

**HOMELESS SERVICES OVERSIGHT COUNCIL
HSOC HOUSING COMMITTEE MEETING
FEBRUARY 1st 2022, 2pm-3:30pm
Zoom Call**

MEMBERS PRESENT		MEMBERS ABSENT	STAFF & GUESTS
Anne Robin Anne Wyatt Ken Trigueiro Scott Smith Yael Korin		Kathy McClenathen Marianne Kennedy Mark Lamore	Abby Lassen Angela Smith Brenda Mack Elaine Archer George Solis Jeff Al-Mashat Kate Swarthout Kelsey Nocket Krista Jeffries Laurel Weir Leon Shordon Rachel Cohen Russ Francis Shay Stewart Steve Martin Teresa McClish Tom Sherman
AGENDA ITEM	DISCUSSION		CONCLUSIONS/ACTIONS
1. Call to Order and Introductions	Brenda and Elaine indicated they wish to become members of the Housing Committee. Russ confirmed that Scott, as Committee Chair, will need to email the HSOC Chair Susan Funk to notify her of these appointments, per the HSOC bylaws.		
2. Public Comment	None.		

3. Consent: Approval of Minutes	<p>The following corrections were made to the minutes:</p> <ul style="list-style-type: none"> • Mark Lamore was listed as both a guest and a member, but should have been only listed as a member • Joanna Balsamo-Lillien was listed as a member but has left the committee so her name should be removed 	<p>Ken made a motion to approve the minutes with the corrections, seconded by Anne Robin. The motion passed with all in favor, none opposed and no abstentions.</p>
4. Action/Information/Discussion		
4.1 Discussion Item: SLO City Inclusionary Housing Program	<p>Rachel Cohen, Associate Planner with SLO City gave a presentation on SLO City's Inclusionary Housing Ordinance (IHO). The IHO is a local zoning ordinance that requires developers to include a percentage of affordable housing in their projects, or pay a fee. The IHO is used to determine how many units are needed per residential and commercial zoning, based on where the project is, the size of the average unit, and project density. A consultant has been hired to conduct an Economic Feasibility Analysis, and will present preliminary recommendations to SLO City Council in March. They will then develop a rough draft of the updated IHO for public feedback.</p> <p>Rachel took questions from the Committee and confirmed the following:</p> <ul style="list-style-type: none"> • All units are deed restricted and aimed at different levels of affordability. This increases the overall units available, so helps move more people into units. • The IHO applies to projects of over 5 units, though the City has discussed reducing this number to apply to projects of 2 or more units. • The City has not carried out a deep analysis of the percentage of buildout that will be affected by the new 	

	<p>ordinance. Through the process of drawing up agreements with developers, the City often uses the current ordinance as a starting point and is then able to negotiate for more affordable housing.</p> <p>Scott voiced concerns about large developers agreeing to inclusionary units to get approval for developments, then selling parts of the development off and trying to use city funding to meet these requirements. They also approach non-profits, believing non-profits can bring resources to help them meet the inclusive housing element, but this is for the developer's own profit and they are not forthcoming with support for the non-profits. Scott recommended cities should take a firm stance against developers claiming public money to subsidize their inclusionary housing, and suggested that a regional approach to inclusionary housing would be beneficial.</p>	
4.2 Discussion Item: Ten-Year Plan to End Homelessness	<p>Laurel shared that the Ten-Year Plan Steering Committee has been reviewing data that the consultant has pulled together from HMIS (Homeless Management Information System) and other sources. The Committee will be looking into shelter and housing inventory, how this has changed with the pandemic, and what is anticipated.</p> <p>Laurel asked for the Housing Committee's input on defining the housing universe, and how the Permanent Supportive Housing options are best understood or categorized. The Committee provided the following information and suggestions:</p> <ul style="list-style-type: none"> • There are year-round shelter beds, temporary beds, and semi-permanent beds; these should be distinguished in any data shared with policymakers and the public, as when the numbers are not broken out this way, it can lead people to believe shelters have more beds than they 	

	<p>really do.</p> <ul style="list-style-type: none"> • Some shelters require clients to leave in the morning, but they have no place to go afterwards, so even with the permanent shelter beds, communities will still see the high level of homelessness during the day. • The distinction between units and vouchers must be acknowledged, as it is often difficult finding landlords who will take the vouchers. • The difference between 'households' and 'individuals' has been confusing in some data sets, so this should be clarified. It is important to distinguish between subpopulations and types of unit and bed. 	
4.3 Discussion Item: Safe Parking and Sanctioned Encampments	<p>Jeff reported that more than 50 people are using the sanctioned safe parking program at Kansas Avenue. This site is being used as a learning opportunity for the County, so its successes can be replicated when opening other locations. The County are working with TMHA (Transitions Mental Health Association) and CAPSLO (Community Action Partnership of San Luis Obispo) who have been visiting the site. The greatest need of people at the site is to be connected with services and resources to help them move forward. The site has recently benefited from a vet clinic and several COVID vaccine clinics.</p>	
4.4 Discussion Item: Federal and State Grants	<p>George reported that the County receives CARES (Coronavirus Aid, Relief, and Economic Security) Act funding through the Emergency Solutions Grant program. This funds activities including shelter, diversion, outreach and Rapid Rehousing. Through the end of December, 69 households have been assisted to find housing via security deposits and rental assistance.</p>	

	Laurel reported that a NOFA (Notice of Funding Availability) is due to be released in March for the State's Family Homelessness Assistance grant. The second round of a State-funded Encampments grant is also anticipated, which will be for a larger amount of funding. The State will want applications to focus on a single encampment, and will want to see other resources leveraged for this work.	
4.5 Discussion Item: Housing Developers Roundtable	Scott reported that HASLO (Housing Authority of San Luis Obispo) are in construction on several projects currently, including a project in SLO City and one in Nipomo. These units will be affordable, as they have Section 8 vouchers attached to them. HASLO is also soon to be in construction for apartments in Morro Bay.	
5. Future Discussion/Report Items	<ul style="list-style-type: none"> Sanctioned encampments as a separate item to safe parking 	
6. Next Meeting Date: March 1, 2022		
7. Adjournment	Scott adjourned the meeting at 3:45pm.	