

**HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)
HOUSING COMMITTEE MEETING MINUTES**

Date

August 2, 2022

Time

2pm-3:30pm

Location

Zoom

Members Present

Anne Wyatt
Brenda Mack
Elaine Archer
Kathy McClenathen
Ken Trigueiro
Mark Lamore
Scott Smith
Yael Korin

Members Absent

Anne Robin
Marianne Kennedy

Staff and Guests

Abby Lassen
Cory Hanh
George Solis
Jeff Al-Mashat
Jeff Eckles
Julien Powell
Kelsey Nocket
Laurel Weir

Leon Shordon
Nicole Bennett
Russ Francis
Sophie Glazebrook
Teresa McClish
Wendy Lewis

1. Call to Order and Introductions

Anne Wyatt called the meeting to order at 2:05pm. Sophie introduced herself.

2. Public Comment

Yael commented on the Oklahoma Avenue Parking Village implementing a 90-day limit for people to stay on site, and on the expansion of the site.

Teresa McClish shared that the City of SLO is hosting a webinar on housing programs in early August.

Nicole shared that CenCal Health is involved in a new program to help people experiencing homelessness become housed. CenCal Health will be holding a roundtable discussion with agencies at the end of August.

3. Consent: Approval of Minutes

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

4. Action/Information/Discussion

4.1 Discussion Item: Housing Elements and RHNA (Regional Housing Needs Allocation)

Cory from SLO County Planning and Building Department presented on key elements of the County's 2020-2028 Housing Element, the County's guiding policy on housing goals and needs that was adopted in 2020. While each jurisdiction has its own housing element, RHNA (Regional Housing Needs Allocation) numbers are shared between the jurisdictions in the county, so the regional housing needs across the county's eight jurisdictions are included in the Housing Element.

The total regional need is 10,810 new housing units within the projected period (2018-2028). This includes 2,660 units for people on very low incomes, 1,675 units for people on low incomes, 1,940 units for people on moderate incomes, and 4,535 units for people on above moderate incomes. Of the eight jurisdictions, SLO City

has the highest number of units as its goal, followed by the unincorporated county. Cory clarified that it is important to meet RHNA goals as this makes more funding available. The State is also now creating programs for accountability. The role of the cities and County is not to build units themselves, but to ensure the right policies and regulations are in place to enable and encourage developers to build. The County's share of RHNA goals is 3,256 units. Of these, 388 have been approved, are under construction or have been completed; 37 ADUs (Accessory Dwelling Units) have been approved, are under construction or have been completed; and a further 1,665 ADUs are projected through December 2028. This leaves 1,166 as the current remaining share. Planning for future units is based on a sites inventory which shows the zoning, acreage, allowable density and maximum potential number of units for each parcel of land.

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

Laurel reported that HUD (US Department of Housing and Urban Development) has released a NOFO (Notice of Funding Opportunity) for a special CoC (Continuum of Care) grant program aimed at unsheltered rural homelessness, worth \$1.5 million over 3 years. The main activities are supportive services for people in Permanent Housing, and projects that combine Transitional Housing with Rapid Rehousing. County DSS (Department of Social Services) will be releasing the local RFP (Request for Proposals) soon.

George reported that the NOFO for the annual CoC grant has also been released. Eligible activities are Permanent Supportive Housing, Rapid Rehousing, Transitional Housing, Coordinated Entry, and HMIS (Homeless Management Information System). At the time of the meeting, HUD had not yet released the funding amount, so it was not known what the County and partner agencies were eligible to apply for.

4.3 Discussion Item: Housing Developers Roundtable

Ken reported on the progress of People's Self Help Housing's developments:

- The Templeton Place development includes 36 units for low income seniors, and a set aside of 10 units for veterans experiencing homelessness. Construction will be finished by the end of the year.
- The SLO City Broad Street project of around 40 units should also be completed by the end of the year. These units are for a mix of incomes, but no more than 60% of AMI (Area Median Income).

- The Pismo development, consisting of 50 units including NPLH (No Place Like Home) funded units, is still under construction.
- The Tiburon Place development, consisting of 60 units including NPLH funded units, is still under construction.

Scott reported that HASLO (Housing Authority of San Luis Obispo) received a recommendation from SLO City for their development of 40 units at the former Maxine Lewis shelter site. This development will primarily involve Permanent Supportive Housing for people experiencing homelessness. HASLO are also working on trying to save the Anderson Hotel as an affordable housing resource for the community.

4.4 Discussion Item: Sustainability of Tiny House Villages

Yael shared that the annual cost of a tiny house village depends on the company that runs the village and on the involvement the residents of the village. Typically companies will cost more than if residents take on responsibilities themselves, which also provides benefits by building a sense of community.

5. Future Discussion/Report Items

- Update on 5Cities Homeless Coalition's pallet shelters – requested by Scott
- Future plans around Oklahoma Avenue – requested by Yael
- A further discussion on RHNA numbers and whether tiny houses can help to meet these goals – Laurel

6. Next Meeting Date: September 6, 2022

7. Adjournment

Scott adjourned the meeting at 3:45pm.