



Housing Commission Minutes [SUBJECT TO APPROVAL]

November 19, 2020 - 7:00 p.m.

This meeting was conducted in accordance with Governor Newsom's Executive Orders N-20-20 and N-35-20 and COVID-19 pandemic protocols.

CALL TO ORDER

Chairperson Gaidos called a teleconference special meeting of the Housing Commission to order at the hour of 7:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance to the flag was recited.

Roll Call

Commissioners Present: Kate Duggan, Karline Fisher, Jay Galvin, Zarina Kiziloglu, Tony Soby, and Chairperson Matthew Gaidos.

Commissioners Absent: None.

Staff Present: Steve Hernandez, Housing Manager; Brian Dolan, Assistant General Manager; Ellen Clark, Director of Community Services; and Edith Caponigro, Recording Secretary.

AGENDA AMENDMENTS

None

MINUTES

1. Approve Regular Meeting Minutes of May 21, 2020 and Special Meeting Minutes of October 29, 2020

Motion was made by Chairperson Gaidos, seconded by Commissioner Galvin, to approve the minutes of the May 21, 2020 meeting. **The motion was approved unanimously.**

Motion was made by Chairperson Gaidos, seconded by Commissioner Duggan, to approve the minutes of the October 29, 2020 meeting. **The motion was approved unanimously.**

CONSENT CALENDAR

None.

MEETING OPEN TO THE PUBLIC

2. Introductions / Awards / Recognitions

Mr. Hernandez introduced Karline Fisher as the new Alternate Commissioner and advised that Kate Duggan has been promoted to a Regular Commissioner.

3. Public Comment from the audience regarding items not listed on the agenda

None.

MATTERS BEFORE THE COMMISSION

4. Approval of Annual Operating Budget for Ridgeview Commons for 2021

Mr. Hernandez introduced Ridgeview Commons representative Sean Barcelon and asked him to present and review with the commission the proposed Annual Operating Budget for Ridgeview Commons for 2021.

Mr. Barcelon advised commissioners he was happy to review with them the Ridgeview Operating Budget for 2021 but was also happy to report that to date there have been no positive cases of COVID-19 reported at Ridgeview Commons.

In reviewing the proposed budget for 2021, Mr. Barcelon noted that no rent increases are being proposed for 2021 and a 2% increase is being planned for the following year and new tenants are being moved in at the current rental rate.

The proposed budget income and expenses for 2021 was reviewed line-by-line by Mr. Barcelon with members of the commission. He commented on:

- Stores & Commercial income
- Kitchen use by Open Heart Kitchen
- Vacancy loss
- Cable TV increase
- Eden Housing Contract
- Telephone Answering Service Contract
- Security Contract Repair Contract

- Insurance
- Reduced earthquake insurance expense.
- Debt service

Chairperson Gaidos commended Mr. Barcelon on the decision not to increase rents for 2021.

Commissioner Soby commented on a typo in the report that indicates the Proposed Budget is for 2010 instead of 2021. Mr. Barcelon thanked Commissioner Soby for pointing out the error and indicated a correction would be made.

Commissioner Galvin was advised by Mr. Barcelon that as indicated in the Agreement with the City of Pleasanton any ‘Net Income’ amount can be used to pay down city loans.

Commissioner Duggan questioned whether the service expense was paid on an hourly basis. Mr. Barcelon advised they are paid hourly but is now a regular employee, and not a part-time person as they had been in previous years

Commissioner Kiziloglu discussed vacancy losses with Mr. Barcelon and questioned how many units were currently vacant. He advised there had been seven (7) move-ins in September and they currently have one vacancy. Commissioner Kiziloglu questioned how long units had been vacant and was advised they were vacant for less than 30-days. She thanked Mr. Barcelon for not raising rents in 2021.

Commissioner Fisher asked about advertising of vacant units and why it takes time to fill empty units. Mr. Barcelon provided information about the process they need to follow to verify potential tenants and low-income referrals received from the County.

Mr. Barcelon informed Commissioner Galvin that prospective tenants are often on the Ridgeview Commons wait-list for two to three years before being contacted about a vacancy.

A motion was made by Chairperson Gaidos, seconded by Commissioner Kiziloglu, recommending approval of the Ridgeview Commons Annual Operating Budget for 2021.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, Kiziloglu, Soby, and Chairperson Gaidos.
 NOES: None
 ABSENT: None
 ABSTAIN: None

5. Regional Housing Need Determination and Housing Element Update

Mr. Hernandez introduced Assistant City Manager Brian Dolan and Director of Community Development Ellen Clark and advised the commission they would be providing the Regional Housing Need Determination and Housing Element Update.

Ms. Clark reviewed with commissioners a PowerPoint presentation on the Regional Housing Needs Allocation Process and Housing Element Update. She discussed:

- The required element of the local General Plan that is updated every 8 years.
- The local community plan to facilitate the production of housing, including capacity to accommodate local “fair share” of regional housing need (RHNA).
- The current 5th cycle of Housing Element and RHNA being 2015-2022.
- The next 6th cycle for the Housing Element Update being 2023-2030.
- Requirement of the Housing Element being adopted by January 2023.

Ms. Clark commented on the Regional Housing Needs Determination (RHND) and development of the RHNA Methodology of 441,176 units for 2023-2035. She advised that the Housing Element content includes: Housing Needs Assessment; Analysis of Constraints; Sites Inventory and Analysis; and Goals, Policies and Actions.

Commissioners were advised that the new RHNA will require the City of Pleasanton to: 1) identify and possibly rezone new housing sites throughout the city; 2) demonstrate sites are feasible and appropriately zoned; 3) meet issues and challenges for “carry-over” eligibility and suitability of new high-density sites; and 4) consider complexity of “No Net Loss” laws.

Ms. Clark informed the commission that the Housing Element Approach would be guided by the Planning Commission with consultation and input being provided by the Housing Commission and frequent reviewed by City Council to provide input to help “set the course”. Private and public stakeholders would also be involved and a robust, city-wide public process would include workshops and meetings.

Commissioners were provided information about the Housing Element Schedule and Timeline by Ms. Clark. She noted that the project will begin early in 2021 and is expected to take approximately 24 months with final adoption being met by the required January 2023 date. If the East Pleasanton Specific Plan startup takes place in early 2021, it will be tracked with the Housing Element.

Commissioner Kiziloglu commented on other important factors used to determine Housing Elements numbers for the City of Pleasanton, other than school district numbers. She noted there were about 1,200 low and moderate-income homes that have still not been built in Pleasanton and asked staff to comment on this because of the housing crisis. She was also concerned about the “carry-over” aspect and what was going to be done with this.

Commissioner Kiziloglu felt staff needed to be more consistent in reporting to the commission and City Council and expressed her concerns about the number of NIMBY (Not in My Backyard) no-growth people who lived in Pleasanton.

Commissioner Duggan asked about housing advocates. Commissioner Kiziloglu stated that they wanted to address the housing crisis, noting that past and current members of the Housing Commission want to address housing issues. She commented on the newly elected Mayor being a NIMBY and wondered how the City of Pleasanton was now going to meet its RHNA numbers and build affordable housing. Commissioner Kiziloglu questioned what legislation

there was that shows that City Council is the city's Housing Authority, and felt this was an issue that needed to be addressed.

Chairperson Gaidos indicated he was unfamiliar with the term "NIMBY" and asked for an explanation.

Mr. Dolan advised that the Housing Authority was established for the purpose of a project that was a predecessor to the Kottinger project and has nothing to do with RHNA and other developments or compliance elements. He also noted it was not uncommon for Housing Authority members to also be members of the City Council, but regardless of the make-up of City Council, Pleasanton has a history of having a percentage of the population being slow-growth, which doesn't excuse the city from meeting assigned State law numbers and will mean the city being sued if the numbers are not met. He added that staff is not concerned about RHNA numbers not being met and advised Commissioner Kiziloglu that the city doesn't build housing but rather it is something done by people in the housing industry.

Commissioner Kiziloglu indicated she would do her own research about who should be on the Housing Authority. She questioned the fact that Pleasanton has a carry-over status for approximately 1,200 homes. Mr. Dolan advised that these properties are owned by others for projects that have been approved but the site owners have chosen not to complete the projects.

Commissioner Kiziloglu questioned what the city was doing to encourage these people to build and wondered what, if anything, would make things different this time around. Mr. Dolan provided information on the 2,500 units within the city that have been built.

Chairperson Gaidos indicated he understood the city's dilemma in not being able to force property owners to build these units.

Commissioner Duggan commented on an Appeals Process and questioned what Pleasanton would do if the assigned numbers could be changed. Ms. Clark advised that the Appeals Process has not been favorable in the past, and cities that have been able to receive changes, received only very small changes. She indicated concerns about the methodology used and commented on aspects of the methodology to which City Council has expressed concerns, including feelings that there will be a lot of consternation from communities who are wondering how to plan for the numbers that have been assigned.

Commissioner Galvin commented on an October ABAG meeting and comments made by Sonoma.

Commissioner Kiziloglu noted that 60% of the numbers have gone to other areas in the Bay Area and felt Pleasanton should not complain about the numbers they have been assigned.

Commissioner Duggan felt waiting for developers to build could be problematic for the city. She questioned if terms could be changed for developers to be able to meet the lower numbers. Mr. Dolan commented on current Ordinance requirements for providing 15% low-income and City Council's discretion that will likely always be to take units over other things.

Commissioner Duggan discussed what has been voted on by the community and education being a big part of this, she felt public outreach should be critically important, since the community is not aware of the impacts to the city in not reaching the required numbers. She felt this was something that needed to be highlighted for the community.

Ms. Clark explained for Commissioner Soby how the numbers for the City of Pleasanton had been reached, noting they were based on a number of different projections for the future to determine housing needs that includes people, housing, etc. He questioned if this methodology was something that city staff understood and asked what happens to the designated “carry-over” properties. Ms. Clark indicated that staff understands the methodology, but the final numbers are determined by the State. She commented on carry-over properties still being available for development and zoning still existing even if not counted to the inventory. Commissioner Kiziloglu stated this was something called “double-dipping”.

Commissioner Soby felt City Council would not want to get into any lawsuits and would agree that everything should be done correctly and well-planned. He felt everyone should work together to get good projects that will house people.

Commissioner Fisher questioned if houses were to be built on the assigned sites who would be working on all of the required infrastructure to be sure all things are being met. Ms. Clark advised that part of the Housing Element would require a review of everything and identify deficiencies, etc. that need to be identified with a project concept and explained to a developer. She advised that staff will also be studying these impacts so they can be figured into the Capital Improvement Plan.

Commissioner Kiziloglu indicated that she had sent a report to Mr. Hernandez with numbers projected through 2050.

Commissioner Galvin commented on a City Council item in the Agenda packet and wondered what was meant by the comment “Housing By Right”. Ms. Clark advised it meant no discretionary review would be taken on the part of the City if all applicable standards are met and the City wouldn’t have the right to object. Mr. Dolan indicated the city would be holding a workshop to discuss all such items.

Mr. Dolan provided information about the role of the Housing Commission in the RHNA cycle. He noted that City Council has assigned the task to the Planning Commission with the Housing Commission having a significant role and being more involved in the Housing Element.

Commissioners were advised by Mr. Dolan that RFP’s have been sent to consultants and will require them to attend at least 15 meetings that will include the commission and more meetings with the Housing Commission, if required. He provided a PowerPoint presentation and advised that City Council will want input from the commission on:

- Housing Types (apartments, condos/townhomes, single-family, ADU’s, SRO’s)
- Density)overall project density plus density of above-market rate housing)
- Affordability Levels (emphasis on extremely low, very low, and low-income households)

- Affordability Mix (15%, 100%, other)
- Unit Sizes / Number of stories
- Housing Location Criteria (e.g. near transit and services, geographically balanced)

Mr. Dolan noted that City Council will need to hear opinions of the commission on all of the above items. He noted that the new law will require rezoning another project at a higher density if one project has been approved with 15%. Mr. Dolan indicated that city staff has been discussing this and how rezoning at high density is a unique issue that will need to be figured out.

Additionally, Mr. Dolan commented on: 1) the Policy Section of the existing General Plan that was intensified because of the law suit and the need to address the “forgotten middle group” of people; 2) Council’s position on not having projects 100% affordable and preferring to disperse affordable mix throughout other projects; 3) smaller unit sizes has been discussed by this commission; and 4) housing locations has been hard because the community objects, but decisions will be left to the Planning Commission to make recommendations.

Commissioner Soby questioned how Mr. Dolan saw this working and whether he expected to accomplish things through brainstorming sessions. Mr. Dolan felt things could be accomplished at regular commission meetings if they fall within timeline of the process, otherwise special meetings will need to be held.

Commissioner Kiziloglu was saddened that she had to find out about this Housing Element matter on her own and then do her own research to obtain information, only to learn that Miss. Clark had the information. She wondered why the commission always seems to be left in the dark and wondered how they could trust that things will be any better for them in the future.

Chairperson Gaidos was not sure how this should be responded to, and Commissioner Kiziloglu felt a response was needed. She felt staff was involved, but she was frustrated at the lack of information that is provided to the commission, and wondered how she could go forward without having to go looking for the information herself.

Commissioner Soby felt there was some requirement for commissioners to go outside of meetings and do research themselves to obtain information. He was unsure how commissioners could obtain all background information at regular commission meetings and commissioners should be prepared to try to obtain information.

Commissioner Kiziloglu questioned if the Planning Commission had to go out and obtain information by themselves or whether it was being provided to them by staff since all commissioners are volunteers. Commissioner Soby stated he has been able to learn more by doing his own research.

Mr. Dolan advised that the Housing Element process hasn’t started yet and Ms. Clark indicated that staff has been tracking methodology and has not yet met and presented information to members of the Planning Commission. Commissioner Kiziloglu felt the Planning Commission was more involved in many ways. Ms. Clark advised she has been making recommendations to

ABAG and anything to do with housing has been taking place for over a year. Mr. Dolan advised that Ms. Clark was appointed by her peers and not the City of Pleasanton. Commissioner Kiziloglu indicated she has been tracking everything herself because it is important, but felt it was important for the commission to be kept informed.

Commissioner Duggan thanked Mr. Dolan for his presentation on Housing Element Issues and indicated it has helped her better understand how she should be involved, but she needed to figure out an area of focus and the timelines for each topic. She indicated she would like to focus on things for the next 3-months and then be able to move forward to 6-months and thought having a calendar for working on topics will be helpful. Mr. Dolan indicated that staff would be unable to provide a calendar at this time because a consultant has not yet been selected, but after one is selected a calendar will be worked on to try and outlay future things for the commission. Chairperson Gaidos thanked Mr. Dolan and indicated a calendar would help the commission.

Commissioner Galvin asked Ms. Clark about prepping Pleasanton people so they better understand about what has to take place. Ms. Clark advised that ABAG and the State recognize this is a heavy item for cities and the State has assigned funds for cities to help them provide resources for marketing materials and workshops that will help with providing information to communities. They recognize that this is something that needs to take place.

Commissioner Galvin asked about redevelopment and the need to do something about Housing Development and available funds. He discussed the importance of talking to local politicians.

Commissioner Kiziloglu commented on what Pleasanton needs to do to advocate for smaller homes for people to purchase and the need for a tool that will work against Pleasanton NIMBs.

Chairperson Gaidos discussed a Newport Beach development and how the State government sued Newport Beach forcing them to commit to building 20% low-income housing in the future. He felt the City of Pleasanton has been avoiding this problem by committing to the 15%.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

- a) Commissioner Duggan commented on the Alameda County 2-1-1 Hot Line and felt it was important that more people learn about this resource and needed to be made aware of it.
- b) Commissioner Galvin questioned if there would be a meeting for this commission in December.
- c) Commissioner Kiziloglu indicated that since she has not been provided an answer to her Housing Authority questions she would be doing her own research.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

There being no further business a motion was made and seconded to adjourn the meeting at 9:28 p.m.

NEXT MEETING:

To be decided.

DATED: _____

Matthew Gaidos, Chairperson

ATTEST:

Steve Hernandez, Housing Manager