, they have created strong communities that allow residents to reclaim their dignity and get on the path to permanent housing while in a supportive, village-like environment. In contrast, emergency shelters do not provide personal and secured space, nor do they offer any sense of community. A shelter is not a home and, as such, cannot function as transitional housing.

Cost effective - unlike developing and building a new emergency shelter—which could take many years for siting, permitting, and construction, plus millions of dollars in construction costs—creating a tiny house village can be done in less than six months at a cost somewhere between \$100,000 and \$500,000. (A large variable is the cost of connections for water, sewer and electricity.) Each village can serve 20 to 70 people on an annual budget of \$30,000 to \$500,000, depending on staffing and services. Homeless

resident organizations are operating self-managed villages where residents work together to handle day-to-day operations while employing democratic decision-making, all the while reducing operating costs. For more details see here: <https://www.squareonevillages.org/opportunity-faq> and: <https://shelterforce.org/2019/03/15/tiny-house-villages-in-seattle-an-efficient-response-to-our-homelessness-crisis/>

According to the Seattle Human Services Department: "Spaces in tiny home villages represent approximately 12.5% of all shelter beds and safe places the City supports and make up less than 3% of all homelessness response investments made by the City of Seattle."

Operate successfully in different sizes and type of locations - a tiny home village can be sited on land that is anywhere from 6,000 square feet up to several acres, depending on the number of tiny houses and common facilities to be provided. Possible locations include urban infill sites zoned for residential and mixed use, as well as larger commercial and industrial sites. While it takes careful research and help from local government to identify good sites, some nonprofit housing organizations own land that they hope to develop in the future, and these can be used on an interim basis, from two to four years, for a tiny house village. For more information, read here: <https://shelterforce.org/2017/06/27/fad-tiny-houses-save-lives-provide-dignity/>

Types of Tiny House Villages

Transitional tiny house village - transition is defined as the passage from one form, state, style or place to another. The Transitional Village is not intended to be a final place of residence, but a temporary stepping-stone on which to stabilize one's life before moving on to permanent housing. This village model requires limited usage of water and electricity; can be self-managed with support from non-profits and community volunteers. For these reasons this type of transitional tiny house village may be especially suitable for our needs here in San Luis Obispo County because it can be built on a small scale, with low cost structures and low cost management.

Permanent tiny house village – these villages provide more permanent housing with larger structures; have water and electric connections, and contain kitchens and bathrooms.

Population-specific villages – While some villages are specific for Veterans, while others are built specifically for men, women, families, and youth.

Variety and Type of Structure Used in the Villages

Tiny house for a transitional living village - 60-80 square feet in size, can be built for about \$2,000 in materials. Each structure is composed of a kit of modular, pre-manufactured panels, constructed in an off-site workshop. The panels utilize standard

dimensions of lumber and plywood, which reduces waste, simplifies the construction, and makes donation of materials easier.

<https://www.squareonevillages.org/opportunity-faq>

Tiny houses for a more permanent living village - 160–288 sq. ft.in size, designed as permanent dwellings on a slab foundation—complete with sleeping and living areas, kitchenette, and bathroom. Cost varies and considered as a very affordable housing.

<https://www.squareonevillages.org/emerald>

Tiny house on wheels - this model of tiny cabins on wheels, which measures 77 square feet, cost \$3,900 to construct, and are built on chassis in order to be moveable. They are considered "Specially-constructed mobile homes" by the DMV and are licensed as "CA Permanent Trailers."

<https://hopesvillageofslo.com/projects>

Conestoga Huts – Cost \$1200-\$1400; The Conestoga Hut Micro-Shelter is a quick shelter option for individuals. The Hut is designed as a hard-shelled, insulated tent structure that can be built with a group of a few volunteers with some construction experience. It has 60 sq. ft. of interior space, a 20 sq. ft. exterior covered porch, a window, lockable door, and insulated floor, walls and roof.

<https://communitysupportedshelters.org/hut-construction-manual>

Pallet Shelters - cost between \$3,500 and \$7,500 depending on their size and additions. These small, white rectangular structures are covered from floor to ceiling with a fiberglass material and aluminum framing, and—depending on whether you pick the 64- or 100-square-foot model—can be set up with little to no tools in under an hour. They come with a fold-up bed, windows, a ventilation system, and a front door that locks. Purchased from manufacturer.

<https://www.fastcompany.com/90365347/pallet-shelters-let-cities-offer-quick-housing-to-the-homeless>

And: <https://www.pressdemocrat.com/article/news/los-guilicos-village-residents-move-back-to-east-santa-rosa-homeless-shelte/?sba=AAS>

Rules of conduct

Each tiny house village has their own rules that list acceptable behavior and expected responsibilities for residents within the village. All residents must agree, in writing, to these rules as part of their entry agreement.

An example of one such village manual and agreement from Opportunity Village in Eugene, Oregon: https://ead3e67-3a27-4098-aa25-9fa572882b1f.filesusr.com/ugd/bd125b_32be9eddb4d34ea7ae64cf4beed1ddbb.pdf

Community concerns and outreach

Tiny home transitional and permanent villages have been successful because they provide safety and security to their residents, while answering common issues and concerns of the neighbors and surrounding communities. Rather than being an eyesore, they are pleasantly designed, gated, safe communities, that can be a welcome addition to their neighborhood. Some have even been shown to attract the help of residents from the surrounding community, as the housed help the unhoused to reintegrate into society.

Examples and lessons from ongoing successfully operating transitional and permanent tiny homes villages:

Example 1: SquareOne Villages

<https://www.squareonevillages.org/>



Since its founding in 2012, the non-profit SquareOne Villages group has developed three villages in Lane County, Oregon, and more are in the works.

Opportunity Village Eugene (OVE) is a transitional micro-housing community located in Eugene, Oregon. It opened as a pilot project on city-owned land in August of 2013, and has since served more than 100 otherwise unhoused individuals and couples. The 30 micro-homes range from 60-80 square feet in size, can be built for about \$2,000 in materials, and are supported by common cooking, gathering, restroom, and laundry facilities. The target resident population is comprised of 0-30% area median income, and residents are paying \$35/month. The village is self-managed by its residents with oversight and support provided by the non-profit, SquareOne Villages. Their start-up costs were funded with around \$98,000 in private cash donations and small grants, plus an estimated \$114,000 of in-kind materials and labor. City-owned land is leased to the non-profit for a nominal fee of \$1/year. In 2016, the annual operating budget amounted to around \$30,000 for the year—including expenses for utilities, maintenance, bus passes for all residents and insurance.

While OVE does not have on-site services or management, which greatly reduces its operating costs, they work in partnership with existing service providers and other institutions in their community in order to connect the residents with resources.

<https://www.squareonevillages.org/opportunity>.

<https://www.pbs.org/video/religion-and-ethics-newsweekly-tiny-houses-homeless/>

Additional useful facts: <https://www.squareonevillages.org/opportunity-faq>

Example 2: Emerald Village Eugene (EVE) is a more permanent low-cost housing community developed by Square One Villages. EVE was founded through donations.

<https://www.squareonevillages.org/emerald>

This village model, built on 1.1 acre, provides a permanent, accessible and sustainable place to transition to. Each of the 22 homes at Emerald Village, are designed as permanent dwellings on a slab foundation—complete with sleeping and living areas, kitchenette, and bathroom—all in 160 - 288 square feet. The target Population of Emerald Village earn 20-50% area median income and the residents of EVE are members of a housing co-operative. They make monthly payments of between \$200 - 300 to the co-operative to cover utilities, maintenance, long-term reserves, and all other operating costs.

SquareOne retains ownership of property in trust to assure continued affordability to future members of the co-operative.

See here: <https://www.youtube.com/watch?v=0287joZKexo>

Example 3: Low Income Housing Institute - <https://lihi.org/tiny-houses/>

Tiny Houses Big Future:

<https://www.youtube.com/watch?v=oedKozxmg3w&feature=youtu.be>

Located in Seattle, LIHI is primarily known for developing low-income, multi-family rental housing (they own and operate over 2,000 apartments and have over 500 units in the pipeline). In 2017 they decided to undertake tiny house transitional villages as a quick and effective way to respond to the homelessness crisis. Since then they have built eight tiny house transitional villages throughout Seattle area.

The tiny houses they build are 8' by 12', cost \$2,500 in materials, and can house single person, a couple or even a small family. A large family can live in two tiny houses side by side. These homes have electricity, heat, ventilation, insulation, windows, and, crucially, a lockable door.

<https://www.kiro7.com/news/seattles-first-tiny-house-village-homeless-open-we/40000629/>

An example of one such village, T.C.Spirit Village (<https://lihi.org/spirit-village/>), has 28 tiny houses, a community kitchen, a hygiene building with restrooms, showers, and laundry, staff and counseling offices, and a security pavilion. There is 24/7 staffing and case management on-site to help up to 32 residents obtain housing, employment, health care, education, and other services.

Example 4: The Los Guilicos Village is a temporary shelter approved by the Sonoma County Board of Supervisors in response to the encampment crisis on Joe Rodota Trail:

<https://sonomacounty.ca.gov/Homeless-Emergency/>

And: <https://www.youtube.com/watch?v=66rd12RRYVY>

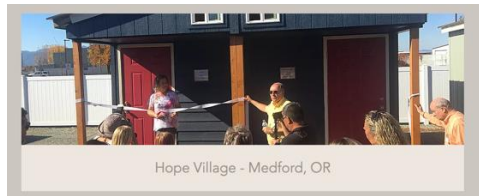
Attachment 4.4

Links to other successful tiny house transitional villages:



Madison, WI , since 2015

<https://occupymadisoninc.com/om-village-2046-e-johnson-st/>



City of Medford, Oregon, since 2017

<https://www.rogueretreat.com/housing-programs/hope-village/>



Denver, CO, since 2017

<https://belovedcommunityvillage.wordpress.com/>



Albuquerque, NM, in progress, anticipated project completion, December 2020

<https://www.bernco.gov/community-services/tiny-home-village.aspx>

Attachment 4.4



Berkeley, Ca, since 2019

<https://youthspiritartworks.org/programs/tiny-house-village/>

Local Tiny Homes and Villages in Planning Stages

San Luis Obispo County CoC Homeless Services
City of Last Permanent Residence 90 days or more (self-reported)
Reporting Period 7/1/19 - 6/3/20

COORDINATED ENTRY DATA

City	Households without children	Households with children
SOUTH COUNTY		
Arroyo Grande	65	14
Grover Beach	76	27
Nipomo	27	15
Oceano	42	8
Pismo/ Shell Beach	16	4
Other	5	3
TOTAL SOUTH COUNTY	231	71

City	Households without children	Households with children
NORTH COUNTY		
Atascadero	99	11
Paso Robles	88	14
San Miguel	4	0
Santa Margarita	8	1
Templeton	5	2
Other	5	0
TOTAL NORTH COUNTY	209	28

City	Households without children	Households with children
COASTAL		
Cambria	10	1
Cayucos	6	0
Morro Bay	26	1
Other	1	0
TOTAL COASTAL	43	2

City	Households without children	Households with children
San Luis Obispo and surrounding region	168	13
TOTAL CENTRAL	168	13

TOTAL COUNTY	651	114
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TOTAL OUT OF COUNTY	328	9
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HMIS DATA

City	Households without children	Households with children
SOUTH COUNTY		
Arroyo Grande	60	12
Grover Beach	82	19
Nipomo	34	2
Oceano	39	7
Pismo/ Shell Beach	17	0
Other	0	0
TOTAL SOUTH COUNTY	232	40

City	Households without children	Households with children
NORTH COUNTY		
Atascadero	143	14
Paso Robles	122	16
San Miguel	11	1
Santa Margarita	8	0
Templeton	9	1
Other	5	0
TOTAL NORTH COUNTY	298	32

City	Households without children	Households with children
COASTAL		
Cambria	12	0
Cayucos	11	0
Morro Bay	52	4
Other	1	0
TOTAL COASTAL	76	4

City	Households without children	Households with children
San Luis Obispo and surrounding region	351	5
TOTAL CENTRAL	351	5

TOTAL COUNTY	957	81
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TOTAL OUT OF COUNTY	572	37
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Coordinated Entry Data is collected from the Basic Eligibility Screening Tool during the Coordinated Entry Process. These clients may or may not receive services

HMIS data is collected at project entry when served by one of the HMIS Participating Agencies