



Housing Commission Minutes [SUBJECT TO APPROVAL]

March 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

Vice Chair Galvin called a teleconference meeting of the Housing Commission to order at 7:02 p.m.

Pledge of Allegiance

The Pledge of Allegiance to the flag was recited.

Roll Call

Commissioners Present: Commissioners Kate Duggan, Karline Fischer, Jay Galvin, and Tony Soby,

Commissioners Absent: Commissioner Zarina Kiziloglu.

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

AGENDA AMENDMENT

None.

MINUTES

1. Approve Regular Meeting Minutes of January 21, 2021 and February 18, 2021

January 21, 2021 Minutes: A motion was made by Commissioner Soby, seconded by Commissioner Fischer, to approve the minutes of the January 21, 2021 Housing Commission meeting minutes with corrections as indicated in the February 18, 2021 meeting minutes. **The motion was approved unanimously.**

February 18, 2021 Minutes – corrections:

Page 1, Roll Call – Fisher should be *Fischer*.

Page 2, Item 2, Para.4: ...and he was well ~~awa~~ aware of its concepts.

Page 5, Item 4, Para 1: Commissioner ~~Galvan~~ Galvin...

Page 5, Item 4, Para 8: CRIL...Michael ~~Galvan~~ Galvin

Page 6, Item 4, Para 1, 3 & 7: Galvan should be *Galvin*.

A motion was made by Commissioner Soby, seconded by Commissioner Duggan, to approve the minutes of the February 18, 2021 Housing Commission meeting minutes as corrected. **The motion was approved unanimously.**

CONSENT CALENDAR

None.

MEETING OPEN TO THE PUBLIC

None.

MATTERS BEFORE THE COMMISSION

4. Review and Recommendation to City Council for Allocation of Federal HOME Funds and City Lower Income Housing Funds Related to the Housing and Human Services Grant (HHSB) Program for Fiscal Year 2021/22

Mr. Hernandez provided information about the Housing and Human Services program implemented in 2010 that combines funding from the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME) federal grants, and two local sources [the Lower Income Housing Fund (LIHF) and General Funds allocated for human services] into the single grant program.

Commissioners were advised by Mr. Hernandez that a total of 27 applications were received by the January 18, 2021 deadline with funding requests totaling \$1,060,057, or \$1,085,266 with the required 2021/2022 Section 108 loan payment included. Seven of the applications received were eligible for funding through housing programs and services with requested amounts totaling \$507,245 and agency representatives are available to provide information about their applications.

Centro Legal de la Raza (Fair and Secure Housing Project) – Theresa Gonzalez – advised that Centro has been in existence since 1969 providing legal services to low-income families and has a large, dedicated staff that reaches across the Bay Area and focuses on ‘upstream and downstream’ services. Commissioner were provided details about the organizations service model and how funding would allow them to increase the quality of life for low-income families by reaching approximately 36 tenants.

Commissioner Fischer questioned how individuals contact the organizations and learn about their services, whether Centro was aware of the other organizations that the City of Pleasanton supports, and what need Centro would be filling for the community. Ms. Gonzalez advised that many contacts are referral based with a large reach-out being made in Spanish and Black communities and Centro is looking to partner with other organizations to provide legal assistance to people in the community. She informed Commissioner Fischer that she was unable to provide numbers on how many in the Pleasanton community that Centro served in 2020.

Commissioner Soby also had questions about the overlap of services Centro would be providing with what other organizations already provide. Ms. Gonzalez advised that legal services are the core of what is provided by Centro and with rapid changing policies this service is critical which is why they have a dedicated legal attorney and other staff members who will be able to help.

Mr. Dolan clarified for the commission that because of the rapid changes being made to policies is why staff is recommending this organization and their legal services receive funding.

Mr. Hernandez discussed the rent moratorium and eviction issues that will be coming forward soon and why legal services will be needed.

Commissioner Soby discussed with Ms. Gonzalez tenant and landlord issues that will need to be resolved when the moratorium is lifted. He was advised that Centro will conduct strategic landlord/tenant mediation to try and avoid impacts to both. Ms. Gonzalez provided information about a

\$24M rental assistance program that Centro will administer for Alameda County with outreach being conducted by other groups and Centro overseeing fund distribution. She also discussed the collaborative work Centro will be doing with landlords.

Commissioner Galvin was informed by Ms. Gonzalez that Centro has 94 staff members and only one part of the services they provide is for legal issues.

Commissioner Duggan questioned the number of Pleasanton residents to be served by Centro and whether they would only be people from the Latino community and whether Section 8 services would also be provided. Ms. Gonzalez advised that their services vary depending on jurisdiction but would include Section 8 and they would be providing services that support immigrants, indigenous, black, Asian, and low-income. She also advised that services will be free for all.

Commissioner Galvin was informed by Mr. Hernandez that the cities of Dublin and Livermore were also considering funding applications from Centro. He questioned how Centro reached the funding amount they were requesting and why staff is recommending a different amount. Mr. Hernandez advised that staff used two factors when considering the funding recommendation amount for Centro, 1) there is no track record for this organization for comparison, and 2) the funding amount for Echo Housing was also considered.

Commissioner Galvin was advised by Mr. Dolan that Centro comes well recommended to the City of Pleasanton by Alameda County.

Ms. Rocha with ECHO Housing informed the commission that her organization is in several sub-contract items with Centro in Contra Costa and San Leandro.

Commissioner Soby thought ECHO Housing and Centro would be a good match-up and questioned how they would establish relationships and partnerships. Ms. Gonzalez advised that Centro has already worked with Ms. Rocha and Ms. Rocha indicated that ECHO Housing had been looking for legal services for the Tri-Valley area and felt there was a large group of people in the area that would be well served by Centro.

Ms. Beitsch with CityServe felt that Centro would be an asset to the Pleasanton community.

Tri-Valley REACH – Kay King

Commissioner Fischer discussed with Ms. King housing repairs the organization had been able to complete with the \$30K in funding they had received for the previous year. Ms. King advised that all repairs has been completed except for the seismic retrofit and since the last meeting REACH representatives have spoken with Rob in the city's Building Department about seismic retrofit requirements for homes built in the 1970's and will be using grant funds requested this year. Commissioner Fischer questioned whether the \$35K REACH is requesting will be sufficient to complete the work necessary. Ms. King advised that the funding request is for the work required and contingency funds for permits and other things.

Commissioner Galvin asked about grant fund recommendations made by the Human Services Commission and Mr. Hernandez advised they were for requests received from public service agencies.

Commissioner Soby asked for clarification on the funds available to be allocated and the possibility of taking \$5K from the Abode recommendation and giving an additional \$5K to Tri-Valley REACH. Commissioner Fischer agreed with the suggestion and thought CityServe of the Tri-Valley should also receive more funds because they too provide services that directly impact the Pleasanton area.

Commissioner Galvin stated that he was opposed to taking funds from one organization to give to

another and felt the commission should making a recommendation for additional funds for both organizations and let City Council consider the recommendation. Commissioner Fischer questioned if there was a budget that the commission was supposed to be working with.

Mr. Dolan advised that the city is always a concern about the funding allocations, but if there is a definite need the commission want to be considered it should be stated in the funding recommendation they send to City Council. Mr. Hernandez advised that there were no extra funds available for allocation and typically staff does recommend funding an agency for more than they have requested in their application as is the case for Tri-Valley REACH and Abode Services.

Tasha Jefferson with Abode Services discussed with Mr. Hernandez the amount of carry-over funds being incorrect because of the housing search being conducted by Adobe for four households.

A motion was made by Commissioner Soby, recommending City Council approve the following funding allocations of Federal HOME Funds and City Lower Income Housing Funds related to the Housing and Human Services Grant (HHSG) Program for Fiscal Year 2021/22.

Commissioner Fischer requested the funding recommendation of \$40,000 for Centro Legal de la Raza be removed from the motion. She was concerned that most of the organizations work is in Alameda County, but they are unable to show numbers for services provided in Pleasanton and have not fully shown there is a need for their services. Commissioner Soby noted that the funding would allow Centro to provide services in Pleasanton. Mr. Dolan advised that staff has identified the services Centro will provide as being a high priority and believe they are necessary and support the funding recommendation.

Mr. Dolan noted that without a second to the motion the motion as stated will die. Commissioner Duggan seconded the motion as stated by Commissioner Soby and Mr. Dolan confirmed that Commissioner Fischer's comments will be included in the minutes for City Council to review.

The motion was made by Commissioner Soby, seconded by Commissioner Duggan, recommending City Council approve the following funding allocations of Federal HOME Funds and City Lower Income Housing Funds related to the Housing and Human Services Grant (HHSG) Program for Fiscal Year 2021/22:

\$ 95,305	-	(HOME)	Abode Services (Tri-Valley Rapid Rehousing Program)
\$ 54,695	-	(LIHF)	Abode Services (Case Management / Admin.)
\$ 40,000	-	(LIHF)	Centro Legal de la Raza (Fair and Secure Housing Project)
\$ 50,000	-	(LIHF)	CityServe (Homeless Intervention and Crisis Stabilization Program)
\$ 15,000	-	(LIHF)	CRIL (Housing & Independent Living Services)
\$ 40,000	-	(LIHF)	ECHO Housing (Housing Counseling Services)
\$128,000	-	(HOME/LIHF)	Habitat for Humanity (Housing Rehabilitation Program)
<u>\$ 35,000</u>	-	(LIHF)	Tri-Valley REACH (Housing Preventative Maintenance/Repair)
\$458,000	-	TOTAL	

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, and Soby
NOES: Commissioner Fischer
ABSENT: Commissioner Kiziloglu
ABSTAIN: None

Mr. Hernandez asked for confirmation from Commissioner Fischer that she was in favor of approving funding for all agencies except for Centro Legal de la Raza. Commissioner Fischer confirmed this was correct.

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

Mr. Hernandez advised that with former Chairperson Gaidos moving to the Planning Commission it is necessary for commissioners to select a new Chairperson and Vice Chairperson to serve for the remainder of the 2021 year.

Commissioner Soby asked Commissioner Galvin if he would be willing to serve as the Housing Commission Chair for the remainder of 2021. He then asked Commissioner Duggan if she would be willing to serve as the Vice Chairperson for the same period.

Mr. Dolan provided information about the commission vacancy and the Alternate position currently being held by Commissioner Fischer. He indicated he would check with the Clerk's office to determine when the city will be advertising for new commissioners. Commissioner Fischer asked that she be informed when this is to take place so she can recommend some of her acquaintances to apply.

Mr. Dolan commented on Commissioner Fischer being able to apply to become a Regular commissioner when the city advertises for new commissioners.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Commissioner Duggan asked that the commission be provided an opportunity to discuss tenant/landlord issues pertaining to the eviction moratorium. She felt rental assistance help for Pleasanton residents was going to be big topic of discussion for the city and commission. Mr. Dolan suggested commissioners make a motion so this can be added to the agenda of a future meeting.

A motion was made by Commissioner Duggan, seconded by Commissioner Soby, requesting the commission be provided a future report on rental assistance and eviction matters after all current moratorium measures have been lifted.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Fischer, Galvin, and Soby.

NOES: None

ABSENT: Commissioner Kiziloglu

ABSTAIN: None

Commissioner Fischer questioned if this report would also provide details for understanding the needs of tenants and landlords. Commissioner Duggan indicated she was only aware of and thinking about this from a tenant's perspective and view. Mr. Dolan felt it was going to be necessary for everyone to put their heads together to determine if there is anything useful to be provided and no conversations have been held about what else can be done, but staff is happy to think about this.

COMMISSION REPORTS

None.

Mr. Hernandez advised that staff was working on a Housing Consultant matter but was unsure if the data would be available for an April meeting. Mr. Dolan agreed this would be unlikely as it was hoped to have a 'kick-off' meeting with City Council and Planning and Housing Commissions. He confirmed for Chairperson Galvin that staff was unsure about the commission meeting in April.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m. by unanimous consent.

NEXT MEETING

To be decided.