

Housing Commission Minutes [SUBJECT TO APPROVAL]

January 21, 2021 - 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 meeting of the Housing Commission to order at the hour of 7:02 p.m.

Pledge of Allegiance

The Pledge of Allegiance to the flag was recited.

Roll Call

Commissioners Present: Kate Duggan, Karline Fischer, Zarina Kiziloglu, Tony Soby, and Chairperson Matthew Gaidos. (Jay Galvin joined the meeting at 7:06 p.m.)

Commissioners Absent: None.

Staff Present: Steve Hernandez, Housing Manager; Brian Dolan, Assistant City General Manager; and Edith Caponigro, Recording Secretary.

AGENDA AMENDMENTS

None

MINUTES

1. Approve Regular Meeting Minutes of November 19, 2020

Correction: Page 1 Roll Call – Karline Fisher should be Karline Fischer
Motion was made by Chairperson Gaidos, seconded by Commissioner Soby, to approve the minutes of the November 19, 2020 meeting. **The motion was approved unanimously.**

CONSENT CALENDAR

None.

MEETING OPEN TO THE PUBLIC

2. Introductions / Awards / Recognitions

None.

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

None.

MATTERS BEFORE THE COMMISSION

4. Update of City Council 2021-2022 Two-Year Work Plan Prioritization Process

Mr. Dolan provided commissioners details about the City Council Two-Year Work Plan advising that for the past 15 years City Council has adopted a two-year work plan that is designed to inform the community of Council's "shared vision" as well as to provide the City Manager with the policy direction needed to direct City resources that includes preparation of the annual budget and capital improvement plan.

Commissioners were advised that Council's current goals and objectives include the Vision Statement, General Plan and Strategic Objectives. The Strategic Objectives are organized into twelve categories with each reflecting a broad overview of the city's short- and long-term objectives. The categories include:

1. Develop Bernal Community Park
2. General Plan Implementation
3. Maintain Fiscal Responsibility
4. Address Affordable Housing
5. Implement Improved Traffic Circulation Measures
6. Foster Economic Development
7. Strengthen Youth Programs, Services and Activities
8. Assure a Safe and Secure Community
9. Protect and Enhance Pleasanton's Quality of Life, including Downtown
10. Pursue Environmental Awareness, Health, Land Use and Preservation Issues
11. Operate an Effective and Cost Efficient Government
12. Establish Integrated Initiatives for Organizational Success

Mr. Dolan advised that with the onset of COVID-19 a great number of the work plan priority projects have been carried forward to the 2021-2022 two-year work plan and these projects will continue to be priorities for staff. Restrictions by the State because of COVID-19 have also affected the City's revenue and may limit the City's ability to make progress on projects that

require large capital investment as previously anticipated with the City's budget and Capital Improvement Program. The allocation of staff time for projects has also been limited. Given these considerations, staff is recommending the commission limit their recommendations for the 2021-2022 City Council work plan.

The Commission was asked to review housing-related projects in the current work plan and consider refining or amending those projects and also consider any new project they would like to be considered for the new work plan. Mr. Dolan asked that the commission also consider prioritizing the projects. He advised that the goal is to make sure projects are realistic and something that staff will be able to accomplish.

Commissioners were reminded that the three housing-related Council priorities in the draft work plan, all of which were in the previous plan, include:

- Comprehensive Housing Legislative Review, Policy & Regulation Update (including SB 35 readiness)
- Continue to Support Sunflower Hill Project, and
- Review changes to the City's First Time Homebuyer Down-payment Assistance Program

Mr. Dolan asked commissioners to consider projects they would like City Council to prioritize which could include projects that are outside of the commission's usual focus area. He commented on the Housing Element as a possible new priority since it is something the commission has previously expressed wanting to be more involved with and to which Council has agreed.

Chairperson Gaidos asked commissioners to make their priority recommendations and to focus their comments on what is outlined in the staff recommendation.

Commissioner Duggan had questions about the City Council workshop and whether commissioners should be looking at all projects on the list when prioritizing. She agreed that involvement with the Housing Element is something that should be a top priority for the Housing Commission. Mr. Dolan indicated that staff was not asking for the commission to prioritize projects from the list of seventy-one, but would like to know what Housing programs they would like to see prioritized.

Chairperson Gaidos referred to the three Housing projects itemized in the staff report as being the projects that the commission was being asked to prioritize. He noted that the second project, Support of the Sunflower Hill Project, was nearing completion and felt it should no longer be a priority for the Housing Commission.

Mr. Hernandez noted that the Sunflower Hill Project was considered completely developed as of December 2020, and in November 2020 City Council approved modifications to the City's First Time Homebuyer Down payment Assistance Program.

Mr. Dolan advised that the Comprehensive Housing Legislative Review, Policy & Regulation Update is in the housing area but has not yet been assigned to the Housing Commission. He

provided details about a housing team that works with others in the Tri-Valley and affordable housing being a part of what the team is focused on. The Commission was advised that staff is tracking activities and reporting to Council on them. Mr. Dolan commented on recent changes that have been made to requirements for ADU's.

Commissioner Galvin commented on other cities providing more information online about ADU's rules and regulations. He felt more information is needed to be provided by the City of Pleasanton so the community is better informed. Mr. Dolan advised that new legislation overrides many current restrictions but still requires homeowners to comply with building codes and this had been a topic of discussion by Council at their last meeting. He noted that Council had chosen not to allow ADU's on a home's second floor.

Commissioner Duggan discussed the need for more housing education advocacy for housing services and suggested the city think about it in terms of trying to provide more outreach to the community to give them more options.

Mr. Dolan informed the commission that there will be exhaustive outreach provided by the city around the Housing Element. He commented on neighborhood meetings held during the last Housing Element process, press coverage that will be provided, and input that will be provided by the Housing Commission.

Commissioner Duggan thinks providing and getting information out to the community would be helpful, especially if community benefits are highlighted.

Commissioner Galvin would like to better understand how the commission can give feedback to City Council and where and how funds are being used. He was concerned that: 1) funds are not always being used for low-income housing; 2) that the Housing Commission never seems able to address and provide comment; 3) believes funds being allocated for low-income housing are too low; 4) the Housing Commission isn't provided input from other housing groups and cities; and 5) felt there was need for the Housing Commission to be more included.

Commissioner Galvin discussed the possibility of coordinating with other Tri-Valley cities on programs and projects and felt it was important that the Housing Commission be more educated and provided information about activities taking place in the community and surrounding areas.

Mr. Dolan indicated that he and Mr. Hernandez would discuss and address the concerns. He commented on in-lieu funds and expenses made for the Kottinger Place and Sunflower Hill projects, noting that funds are being saved for possible rezoning costs, etc. that will occur with the Housing Element. Mr. Dolan noted that Housing funds have been used for other things including the Emergency Rental Assistance Program but approximately \$10M still remains.

Commissioner Galvin commented on Eden Housing being involved with a Livermore project and wondered if they might be brought in to work with a developer in Pleasanton. Mr. Dolan provided information on how low-income housing projects work. He noted that the City has been approached by non-profit groups on projects but nothing has come to fruition. The

commission was advised that typically nonprofits find the property, which has been difficult in Pleasanton because properties are expensive.

Commissioner Soby agreed with staff's comments and felt further discussion needed to take place regarding things that could be done if the East Pleasanton area was to be included. Mr. Dolan indicated that the commission could re-emphasize that in any recommendation it makes. Commissioner Soby stated that he would like to see East Pleasanton added but was unsure whether this was something the current City Council will support. Mr. Dolan suggested the commission be explicit about adding East Pleasanton, if it is something they feel is important.

Commissioner Soby asked about funds needed for "clean-up" of areas and commented on a group in Livermore that is putting in small units for homeless individuals. He felt the commission should be tracking the success of this project and questioned whether such projects should be added to the list of priorities.

Commissioner Galvin commented on the small units for the homeless being installed by CrossWinds Church. Mr. Dolan provided details about a Livermore pilot program for the homeless that had not been successful.

Commissioner Fischer asked about the number of homeless individuals in the City of Pleasanton. Mr. Dolan advised that in a recent survey 40 individuals had been identified. He also advised that the City has provided money for homeless individuals to be put into hotels during COVID-19. The commission was advised there are no homeless encampments in Pleasanton, however, many homeless in the city are people who have lost their homes and are living in their cars. Mr. Dolan advised that staff members have driven out in early mornings trying to identify homeless individuals.

Commissioner Kiziloglu commented on housing issues, resources available and the average price of homes in the Pleasanton area being approximately \$1.5M. She discussed RHNA numbers, the number of homes needed, the fact that housing is a human right, and her feeling that Pleasanton has not done its fair share in providing help to people in the community. Commissioner Kiziloglu felt there was a need to demand for rezoning of land to build affordable housing and East Pleasanton is a dream that will take at least 10 years and housing is needed now. She discussed the need for rezoning of properties and how often this could be done, provided information on meetings she has been attending, and indicated she would like rezoning to take place that would allow for more affordable housing.

Mr. Dolan commented on RHNA and the Pleasanton numbers that have now increased to 5,900+. He noted building has been at 30-units/acre and about 200-acres needs to be found and rezoned and selling a required plausible suitable site in Pleasanton is going to shock a lot of people.

Commissioner Kiziloglu noted that East Pleasanton has no infrastructure so is not a location that can be considered now which is why she is suggesting the city consider rezoning other sites. Mr. Dolan advised that if a site is chosen it will have to be rezoned. He discussed rezoning

aspects and RHNA requirements with Commissioner Kiziloglu and commented on the scarcity of sites, number of units that will be required, and the size of lots.

Commissioner Kiziloglu felt this was all a big concern for the community who needs to be educated so they can address the need. Mr. Dolan felt that the market would not accept multi units and Commissioner Kiziloglu felt that whatever recommendations are made she wants people to be able to buy property.

Commissioner Duggan had questions about the Housing Element and whether consultants would be hired to help oversee things. Mr. Dolan advised that staff has working on selection of a consultant to work on this and that the City will be required to provide the zoning sites to be considered and rezoning of the sites will then need to take place.

Chairperson Gaidos indicated that he agreed: 1) with the additional priority that staff is recommending; 2) with commissioner recommendations for this commission to have more input on items; 3) that East Pleasanton would be a long-range project; and 4) he would like to emphasize the Stoneridge Mall area as a prime location for considering housing opportunities and ask City Council consider this.

Commissioner Kiziloglu noted that the Roche and HP buildings in the Hacienda Business Park were now vacant and suggested City Council also be asked to consider rezoning for these sites. Mr. Dolan advised that the Roche site has already been rezoned for housing but not yet accepted by Roche and a project at the mall is still on the table because the mall conglomerate is still trying to determine how they want to move forward, however a portion of the mall area will be considered in the Housing Element, however a traffic constraint will need to be considered and there is also concern that a widening the freeway overpass will need to take place.

Chairperson Gaidos felt that considering high-density housing in the mall area would help solve many of city's housing and RHNA problems. Commissioner Kiziloglu felt the City should rezone as many areas as possible and Mr. Dolan indicated there was no way this could be done before the Housing Element was done.

Commissioner Soby felt community education needed to be a priority because nothing would be successful if the public was not properly informed. He also agreed with staff's priority recommendation. Commissioner Duggan agreed, noting she felt outreach was extremely important.

Chairperson Gaidos noted that as members of the Housing Commission commissioners were free to initiate matters for discussion and ask that the items be put on meeting agendas for discussion, but he did not think some of the comments made during discussion should be included in the Council Two-Year Work Plan. Mr. Dolan agreed and advised that staff would be handling a Scope of Work that will include an Outreach Program and would be pleased to bring a draft copy of the Scope of Work for the commission to review and provide comment.

A motion was made by Chairperson Gaidos, seconded by Commissioner Soby, recommending the Comprehensive Housing Legislative Review, Policy & Regulation (including SB35 readiness)

as the Housing Commissions priority program for the City Council 2021-2022 Two-Year Work Plan.

ROLL CALL VOTE:

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

Commissioner Kiziloglu asked about the timeframe for the Housing Element and Scope of Work. Mr. Dolan provided details about this as well as possible traffic impacts. He also questioned if the commission wished to express to City Council their support for the East Pleasanton project to be left on the Work Plan.

A motion was made by Commissioner Kiziloglu, seconded by Commissioner Galvin, expressing support of the Housing Commission for the East Pleasanton Specific Plan to be left on the City Council 2021-2022 Two-Year Work Plan.

ROLL CALL VOTE:

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

Commissioner Duggan questioned whether a Stoneridge Mall project should also be included in the Work Plan. Chairperson Gaidos indicated that based on Mr. Dolan’s earlier comments he didn’t believe it was something the commission should consider. Commissioner Kiziloglu indicated she would be opposed to another biotech company being considered the area.

Commissioner Fischer questioned Mr. Dolan on which brings more funds to the city – housing, business or economics. Mr. Dolan provided details and advised that in the past it has been retail because that provides both property and sales tax and sometimes even a third tax and currently about 70% of revenue comes from both commercial and residential property taxes.

5. Appointment of New Officers (Chairperson and Vice Chairperson for 2021)

Mr. Hernandez advised that the commission is required to nominate and elect a Chairperson and Vice Chairperson for 2021.

Commissioners agreed that since Chairperson Gaidos has not been able to Chair many meetings because of COVID-19 and is able to do a second term, if he agrees, they would like for him to do a second term. They also agreed that Commissioner Galvin should remain as the Vice Chairperson.

A motion was made by Commissioner Soby, seconded by Commissioner Kiziloglu, to nominate Commissioner Gaidos to serve as the Housing Commission Chairperson and Commissioner Galvin as the Vice Chairperson for February through December 2021.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, Kiziloglu, Soby, and Chairperson Gaidos.

NOES: None

ABSENT: None

ABSTAIN: None

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Chairperson Gaidos confirmed with commissioners they were in agreement with the earlier recommendation that staff should provide for their review a draft copy of the Scope of Work.

A motion was made by Chairperson Gaidos, seconded by Commissioner Dugan, asking staff to provide the Housing Commission with a draft copy of the Scope of Work for their review before the document is finalized.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, Kiziloglu, Soby, and Chairperson Gaidos.

NOES: None

ABSENT: None

ABSTAIN: None

FUTURE AGENDA ITEMS

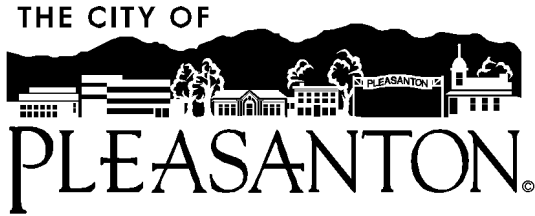
Mr. Hernandez advised that at the February meeting the commission would be reviewing semi-annual reports from agencies that had received grant funds.

ADJOURNMENT

There being no further business a motion was made and seconded to adjourn the meeting at 8:55 p.m.

NEXT MEETING:

To be decided.



Housing Commission Minutes [Subject to Approval]

February 18, 2021 - 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 meeting of the Housing Commission to order at the hour of 7:02 p.m.

Pledge of Allegiance

The Pledge of Allegiance to the flag was recited.

Roll Call

Commissioners Present: Kate Duggan, Karline Fisher, Zarina Kiziloglu, Tony Soby, and Chairperson Matthew Gaidos. (Jay Galvin joined the meeting at 7:06 p.m.)

Commissioners Absent: None.

Staff Present: Steve Hernandez, Housing Manager; and Edith Caponigro, Recording Secretary.

AGENDA AMENDMENTS

None

MINUTES

1. Approve Regular Meeting Minutes of January 21, 2021

Commissioner Kiziloglu moved that approval of the minutes be moved to the next meeting agenda since she had not received the packet containing them and so could not vote to approve. Commissioner Fischer indicated that she also wished to make a correction to an item on page 7 of the minutes.

Commissioner Fischer indicated she needed for a change to be made on page 7, para.5. She asked that it be changed to: Commissioner Fischer questioned Mr. Dolan on what the right balance between housing and commercial units should be within the city of Pleasanton.

Commissioner Soby commented on a spelling error on page 5, para.2. ...East Pleasanton ~~are~~... should be ...East Pleasanton *area*...

Commissioner Galvin commented on page 5, para.3. ...Mr. Dolan provided details about a different Livermore pilot car parking program for the homeless that had not been successful.

It was agreed that approval of the January 21, 2021 Regular Meeting Minutes be postponed till the March meeting due to some commissioners not receiving the packet of contents for this meeting.

CONSENT CALENDAR

None.

MEETING OPEN TO THE PUBLIC

2. Introductions / Awards / Recognitions

Chairperson Gaidos informed commissioners that the March meeting was going to be his last meeting as a member of the Housing Commission since he had recently accepted a position as a member of the Planning Commission.

Commissioner Kiziloglu wished Chairperson Gaidos well but noted that she too had applied for the Planning Commission position and felt that someone like Chair Gaidos who was unfamiliar with the term "NIMBY" was going to have to do a lot catching up. She indicated she was disappointed learning that Mayor Brown had chosen him since she was more knowledgeable and would have been better suited for the position. She felt the selection was wrong and hurtful and shows the way that politics play in the city.

Commissioner Kiziloglu stated that regardless of the selection made by the Mayor she was happy for Chairperson Gaidos but wanted to be sure that her comments had been heard and were put on record.

Chairperson Gaidos thanked Commissioner Kiziloglu for her comments and stated that while he was unfamiliar with the term NIMBY, his knowledge of other matters outweighed his lack of being familiar with the term and he was well awa of its concepts. He expressed his surprise at the term being thrown around in a commission meeting.

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

None.

MATTERS BEFORE THE COMMISSION

4. Review of Semi-Annual Progress Reports for FY 2020/21 Housing and Human Services Grant (HHSB) Subrecipients

Mr. Hernandez reviewed with commissioners details about the Housing and Human Services Grant process and the Housing Commission's request that they be provided an opportunity to receive updates from agencies that had received funding for the current year, prior to them considering applications submitted for the coming year. He noted that representatives from the six agencies that had received funds for FY 2020/21 housing-related projects were attending this Zoom meeting to provide reports for the commission.

Chairperson Gaidos opened the meeting for agency reports.

Abode Services (Tri-Valley Rapid Rehousing Program / Rent Subsidies & Case management), Tasha Jefferson – Advised that 10 households had been assisted, two households are currently in housing, six came from CityServe and some Pleasanton people are in a Livermore shelter. She also noted that six households will be helped this coming year.

Commissioner Soby questioned if Abode anticipated that six would be provided permanent housing or if they would be in temporary housing.

Commissioner Kiziloglu asked about the number of people Abode had on a waitlist and was advised that they do not have a waitlist and when referrals are received people are put into a housing search and they try to place people from Pleasanton into Pleasanton housing or as close to Pleasanton as possible.

Ms. Jefferson further informed Commissioner Kiziloglu that Abode had received \$95,000 in funding and have approximately \$31,000 left to provide assistance to individuals and families. She commented on the cost of housing in Pleasanton and the difficulty of finding suitable housing but advised they are working with landlords and Abode is providing assistance to clients.

Commissioner Kiziloglu commented on the number of vacant apartments she had noticed when she had been campaigning in the fall and suggested Abode might check on this.

Commissioner Galvan had questions about housing that is being provided in Livermore and wondered if this was something being done by Abode. Ms. Jefferson advised that Abode is trying to get people into long-term housing but the Livermore site is for bridge housing.

Mr. Hernandez noted that this comes under a different housing program that helps to provide subsidy and the goal is to try and get people out of hotels and into more permanent housing. He noted that people qualify for the Rapid Rehousing Program when they can show they have qualified income.

Commissioner Kiziloglu questioned how this could be possible while we are in COVID and why people are being kept in transition. She stated that this was unacceptable and the policy needs to change and should be redefined because it was wasting time and the commission needed to be talking to the housing partners.

Mr. Hernandez advised that Rapid Rehousing didn't allow for people to live outside of Pleasanton but this was something that is being permitted by the City to be more flexible.

Commissioner Soby felt that Rapid Rehousing was designed to help people be able to stay in their homes for up to one year and Mr. Hernandez confirmed this was correct.

Commissioner Soby discussed the funding Abode received and the carry-over amounts they have, noting that Habitat also has a large amount of carry-over.

Commissioner Kiziloglu again commented on the policies not making sense and indicated that things need to be different.

Ms. Jefferson advised that the policy allows for 6-months of after-care and case management services after the Rapid Rehousing services. She noted the organization works with people who have lost jobs by helping with job skills needed to find other types of employment. Ms. Jefferson advised that Abode doesn't just put people in housing and leave them but they also work with them to find employment and other available resources.

Commissioner Kiziloglu indicated that she did not want to see a time limit on what is being provided. Ms. Jefferson advised that the organization looks for permanent housing for people who are in the program to help them to be sustained.

Ms. Jefferson discussed with Commissioner Soby the success of the program. She advised that this program had only recently started in Pleasanton but has been successful in other areas.

CityServe (HOPE Street Outreach), Christine Beitsch-Bahmani & Margaretann Fortner – thanked the commission for their support. She advised that CityServe needed to modify daily efforts for the program and had put many protocols in place but never reduced services, also noting that many receiving assistance were undocumented Spanish speaking and CityServe staff had been able to help them.

Ms. Beitsch-Bahmani provided information about the services provided that included 30 referrals for Pleasanton individuals to “safe-ground” accommodations. She commented on people being placed in hotels, staff checking on them to be sure they were safe, meals provided, holiday food boxes, transitioning people into other programs, and working with medical groups.

Additionally, Ms. Beitsch-Bahmani provided commissioners information about addiction and rape issues that required adding additional services to provide help in these areas including the hiring of a mental health specialist. She also noted that unsheltered work people without phones had been provided prepaid phones.

Commissioner Galvan discussed with Ms. Beitsch-Bahmani the issue of people who still preferred to live in their cars. She provided information about the Livermore Safe Parking Program that had provided help to people living in their cars but has now been dissolved because the individuals had difficulty driving to the place and some of these people are now in hotels while others are still staying in their cars. Commissioners were advised that CityServe works closely with police departments on all matters.

Commissioner Soby questioned whether the problems of homeless individuals was increasing. Ms. Beitsch-Bahmani felt the homeless problem could become a major problem if people are not able to stay in their homes. She commented on seeing an increase in addictions and abuse and seeing a lot of people now getting close to becoming homeless.

Commissioner Kiziloglu asked about people with addictions and how many of these people were being housed in hotels. She also questioned whether families with children had been placed in hotels. Ms. Fortner advised that thirteen Pleasanton households were approved by the county to be placed in hotels, both individuals and families and Ms. Beitsch-Bahmani noted that these had been considered to be at-risk.

Commissioner Kiziloglu commented on only thirteen of 112 being approved for hotel housing by the county. Ms. Fortner provided information about bridge housing vouchers available through the county and the goal being to keep people housed till documents are completed. She noted that of the 112 referred to the county by CityServe only 13 were from Pleasanton. Ms. Beitsch-Bahmani commented on other places that CityServe is able to refer people, noting that the CityServe team is ready to help clients and is fighting at the advocacy level to do this.

Ms. Jefferson provided information about families being approved through the many different programs noting that everyone in their shelter will be provided help but they are unable to provide information until contracts are completed. She noted that Abode works closely with CityServe and they are a partnership.

Commissioner Kiziloglu questioned what the bottleneck was to get people into permanent housing. Ms. Jefferson commented on the number of vouchers provided. Ms. Fortner noted that CityServe provides homeless individuals with options and works with them through obstacles when not currently in housing.

Mr. Hernandez noted that agencies presenting at this meeting should be providing information about the programs for which they received funding and that the "Safer Ground" program being discussed is not a program that was funded. He requested commissions focus their questions on what is on the agenda.

CRIL (Housing & Independent Living Services), Michael Galvin – noted that the past year has been interesting for CRIL because of COVID requiring them to move to being a virtual office requiring them to deal with the isolation and compromised immune system issues of clientele. New programs include voice options to help connect people and providing Chrome books to help clients, of which only about 40% are able to connect virtually.

Mr. Galvin advised that CRIL has been working with the State and will be hosting mobile vaccination sites to help people with disabilities get the vaccine shots and will also be working with homebound individuals to help them get the shots. He noted that work for CRIL has increased because they are trying to reach people in many different ways. CRIL has also been working with the Housing Authority of Alameda County on ways of reaching individuals.

Chairperson Gaidos advised that he had worked at the Alameda County Vaccine site and witnessed people helping others to get their vaccine shots.

Commissioner Galvan commented on CRIL on doing a great job and other commissioners agreed.

ECHO Housing (Housing Counseling Services), Margie Rocha – provided information on hardships that renters are facing and the large number of households that have needed help. She noted that recent rent moratoriums have been helpful but people are still unsure of what rights they have so ECHO has been connecting with these people via Zoom.

Ms. Rocha advised that 115 units of service have been provided helping to explain laws to tenants who want to know about rights and protection issues, have questions about repairs, rent deposits, and lease breaking, etc. Nine households had also received different forms of rent assistance outreach. She noted that ECHO staff had been interviewed by two radio stations, had provided informational webinars, and had distributed flyers about the services provided by ECHO.

Commissioners were advised that information and counseling has been critical for both tenants and landlords, and ECHO has provided such.

Commissioner Galvan asked about the number of clients served and the information that ECHO had been able to provide.

Commissioner Soby discussed projections for people who need to stay in their homes and asked how ECHO was dealing with landlords. Ms. Rocha advised that most landlords have been willing to work with clients and some have even asked how they can help their renters to obtain rent assistance. She noted that some landlords are upset because support is being provided to tenants and others are looking for ways out of the tenancy which is causing illegal problems.

Commissioner Kiziloglu asked Ms. Rocha for details on how many Pleasanton families that ECHO has helped, how many they were unable to help in the previous year, and how many clients they referred to CityServe. Ms. Rocha advised that 180 clients had been helped for the current fiscal year and if they are able to provide rental assistance they do, and if not they refer the clients to CityServe.

Commissioner Kiziloglu asked Mr. Hernandez if he was able to provide her with the numbers she was requesting. She stated that she thought the ECHO Housing program was not a good program and that it was bogus and ineffective and she didn't see results from it. If it helps pay

Ms. Rocha's salary she thought that was fine but did not see any results for how it is helping people.

Mr. Hernandez stated that he felt it would be appropriate for Commissioner Kiziloglu and Ms. Rocha to meet outside of this commission meeting format. Commissioner Kiziloglu agreed and felt they should sit together and throw out numbers on the table to see where funds are going.

Commissioner Fischer discussed with Ms. Rocha the criteria for ECHO to serve individuals. Ms. Rocha provided information about the program and services that ECHO provides. She advised that clients come to ECHO when they feel threatened about eviction and are provided counseling. Ms. Rocha noted that ECHO is an enforcement agency for federal and state governments and deals with Fair Housing issues by providing much needed information to clients.

Commissioner Duggan commented on Fair Housing information provided by CityServe a few months ago. She questioned what tenants would be able to do once the rent moratorium is lifted. Ms. Rocha noted that the moratorium, due to expire January 31, 2021, has been extended and currently tenants cannot be expelled for not paying rent, but ECHO is trying to get tenants and landlords together to negotiate, especially since during the moratorium tenants are supposed to be paying 25% of their rent, but many have not. Commissioner Duggan stated she was concerned about how this was going to be handled because many renters have not been paying any portion of their rent.

Habitat for Humanity (Housing Rehabilitation Program), Jen Gray – advised that Habitat is the administrator for the City of Pleasanton program available to Pleasanton residents. Ms. Gray noted that the goal for Habitat is to complete a total of nine home repairs. She advised that modifications made to the program in order for it to be in line with county guidelines had been adopted by City Council in September 2020 allowing for the program to become more successful to the community and providing for a marketing blitz to be conducted. With this in mind, mailers were included in all City of Pleasanton resident utility bills, an ad was placed in the Pleasanton Weekly, and Habitat began a partnership with the Spectrum Meals on Wheels program. The results from this marketing step resulted in Habitat receiving 40+ requests and to date 8 completed applications and four of the applications are currently being reviewed.

Commissioners were provided information by Ms. Gray on how the application eligibility process works, why this can take a number of months to complete, whether a determination is made for the request to be a grant or loan, and the steps following to work with both the homeowner and the contractor.

Commissioner Soby discussed with Ms. Gray the funding carry-over amount shown in their report. She provided information about work schedules and the differences between grant and loan funds being provided.

Commissioner Fischer questioned what factors Habitat was using to determine the repairs needed. Ms. Gray advised that the client's critical health and safety needs are considered along

with code violations and health/safety hazards. She noted that Habitat staff are dedicated, well-trained, and work closely with homeowners.

Commissioner Duggan was informed by Ms. Gray that Pleasanton does allow for accessibility modifications to be completed if an agreement can be reached with the property landlord. Mr. Hernandez commented on a recent policy change made to add this criteria.

Commissioner Duggan asked about the success of projects completed for renters. Ms. Gray indicated she was unsure of the success because it has been more difficult getting information about the program out to renters.

Commissioner Kiziloglu thanked Habitat for the work they do and questioned how the process could be made easier for applicants since she felt waiting up to 7 months to receive approval was unacceptable. She suggested Habitat might be able to inform more people about the program if they worked with food banks. Ms. Gray indicated that Habitat would be open to working with food banks and agreed that finding applicants for the program has been difficult.

Commissioner Kiziloglu suggesting writing to Valerie at Axis Community Health, East Bay Food Bank, other food places, churches, Open Heart Kitchen, etc. She also suggested Mr. Hernandez provide Ms. Gray information on other organizations that supply food and could distribute flyers and information about Habitat. Ms. Gray indicated she would contact Mr. Hernandez to obtain information about these other organization. She also provided information about the application form and additional documents clients need to provide at a later date. Additionally, Ms. Gray noted that Habitat was looking to hire an additional staff member who would be able to help clients complete the required paperwork and provide hands-on-help. She discussed difficulties with the process difficulties being experienced by senior citizens who are not familiar with technology, etc.

Commissioner Kiziloglu felt it was important for Habitat to get rid of the bottleneck, and Ms. Gray indicated that data was not yet available to make changes to the policy.

Tri-Valley REACH (Housing Preventative Maintenance & Repairs), Kay King – Ms. King provided information about the services REACH provides and how they were able to utilize the \$30K they received in grant funds. She advised that certified home inspections had been completed on all six of their properties, three of which are in Pleasanton on Tanager Court, Hansen Drive, and Vineyard Avenue. The cost for all identified projects was \$43K and the additional funds needed were raised by fundraising. Ms. King noted that the Tanager property had been identified as needing a seismic retrofit and focus has been placed on getting this work done.

Commissioners Soby and Fischer indicated they both supported the REACH program and the work they do. Commissioner Galvin agreed and encouraged REACH to keep doing their good work.

Commissioner Kiziloglu questioned whether air-conditioning work had been completed, and Ms. King advised that certified inspections had been completed on all the homes and all recommended work had been completed and no additional work is anticipated for some time.

Commissioner Kiziloglu asked about the work needed and the cost for the seismic retrofit and was informed by Ms. King that it is in the \$20K range and include work being done to the foundation of the home.

Ms. King advised that on behalf of REACH and their tenants they thanked the City of Pleasanton for the funds they had received and noted that none of the work could have been done without receiving the grant funds.

5. Update Regarding the Housing and Human Services Grant (HHSB) Review Process for FY 2021/22

Mr. Hernandez reviewed with commissioners the Housing and Human Services Grant FY 2021/22 process that they will be considering at the March meeting. He noted that applicants for HHSB funds have submitted their applications using Zoomgrants and the grants will be reviewed and evaluated by commissioners who will provide funding recommendations that will be forwarded to City Council for their approval.

Chairperson Gaidos commented on the importance of commissioners reviewing the applications in Zoomgrants so they will be fully prepared to make recommendations at the March commission meeting.

Mr. Hernandez asked that commissioners contact him before the March meeting if they have questions about any of the applications. He also noted that representatives from the seven agencies will be attending the March meeting and available to provide information about their applications for housing-related projects.

Commissioner Kiziloglu questioned whether any agencies had been filtered out by the city. Mr. Hernandez advised that a total of 27 applications had been received and the seven applications to be considered by the Housing Commission are those identified by staff as being housing-related that would qualify for HOME or LIHF grant funds, and all other applications will be presented and reviewed by the Human Services Commission. Commissioner Kiziloglu indicated she was not interested in having agencies present at the meeting who had presented in previous years because their data hasn't changed, she was only interested in having new agencies present and didn't want to be wasting time listening to other presentations.

Commissioners were informed by Mr. Hernandez that staff is recommending Centro Legal de la Raza provide a presentation on their project and that all other agencies should have a representative at the meeting in order to answer any questions that may be raised by commissioners. He also provided information about the allocation of funds from the HOME and LIHF accounts.

Commissioner Fischer questioned whether the Housing Commission was being asked to make funding recommendations that would be approved by City Council. Mr. Hernandez confirmed that the commission will be making recommendations and City Council will make the final approvals.

Chairperson Gaidos commented on the importance of having agency representatives at the meeting to answer questions raised by commissioners.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Commissioner Kiziloglu commented on the commission not being provided anything about housing and indicated she would like to find out what is going on with NIMBY's who are suing the State. She then stated she was being facetious.

Commissioner Soby indicated that he felt Commissioner Kiziloglu using statements like "NIMBY" at commission meetings was not productive, especially when she is referring to an elected body. He thought it would be better if other terminology was used and stated that he was through with name-calling and using derogatory statements and felt it would be better to make a point of not using such.

Commissioner Kiziloglu stated that "NIMBY" is not derogatory and the term means "Not In My Backyard" referring to people who don't want low-income housing. She indicated it was a real term and not intended to be like Commissioner Soby indicated. Commissioner Kiziloglu was concerned about not seeing low-income housing in Pleasanton because people don't like it and now being told that she shouldn't use the term "NIMBY". She asked what she was supposed to say about people who don't want to get affordable housing, especially if it is a term that is being used on the internet.

Commissioner Kiziloglu expressed concern for there being a huge group of people opposed to low-income housing. She again noted the term she used was not derogatory.

Commissioner Soby agreed it has always been this way in the Pleasanton community and is perhaps something people need to learn to deal with, or there needs to be laws forcing people to deal with it, otherwise the city is going to have to do the best it can to get information out about requirements and try to convince the public, just like the voting public who voted for the current City Council. He felt the minds of people in the community were not going to be changed by calling them NIMBY's.

Commissioner Kiziloglu stated that because there is a majority of white people in the Pleasanton community there is systemic racism taking place and noted she is not the only person stating this because UC Berkeley has proved it. She commented on sharing multiple items with commissioners on this and it is for this reason that there is no affordable housing in the community and it has been kept for "white rich people". Commissioner Kiziloglu felt it was important to get it through people's heads that this has been an exclusive community for white people and black people have not been helped.

Commissioner Kiziloglu felt that whatever she says would be wrong because others don't like her opinions, but advised that her opinion was not going to change because of the systemic discrimination and racism in the Pleasanton community and just because it has a majority of white people and indicated that her comments are fact driven. She noted she has run for office and will continue to fight for what she believes and advised that the term "NIMBY" is not offensive and is not supposed to be and talked about people not wanting affordable housing in their communities.

Commissioner Soby stated that everyone is entitled to their own opinions and understood that Commissioner Kiziloglu was not going to change her mind. He commented on how long he has lived in the community.

Chairperson Gaidos noted that he too has lived in Pleasanton a long time, worked at a lot of different jobs and understands the issues, but doesn't see that people are changing their opinions much. He discussed how commissions should be initiating matters so they can be brought before city council for them to address and he didn't think it was a good idea for commissioners to be sitting and complaining about what everyone else is doing.

Chairperson Gaidos stated that the commission is a forum where matters can be initiated and action taken and it was not good for them to be pointing out what they think everyone else is doing wrong and providing lots of criticism.

Mr. Hernandez reminded commissioners about following the Brown Act and Roberts Rules and how at these public meetings they should be keeping to and discussing items that are on the agenda and it is not permissible for them to discuss other items. He pointed out that at the last several Housing Commission meetings topics have ventured off the agenda and it is important for the commission to remain on the agenda. Mr. Hernandez noted that what has been taking place at the meetings is not permissible under California law.

Commissioner Kiziloglu stated she wanted to discuss Affordable Housing at the next meeting.

A motion was made by Commissioner Kiziloglu, seconded by Commissioner Galvin, to have the topic of Affordable Housing placed on the agenda so the commission could discuss.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, Kiziloglu, Soby, and Chairperson Gaidos.

NOES: None

ABSENT: None

ABSTAIN: None

COMMISSION REPORTS

Commissioner Galvin questioned if this item should be removed since there were no reports.

FUTURE AGENDA ITEMS

Affordable Housing request made by Commissioner Kiziloglu.

ADJOURNMENT

There being no further business a motion was made and seconded to adjourn the meeting at 9.25 p.m.

NEXT MEETING:

March 18, 2021
