



**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**

July 15, 2020, 1 p.m.

Physical Location: Room 101, Department of Social Services,  
3433 S Higuera Street, San Luis Obispo, CA

Members and the public may also participate by Zoom video call:

<https://zoom.us/j/99281547809?pwd=YVFMR3dxOHpsTkxXS3UyZTBOVnR2dz09>

Or dial in:

+1 669 900 9128

Meeting ID: 992 8154 7809

Password: 971216

1. Call to Order and Introductions
2. Public Comment
3. Consent: Approval of Minutes
4. Action/Information/Discussion
  - 4.1. Discussion Item: COVID Updates
    - 4.1.1. Discussion Item: COVID grant updates, presentation from HomeBase on Technical Assistance for Grant Planning
      - 4.1.1.1. Discussion Item: Possible special meeting in August
    - 4.1.2. Discussion Item: Safe Parking and other efforts to mitigate spread
    - 4.1.3. Discussion Item: Centers for Disease Control Guidance on Preventing Spread of COVID in homeless population
  - 4.2. Discussion Item: Public Review Draft of the Housing Element Update (2020-2028) – Airlin Singewald & Cory Hanh
5. Committee Reports

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)

6. Future Discussion/Report Items
7. Next Regular Meeting Date: September 16, 2020
8. 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 Meeting

June 5, 2020 1:00 p.m.

Physical Location: Room 356, Department of Social Services, 3433 S Higuera St, San Luis Obispo, CA

Members and the public were also able to participate by phone.

Call In Number: (717) 275-8940

PIN #: 798 2958

| MEMBERS PRESENT   | MEMBERS ABSENT  | STAFF & GUESTS  |
|---|---|---|
| Amelia Grover<br>Anne Robin<br>Bill Crewe (alt for Paul Worsham)<br>Carlyn Christianson<br>Devin Drake<br>Grace McIntosh<br>Janna Nichols<br>Jessica Thomas<br>Kristen Barneich<br>Marcia Guthrie<br>Marianne Kennedy<br>Mariam Shah<br>Mark Lamore<br>Nicole Bennett (alt for Theresa Scott)<br>Rick Gulino (alt for Joe Thompson)<br>Susan Funk | Adam Hill<br>Bettina Swigger<br>Caroline Hall<br>Deanna Cantrell<br>Marlys McPherson<br>Scott Smith<br>Shay Stewart<br>Steve Martin<br>Tim Waag | Brandy Graham<br>George Solis<br>Jan Maitzen<br>Laurel Weir<br>Russ Francis<br>Tom Sherman<br>Wendy Lewis |
| AGENDA ITEM   | CONCLUSIONS/ACTIONS   |   |
| 1. Call to Order and Introductions  | Mariam called meeting to order.   |   |
| 2. Public Comment   | None  |   |

|   |  |  |
|---|--|--|
| 3. Consent: Approval of Minutes                                 |  | Janna made a motion to approve the minutes, seconded by Carlyn. All were in favor. |
| 4. Action/Information/Discussion                                |  |  |
| 4.1. COVID-19 Homelessness Funding from the State of California | <p>Laurel provided some background: at the last HSOC meeting, HSOC voted on the allocation of funding from the State of California and COVID Emergency Homelessness Funding. A further \$105,897 is available to nonprofits to prevent and address COVID-19 among persons experiencing homelessness. At the last HSOC meeting, HSOC discussed splitting this additional funding between the two agencies that were recommended for award under the Homeless Coordinating and Financing Council's COVID-19 Emergency Homelessness Funding program. These agencies are TFS (Transitional Food &amp; Shelter), and 5CHC (5Cities Homeless Coalition), whose application was for a collaborative project involving CAPSLO (Community Action Partnership of SLO) and ECHO (El Camino Homeless Organization).</p> <p>Since the last HSOC meeting, County staff have been in contact with the two agencies, and have based their recommended budget on this. The recommendation is that TFS be awarded an additional \$7,797 for warming center activities for next winter, fully funding their original request, plus a further \$30,100 to increase</p> |  |

|  |  |  |
|--|--|--|
|  | <p>isolation capacity for people at high risk of medical complications from COVID-19; and that 5CHC's collaborative project be awarded an additional \$68,000 to create isolation capacity at the warming center, purchase Personal Protective Equipment and cleaning supplies, increase street outreach activities, and related staffing.</p> <p>Susan Funk requested a breakdown of costs for the additional \$30,100 awarded to TFS. Laurel clarified that the cost of unit will be between \$1,200-\$1,400 a month. This is in addition to two other units already funded, so the cost of case management includes funding for two full time case managers for clients in these units.</p> |  |
| 4.1.1. Action Item: Vote to recommend awards for \$105,897 in California COVID-19 Emergency Homelessness Funding |  | Anne Robin made a motion to approve the recommended awards, seconded by Susan Funk. All were in favor, except for Janna Nichols and Grace McIntosh who abstained. The motion passed. |
| 5. Future Discussion/Report Items  | <ul style="list-style-type: none"> <li>Executive Committee to discuss possibilities around moving from conference calls to video calls</li> </ul>  |  |

|                                     |   |  |
|-------------------------------------|---|--|
| 6. Next Meeting Date: July 15, 2020 |   |  |
| 7. Adjournment                      | Mariam adjourned the meeting at 1:15PM. |  |



# **HCD COVID-19 Technical Assistance**

July 15, 2020:

San Luis Obispo

Homeless Services Oversight Council

# Introductions

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HomeBase has been working with Continuums of Care and homeless service providers throughout the country for three decades on eradicating homelessness.



**We help CoCs** design and implement Housing First, Coordinated Entry, and other major system changes.



# Homebase TA – Housing First and COVID-19 Response

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- The California Department of Housing and Community Development (HCD) has contracted with Homebase to provide technical assistance to communities around effectively implementing Housing First, a best practice mandated by state law
- In response to the COVID-19 pandemic, HCD has authorized Homebase to support communities in implementing new funds to rehouse vulnerable people experiencing homelessness

# New challenges, new funding, new opportunities

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New state and federal funding opportunities continue to emerge to respond to the new challenges that have arisen related to the COVID-19 pandemic, as well as ongoing homelessness needs, including funding for rehousing supports:

- HCFC Emergency COVID Funding
- Federal & State CARES Act funding for homelessness
- CDBG & CDBG-CV
- ESG & ESG-CV (Round 2 coming soon)
- HHAP (Round 2 coming this fall)
- Project Homekey (coming later this month)

# How We Can Help

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- **Strategizing Use of State Funding:** Identifying and prioritizing various state and federal funding streams to ensure funds are utilized in a way that maximizes their potential for impact, informed by data collection to project need and analysis of eligible uses of each funding stream
- **TA to RRH and HP Providers:** Assistance to review and recommend revisions to Rapid Rehousing and Homeless Prevention program policies and procedures as programs adjust to incorporate considerations regarding the impact of COVID-19; to include assistance with strategies for setting up projects in HMIS, and setting up HMIS policies to clarify data entry procedures

# How We Can Help

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- **Exploring & Implementing Innovative Solutions:** Assistance to identify and develop policies for implementing interim solutions to provide additional housing-focused homelessness prevention and bridge housing options for persons at risk of and experiencing homelessness impacted by COVID-19, that will facilitate transition to permanent housing
- **Updating Coordinated Entry to Incorporate COVID-19 Considerations:** Assistance in reviewing and updating Coordinated Entry policies and procedures to incorporate additional prioritization for persons experiencing homelessness impacted by COVID-19
- **Projecting Need and Coordinating Investment Planning:** Using tools that take into account populations served, existing and potential resources, and costs of implementing rehousing interventions, assist in projecting the local need and coordinating investments in additional resources.

# Questions?

Thank You!



# 2020-2028 HOUSING ELEMENT

County of San Luis Obispo

# Context

Shaping San Luis Obispo County to better serve its current and future residents:

- **Participation.** The Housing Element provides information on planned County actions.
- **Awareness.** The Housing Element provides information on the housing shortage, its impacts on our communities, and how it can be addressed.



# The Lack of Housing Affordability

- **Low Affordability.** San Luis Obispo County is one (1) of the least affordable housing markets in the United States (National Association of Home Builders, 2019).
- **High Home-Purchasing Costs.** According to a report by the National Association of Home Builders (2019 Fourth Quarter Housing Opportunities Index), only 16.5 percent of families can afford to purchase a median priced home in San Luis Obispo County.
- **High Home-Rentals Costs.** A study by Apartment List (a real estate rental site) determined that 52 percent of San Luis Obispo County renters spent more than 30 percent of their salaries on rent in 2017.
- **Homelessness.** A 2019 count of persons experiencing homelessness throughout San Luis Obispo County estimates that approximately 1,483 persons were homeless at some point during 2019.

# What is the Housing Element?

## **The Housing Element is:**

- One of the required elements of the County of San Luis Obispo General Plan
- The overarching strategic housing plan for the unincorporated county

## **The Housing Element serves four (4) main purposes:**

- Establish Framework
- Assess Housing Needs
- Report on Progress
- Qualify for Funding

# What the Housing Does Not Do

## **The Housing Element does not:**

- Provide funding
- Make actual changes to ordinances or zoning
- Construct or authorize construction of residential developments

# Purpose of Updating the Housing Element

- The Housing Element update process allows the public, stakeholders, developers, decision makers, and staff to work together to develop a framework that achieves this purpose.
- This Housing Element will guide planning, development, and funding related to housing, through December 2028.
- At the end of this eight (8) year planning period, the Housing Element will be updated again.

# Regional Housing Needs Allocation

| JURISDICTIONS   | TOTAL SHARE | INCOME CATEGORY |       |          |                |
|---|-------------|-----------------|-------|----------|----------------|
|   |             | Very Low        | Low   | Moderate | Above Moderate |
|   |             | 24.6%           | 15.5% | 18.0%    | 41.9%          |
| <b>Unincorporated County</b>  | 3,256       | 801             | 505   | 585      | 1,365          |
| <b>Arroyo Grande</b>  | 692         | 170             | 107   | 124      | 291            |
| <b>Atascadero</b>   | 843         | 207             | 131   | 151      | 354            |
| <b>Grover Beach</b>   | 369         | 91              | 57    | 66       | 155            |
| <b>Morro Bay</b>  | 391         | 97              | 60    | 70       | 164            |
| <b>Paso Robles</b>  | 1,446       | 356             | 224   | 259      | 607            |
| <b>Pismo Beach</b>  | 459         | 113             | 71    | 82       | 193            |
| <b>San Luis Obispo</b>  | 3,354       | 825             | 520   | 603      | 1,406          |
|   |             |                 |       |          |                |
| <b>Regional Total</b>   | 10,810      | 2,660           | 1,675 | 1,940    | 4,535          |
| <b>Note: Number of shares represent number of housing units needed</b><br><b>Source: 2019 San Luis Obispo Council of Governments Regional Housing Needs Allocation Plan</b> |             |                 |       |          |                |

# Remaining Share of Housing Needs

|  | TOTAL | INCOME CATEGORY         |     |          |                |
|--|-------|-------------------------|-----|----------|----------------|
|  |       | Very Low <sup>(1)</sup> | Low | Moderate | Above Moderate |
| Unincorporated County’s Share  | 3,256 | 801                     | 505 | 585      | 1,365          |
| Housing Units Approved, Under Construction, or Completed<br>(Jan – Aug 2019) | 388   | 15                      | 14  | 0        | 359            |
| ADUs Approved, Under Construction, or Completed<br>(Jan – Aug 2019)          | 37    | 0                       | 18  | 19       | 0              |
| ADUs Projected Through Dec 2028  | 1,665 | 832                     |     | 566      | 267            |
| Remaining Share of Housing Needs   | 1,166 | 427                     |     | 0        | 739            |
| Note 1: The low-income category includes the extremely low-income category.  |       |                         |     |          |                |

# Identified Vacant Parcels

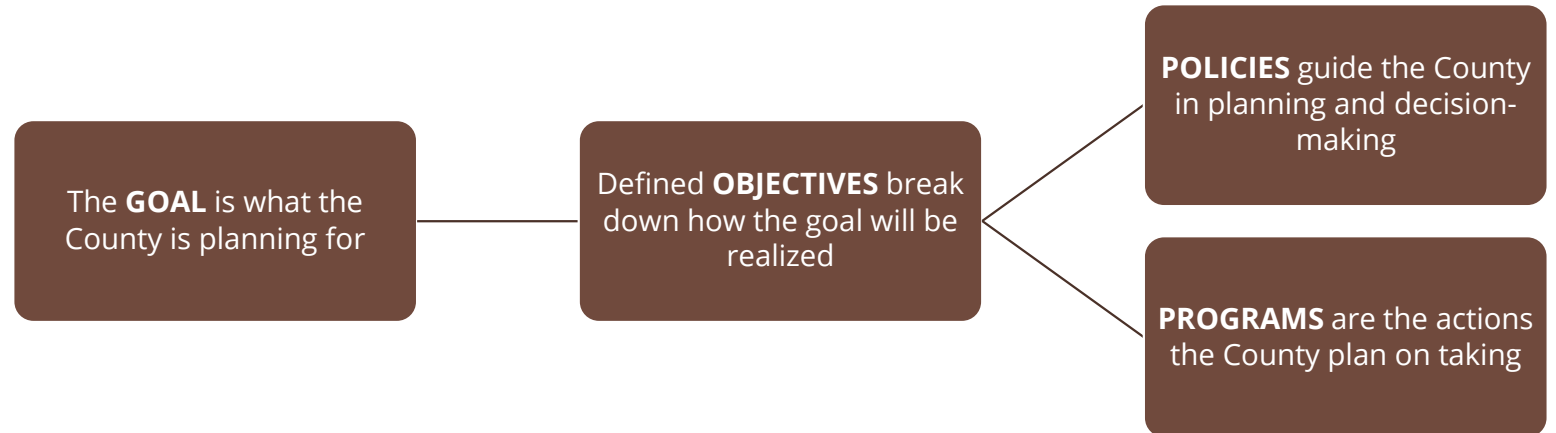
|   | IDENTIFIED VACANT PARCELS |  | HOUSING UNITS  |   |                               |
|---|---------------------------|--|--|---|-------------------------------|
| Income Category   | Total Number of Parcels   | Number of Parcels by Land Use Category | Number of Realistic Potential Housing Units <sup>(1)</sup> | Remaining Share of House Needs <sup>(2)</sup> | Unincorporated County's Share |
| Very Low and Low  | 36                        | RMF: 13                                | 1,505  | 427   | 1,306                         |
|   |                           | CR: 23                                 |  |   |                               |
| Moderate  | 42                        | RMF: 13                                | 1,361  | 0   | 585                           |
|   |                           | CR: 29                                 |  |   |                               |
| Above Moderate  | 193                       | RSF: 184                               | 1,217  | 739   | 1,365                         |
|   |                           | RR: 9                                  |  |   |                               |
| Note 1: Based on realistic development capacity of 18 dwelling units per acre.        |                           |  |  |   |                               |
| Note 2: For more information on this, see “Remaining Share of Housing Needs” section. |                           |  |  |   |                               |

# Housing Element Contents

- Chapter 1: Introduction
- Chapter 2: Glossary
- Chapter 3: The Need for Housing is a Regional Issue
- Chapter 4: Goal, Objectives, Policies, and Programs
- Chapter 5: Evaluation of Previous Housing Element
- Chapter 6: Housing Needs Assessment
- Chapter 7: Sites Analysis



# Framework for Housing



# Goal and Objectives

## Housing Goal for Unincorporated County:

Achieve an adequate supply of safe and decent housing that is affordable to all residents of the unincorporated county.

- **Objective HE 1.00 (General Housing).** Facilitate the development and preservation of housing units that are diverse in type, size, and ownership level to meet the needs of residents of varying lifestyles and income levels.
- **Objective HE 2.00 (Affordable Housing).** Facilitate the development and preservation of housing that is affordable to households of moderate-income or lower, households of workforce-income, and seniors.
- **Objective HE 3.00 (Homelessness).** Provide support for services that reduce homelessness and housing of persons experiencing or at risk of experiencing homelessness.

# Policy Example #1

## **Policy HE 1.01**

### **(Strategic Regional Residential Development)**

Support and prioritize new residential development in areas identified for strategic regional residential development and other areas that are (a) located along priority transportation corridors (i.e. highways identified by San Luis Obispo Council of Governments as priorities for regional infrastructure investments), (b) located in or between areas with higher concentration of jobs and services, and (c) located within or in close proximity to existing urbanized areas or communities. This includes, but is not limited to, supporting and prioritizing the following in such areas:

- improvements to infrastructure and facilities;
- reductions in infrastructure constraints for the development of housing to the extent possible; and
- increases in the supply of land for residential uses.

# Policy Example #2

## **Policy HE 2.04**

### **(Barriers to Affordable Housing)**

Reduce regulatory barriers to the development of affordable housing.

# Policy Example #3

## **Policy HE 3.02**

### **(Regional Approach on Homelessness)**

Collaborate with other jurisdictions to support a county-wide approach to reducing homelessness.

# Program Example #1

## Program A

### Strategic Regional Residential Development

- **Purpose:** To focus public outreach, land use planning, infrastructure and facility improvements, and funding primarily in areas described under Policy HE 1.01.
- **Description:** Create an implementation plan to facilitate strategic regional residential development.

# Program Example #2

## Program B

### AB 686 Affirmatively Further Fair Housing

- **Purpose:** To ensure that meaningful actions will be taken to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- **Description:** Take actions and/or update the Fair Housing Plan to affirmatively further fair housing and ensure compliance with AB 686.

# Program Example #3

## Program V

### Residential and Commercial Mixed-Use Developments

- **Purpose:** To incentivize developments that harmoniously incorporate residential and commercial uses.
- **Description:** Explore options to incentivize developments that harmoniously incorporate residential and commercial uses, and if appropriate, amend ordinances to include such incentives. The relationship between the amount of public benefit and the incentive options would be heavily considered.





Thank You

**Cory Hanh**

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**Housing Element Update Website**

[https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Housing-Element-Update-\(2020-2028-Housing-Element\).aspx](https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Housing-Element-Update-(2020-2028-Housing-Element).aspx)

**Survey**

[https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Housing-Element-Update-\(2020-2028-Housing-Element\)/Housing-Element-Public-Input-Survey.aspx](https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Housing-Element-Update-(2020-2028-Housing-Element)/Housing-Element-Public-Input-Survey.aspx)

