



Housing Commission Minutes [SUBJECT TO APPROVAL]

March, 17 2022 – 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

Chair Galvin called a teleconference meeting of the Housing Commission to order at 7:01 p.m.

Pledge of Allegiance

The Pledge of Allegiance to the flag was recited.

ROLL CALL

Commissioners Present: Commissioners Karline Fischer, Vivek Mohan, Tony Soby, and Chairperson Jay Galvin. (Commissioner Neil Kripalani joined the meeting late.)

Commissioners Absent: None.

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

AGENDA AMENDMENTS

None.

MINUTES

1. Approve Regular Meeting Minutes of February 17, 2022 and Special Meeting Minutes of February 28, 2022

February 17, 2022 Minutes

Correction on Page 2, Item 4, para.7:

... which includes higher deposits, *stating average rental is about \$2,200, Pleasanton is a little higher than other areas, and then she stated they actually ask for double deposit, but Abode...*

Correction on Page 6, Item 4, para.4:

Mr. Hernandez noted that ~~the commissioners~~ *he* can reach out to agencies...

Motion made by Commissioner Soby, seconded by Commissioner Fischer, to approve the February 17, 2022 meeting minutes as corrected. **The motion approved unanimously.**

February 28, 2022 Special Meeting Minutes

Motion made by Commissioner Fischer, seconded by Commissioner Soby, to approve the February 28, 2022 Special meeting minutes. **The motion approved unanimously.**

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. 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 (HHSG) Program for Fiscal Year 2022/23

Mr. Hernandez reviewed information pertaining to the allocation of Federal HOME Funds and City Lower Income Housing Funds noting that a total of twenty-eight applications were received by the January 19, 2022 deadline with a total of \$1,382,891 in funding being requested, or \$1,407,640 including the required Section 108 loan payment for [fiscal year 2022/23](#).

Commissioners were advised by Mr. Hernandez that twenty of the funding requests were eligible to be reviewed and receive funding allocations through the Human Services Commission, and eight applications were for housing programs and services requesting an amount of \$639,651 that made them eligible for funding from the HOME Investment Partnership ([HOME](#)) Program (~~HOME~~) and Lower Income Housing Fund.

Mr. Hernandez noted that a summary of funding allocations for FY21/22 and the requests and staff's funding recommendation for FY22/23 was available in the Staff Report.

Chairperson Galvin opened the meeting for agency presentations.

Tri-Valley REACH – Kay King – thanked the commission for their past support and noted that funding request for FY22/23 was for their Tanager property in Pleasanton, which is one of eleven properties that reach has in Pleasanton and Livermore. She noted that [during recent in](#) -2020 home inspections were conducted on all properties, and the one on Tanager was identified as having a potential seismic issue. Rehabilitation work has now been completed on all projects, and the focus is on fixing the problems on the Tanager property, which is a huge project, including conducting engineering drawings, going out to bid, selecting a contractor, and completing work.

Ms. King advised that the project would take somewhere between six and ten weeks and will entail taking care to minimize the disruption of tenants, especially since the project requires crawling under the house and doing most of the work indoors all of which requires moving tenant items and putting them back in place at the end of each day.

[Habitat for Humanity](#)
~~No representative.~~

Goodness Village – Tiny Home Community – Kim Curtis

Ms. Curtis noted that since her previous presentation a seventh Pleasanton resident had moved into Goodness Village and a fifth veteran will moving in the next day. [with a](#) one-year event for Goodness Village [is](#) being planned for June. She discussed the connections case managers and liaison officers

can make with having people living at the village 24/7 and being able to learn more about their needs and services required.

Commissioners were informed by Ms. Curtis that Goodness Village has a total of twenty-eight tiny homes each between 160 and 200 square feet, the larger units being ADA accessible. The agency currently has one open unit and will be interviewing during the next couple of weeks to fill the units, and they also have a waiting list. She commented on the connections residents are making with each other and even starting to cook for each other, taking ownership in the village, and building that community atmosphere.

Ms. Curtis confirmed for Chairperson Galvin that these are the tiny units on the CrossWwinds Church property. She advised that Goodness Village pays \$10,000/month rent to CrossWwinds Church for the 35-acre site and started moving people into the units in June 2020. They are currently utilizing 6-acres for the twenty-eight units they have so have plenty of available space for expansion. Ms. Curtis commented on a similar project in Austin, Texas that has five hundred homes with the ability to grow to 1,900 homes and another project in Oregon that is self-sufficient. She noted that Goodness Village hopes to also be able to expand to other areas.

Chairperson Galvin questioned if Goodness Village was looking to work with other church organizations, and Ms. Curtis advised that the organization would love to work with other churches but to date CrossWwinds is the only church that has offered the acreage, however, other churches have been making donations.

Chairperson Galvin asked about an outside component he had noticed outside each of the units and Ms. Curtis thought it may have been fan or air-conditioner units.

Commissioner Fischer was advised by Ms. Curtis that the twenty-eight tiny homes are all single occupancy units. She also advised that one unit is available because a resident had reunited and now living with a daughter, and several units are wheel-chair accessible. Ms. Curtis added that several residents use walkers and canes.

Ms. Curtis confirmed for Commissioner Soby that Goodness Village is currently utilizing six of the thirty-five acres available, but Goodness Village will not double the number of units until they have a secure direct service budget available for five years. She noted that they and CrossWwinds Church were also concerned about moving additional people to the location without having necessary services and agree having the budget in place is necessary before expanding. Ms. Curtis noted it would not be necessary to expand staff when additional units were built since current staff was built to create culture in the current environment but can withstand doubling in size.

Commissioner Soby was advised by Ms. Curtis that Goodness Village has a lot of corporate sponsors and a large individual donor base of multiple churches throughout the valley, and people are reaching out for grants. She commented on the momentum taking place and the number of people contacting them to learn more about this type of project. Commissioner Soby questioned with donations now being received if Goodness Village was setting up a foundation that could be used for later spending. Ms. Curtis commented on the current use of funds and Goodness Village's ability to obtain capital funds.

Commissioner Soby commented on people in the Livermore Homeless Refuge that received housing in Goodness Village.

Commissioner Mohan noted he had spent some time at Goodness Village and was impressed with what they are going. Ms. Curtis encouraged other commissions to visit and let her know when they plan to visit.

ECHO Housing (ECHO) – Housing Counseling Services – Margie Rocha

Ms. Rocha advised that funding was being requested so ECHO could provide tenant/landlord support and prevent harassment when current [eviction](#) moratoriums are lifted. She commented on the services provided by ECHO that includes counseling and mediation to prevent eviction, effect repairs, and retaliatory actions by landlords, [and](#) other [tenant-landlord](#) issues.

Commissioners were advised by Ms. Rocha that ECHO will be hosting an event at the Pleasanton Library on March 24th to educate tenants and landlords on their rights and responsibilities and provide counseling services attainable for low-income renters who need assistance with fair housing counseling, investigation, and enforcement. She advised that ECHO works with the Department of Fair Employment and Housing and partners with the [U.S.](#) Department of Housing and Urban Development to enforce housing laws and prosecute [non](#)-compliant landlords.

Chairperson Galvin confirmed with Ms. Rocha details for the Pleasanton Library event. She confirmed the March 24th date and advised it was to be a Zoom meeting set up [by](#) the library. Chairperson Galvin noted there was also a Housing Economics and Realities decision-maker training meeting scheduled for March 25th and asked Mr. Hernandez to forward information on both meetings to members of the commission.

Ms. Fischer confirmed with Ms. Rocha that what ECHO provides is early onset information on housing issues and when issues escalate, and people need legal assistance the agency provides recommendations. Ms. Rocha agreed noting that counseling is provided to both tenants and landlords so both parties are made aware of the legal rights and if there is an issue between a tenant and landlord they try to mediate to try and avoid escalation, [and](#) if matters cannot be resolved through mediation, ECHO will refer people to Centro Legal.

Mr. Hernandez confirmed for Commissioner Fischer that agencies had been informed that the commission was looking for more quantitative details. Ms. Rocha noted that ECHO averaged approximately two hours per client, noting more or less time needed for simple counseling, but tenant/landlord mediations can require three hours and rental assistance about five hours.

Chairperson Galvin asked about ECHO's office location, [and](#) Mr. Hernandez advised their closest office was in Livermore.

CRIL – Housing & Independent Living Services – Michael Galvan

Mr. Galvan thanked the commission for their continued support of CRIL and advised that they provide housing and independent living services for people with disabilities and senior citizens with functional limitations. He noted that CRIL is not focused on finding somebody a place to live but helping somebody learn how to live independently, such as someone transitioning from a skilled nursing home or a young adult transitioning from their parent's home.

Commissioners were informed by Mr. Galvan that CRIL assists clients by helping them learn how to move into a place and how to pay their bills and anything else needed to become independent. He noted that 30% of their clients are homeless individuals who need help in learning how to find housing and access benefits. The purpose of CRIL is not to do everything for clients but to teach them how to do and navigate through information and details.

In response to Mr. Hernandez' question on providing quantitative information, [Mr. Galvan](#) advised that sometimes it can be a process of spending 15-20 hours over a couple of years helping people become truly independent.

Chairperson Galvin asked about volunteer help, [and](#) Mr. Galvan advised that due to the pandemic volunteers have been off-site. He also noted that CRIL consults with several hospitals who provided a matrix on affordable housing through the central valley. Commissioners were informed by Mr. Galvan that CRIL's current staff are located in their Fremont and Hayward offices and invited members of the

commission to visit, and the Livermore location is still under construction but should be opened soon.

Commissioner Soby questioned if CRIL was seeing an increase in people needed their services. Mr. Galvan advised that an increase was being experienced especially as rents in the area are increasing, even for the rooms that many clients are renting in the homes of other people.

CityServe of the Tri-Valley – Homeless Intervention and Crisis Stabilization Program – Christine Bietsch-Bahmani and Margaretann Fortner

Ms. Bietsch-Bahmani advised that CityServe was requesting funding for their homeless intervention and crisis stabilization program that is in partnership with the cities of Pleasanton, Livermore, and Dublin to provide street outreach services for unsheltered individuals and ~~arranging~~ care coordination for these ~~individuals~~people. She noted that CityServe partners with Open Heart Kitchen and travels around with them when giving out food to people on the streets.

Ms. Fortner provided information about the care, coordination, and outreach that is vital in being able to get homeless people to move forward, advising that often work begins in ~~the area of~~ a creek and goes beyond finding them housing, but multiple other things that ~~may have happened in the persons life~~have nothing to do with housing but everything else that's crisis-related in their lives -including mental and physical health issues, financial stability, educational and vocation skills. All areas that CityServe provides help with collaboration from other organizations to make sure individuals receive the resources and services that they need.

Commissioners were informed by Ms. Fortner that CityServe has worked with Goodness Village and is excited that five of the individuals they have worked with from Pleasanton are now housed there.

Chairperson Galvin was provided information by Mr. Hernandez about funding being allocated to CityServe through the Human Services Commission, who noted the funding was for two different homeless prevention programs and funding they were requesting through the Lower Income Housing Fund was for trying to put people into permanent housing.

Mr. Hernandez provided commissioners with details about the Pleasanton Homeless Outreach Team that consists of city staff and members of both the Pleasanton Police Department and CityServe. He noted that during the past year a total nineteen, formerly homeless people in Pleasanton, were placed in permanent housing.

Ms. Bietsch-Bahmani and Ms. Fortner noted that it can take three to three and half years to permanently house someone who has been homeless. They discussed the issues of finding affordable housing for these individuals, dealing with their traumas, and putting them in place with the different service providers. Ms. Fortner noted that there 15,000 people in Alameda County who are on a coordinated entry list with only 300-500 units available at any given time, which means time must be spent collaborating with these individuals until something is available or a different route can be achieved.

Commissioner Soby commented on the amount of time it is taking to work with homeless individuals and confirmed that CityServe continues to collaborate with people during this time. Ms. Fortner discussed the obstacles that come up when someone is homeless including mental health and addiction and how these people are often sleeping in their cars, going to local gyms to shower, heading to work, and then returning to sleep in their cars.

Commissioner Soby asked about the number of individuals CityServe is working with each year and Ms. Bietsch-Bahmani advised that during the past year a total of seventy-four placements had been in the Tri-Valley, a big part of which was their partnership with Goodness Village. She also provided information about housing and care provided that took place in a local hotel that helped keep people stabilized.

Chairperson Galvin questioned if CityServe participated in the meetings offered by James Paxson at the Hacienda Business Park. Ms. Bietsch-Bahmani indicated she was unfamiliar with this. She provided information about CBDG funding CityServe had received for their new office space in Livermore and advised they were hoping to move into the offices within the next week that will enable them to better serve the Tri-Valley area.

Centro Legal de la Raza – Fair and Secure Housing Project – Samantha Beckett

Ms. Beckett advised that Centro Legal was founded in 1969 and is committed to protecting and advancing the rights of low-income immigrant Black and Latino communities by providing legal representation, education, and advocacy to ensure they have access to safe, healthy, stable, and affordable housing.

Commissioners were informed by Ms. Beckett that the program leverages funds from each of the Tri-Valley cities and county-wide projects to provide legal services to low-income tenants, and funds requested will provide help to Pleasanton residents by providing one-on-one eviction defense legal assistance consultations and tenant workshops that educate people to know their rights. She noted that the current program meets the current situation and needs including tenant eviction moratorium issues, which is something they anticipate will be a big wave ~~on~~ once the moratorium ends during this grant cycle.

Ms. Beckett advised that Centro Legal is focused on a number of things they expect needing to take place once the moratorium is lifted, the first being building relationships and informing Pleasanton tenants about their services through robust community outreach and then providing presentations about “rights” and one-on-one consultations.

Commissioners were advised by Ms. Becket that while answering questions she would pull information from her computer that had been requested regarding the time spent with clientele. Commissioner Fischer indicated it would be helpful to have this information as well as details on how many people had been assisted.

After retrieving the information Ms. Beckett advised that Centro Legal spends an average of one and a half hours advising people about their rights which does not include the time spent conducting outreach and research before connecting with them. Additionally, everyone who receives a consultation also receives a 30-minutes “Know Your Rights” presentation that provides them with helpful information. She noted that a non-complicated eviction defense case can take 20-25 hours and more complicated cases up to 100-hours.

Ms. Beckett provided details on being able to watch Centro Legal in person when working on cases by visiting one of their Zoom workshops and indicated she would be happy to send invitations to members of the commission wishing to attend. She advised that as part of a pilot program through the Schreiber Right to Counsel Centro Legal receives funding to be in court to provide tenants with representation in court.

Commissioner Fischer questioned if the services provided by Centro Legal and ECHO Housing sometimes overlapped and when cases escalated to a higher level was when Centro Legal was needed to take over because they have the expertise. Ms. Beckett agreed and indicated that Centro Legal has had a long-standing valued partnership with ECHO Housing who do an excellent job providing mediation.

Commissioner Fischer noted that the last time Centro Legal had presented to the commission Ms. Beckett had indicated assistance had been provided to nine Pleasanton people with one case going to court and the others received counseling. Ms. Beckett advised the court case is still proceeding and another one with a threat of eviction could lead to court proceedings. She indicated that with the

moratorium likely to lift soon Centro Legal is anticipating they will need to provide a lot of counseling pertaining to evictions.

Abode Services – Tenant-Based Rental Assistance / Case Management Admin. & Gap Services – Lakea Williams and Tasha Jefferson

Ms. Williams advised that Abode was requesting continued funding to be able to continue providing housing to homeless in the Pleasanton area and did not anticipate having any carry-over of funds from the previous year. She noted they are currently working with six Pleasanton participants and landlords. Because families are lower income struggling with expenses landlords are requesting double deposit amounts. Ms. Williams advised they have been able to house four families with whom they stay connected with on a weekly basis to determine that they are still employed, help them create and maintain budgets, and provide them with additional resources. She noted that if needed, Abode will provide these people with six months of additional case management.

Chairperson Galvin commented on Ms. Williams' reporting of not having any carry-over funds and asked Ms. Williams and Mr. Hernandez to clarify what is reported in the staff report regarding funds remaining. Ms. Williams advised that Abode does not expect there to be any funds carried over as their goal was to find housing for six participants and their end number will be eight. Mr. Hernandez discussed the length of time needed to find a landlord willing to provide the housing, and Abode's projection they will be using all their funds by the June 30, 2022 deadline. He commented on wording in the report and the use of funds towards rental subsidies. He noted that the Abode programs were unique, and budgeting is complex because of trying to project when a tenant can be put into housing.

Commissioner Soby commented on the Rapid Rehousing Program not necessarily being homeless- oriented as much as helping people remain in their homes. Ms. Williams advised Commissioner Soby and Chairperson Galvin that Abode works closely with CityServe in Pleasanton, and Ms. Jefferson commented on the amount of time Abode personnel spend, typically one to two hours, with clients not only in housing search but also in health and job search. Ms. Jefferson noted that this sometimes requires pulling personnel from other programs.

Commissioner Fischer noted at the previous presentation to the commission information had been provided about rents of \$2,200 and landlords requesting double deposit amounts. She asked Ms. Jefferson how long Abode provides support to clients from the funding they receive and when they are released for other resources or their own income. Ms. Jefferson advised that when clients first come to Abode, they may get 100% of their rent paid by Abode, or clients pay 30% of the rent and that increases every three months until they are able to pay all the rent.

Commissioner Fischer confirmed with Ms. Fischer that the report the commission received from Abode in February was only for the first six month of that fiscal year's funding.

Habitat for Humanity – Housing Rehabilitation Program – Jen Gray

Ms. Gray advised that funding was being requested to continue operating the City of Pleasanton's Housing Rehabilitation Program that helps low-income homeowners who reside in their homes. Assistance is provided in the form of grants up to \$10,000 typically used for critical repairs and \$150,000 available as a deferred loan at 1% interest for home improvements, an exception being funding provided for accessibility improvements that are provided for renters who receive landlord approval, for example, installation of a wheelchair ramp or a walk-in shower.

Commissioners were advised by Ms. Gray that Habitat is proposing to serve six household with grants averaging \$13,000 each and is confident that five will be approved and ready to move forward by year-end.

Commissioner Soby commented on the noticeable increase in assistance being provided through this program over the past few years. Ms. Gray agreed and noted that approximately \$10,000 in funding

from the previous fiscal year would be rolled over but that is because of a timing issue in getting construction projects completed as planned.

Chairperson Galvin questioned if Habitat was still having difficulty finding contractors and whether Habitat continued to offer volunteer opportunities. Ms. Gray indicated they had a good roster of contractors to do work throughout the three county areas they service, and they can keep them busy if they will not mind the government paperwork required to receive funds. She advised that volunteer opportunities may be available on other projects in areas like Oakland, Walnut Creek, and San Jose.

Chairperson Galvin closed the meeting for agency presentations.

Ms. Beckett from Centro Legal advised she was able to obtain information about the numbers served that Commissioner Fischer had requested. She stated that from January 1 through December 31, 2021 their teams in Alameda and Contra Costa Counties had provided 981 tenants with counsel and, advice, and with extended services representation the number totaled 1,065.

Chairperson Galvin questioned if attorney time was donated, and Ms. Beckett advised it was not and attorneys are paid through grants received.

Chairperson Galvin questioned if commissioners had further questions before he asked for a motion. Mr. Hernandez informed commissioners that staff's funding recommendation could be found on pages three and four of the staff report.

Commissioner Soby questioned why the Goodness Village funding request had received a significantly reduced funding recommendation from staff versus other requests. Mr. Hernandez stated that it was because the Goodness Village program was a pilot program with no record to show how successful it will be. He noted that the village has been open for less than a year, and will be successful in the future at which time, staff would recommend increased funding.

Commissioner Soby asked Mr. Hernandez to explain how staff arrived at the \$40,000 funding amount being recommended. Mr. Hernandez indicated that staff had taken into consideration the number of Pleasanton residents housed being approximately 20% of the entire population of twenty-eight residents and thought somewhere close to 30% of their request should be recommended. He noted that since putting the staff report together the number of Pleasanton residents at Goodness Village had increased from five to seven.

Commissioner Soby confirmed with Mr. Hernandez that funding for this project would be coming from the Lower Income Housing Fund, and Mr. Hernandez noted that this program would not qualify for fFederal HOME funds so funds could not be taken from one of the other projects to increase funding for this one. Commissioner Soby indicated he was comfortable with the staff recommended funding amount but felt this was a good program needing to be given more consideration in the future because it is providing direct homes for the homeless.

Commissioner Kripalani felt the commission had received reports from some fine organizations but was having difficulty judging the impact of programs based on the amount of money being spent and whether funding recommendations needed to be changed. He stated all are fine organizations, but he was struggling on what is a good strategy and what the strategic direction should be. Mr. Hernandez felt Pleasanton was fortunate to have the eight agencies providing distinct services all of which relate to affordable housing and have described the amount of time they spend with clients trying to prevent housing displacement or find housing for them. He noted that Pleasanton only partially funds the programs, and the agencies need ed to apply for grants from other jurisdictions and, corporate/~~individual~~ sponsors, and individual donors to administer their programs for a 12-month period annually. to 12 months of programming.

Chairperson Galvin indicated he has had a chance to witness firsthand the work some of the agencies are providing, which sometimes includes writing a check to a landlord, and felt all of them were worthwhile of receiving funding. He further discussed the work of the commission and the recommendation they will be making to City Council, as well as the work of staff and staff's connection with the agency representatives. Chairperson Galvin discussed the difficulty of putting one funding request over that of another when all are for such good projects.

Commissioner Kripalani commented on the difficulties he was having wrestling with making good funding recommendations when having only been a member of the commission for less than a year and thought what the commission was doing was just keeping the momentum moving while trying to understand the strategy.

Chairperson Galvin discussed the juggling that takes place by Mr. Hernandez in working with agency representatives on the many different issues they are experiencing. Mr. Hernandez further commented on the agency partnerships that have been established and the work that takes place in helping to prevent an eviction, take care of repairs, or help with a homeless issue. Commissioner Kripalani thanked him for providing his perspective on this.

Commissioner Fischer felt asking questions of agencies helps to better understand about their work and the services they provide. She felt it was better to not wonder if an agency had value, because they all do, but whether they were providing value to Pleasanton. She discussed her questions of ECHO Housing and Centro Legal and learning about duplication of services, and while both agencies provide counseling ECHO assisted approximately ninety people while Centro Legal assisted only nine in the same period.

Additionally, Commissioner Fischer discussed the amount of funding being provided to Adobe Services, commenting on their service being important but whether the funding they are receiving was excessive based on the fact they had talked with twenty-six people in the last six months. She felt all of these were concerns that the commission needed to further discuss. Chairperson Galvin felt a decent percentage of the funds that Abode received was going directly to pay landlords and felt comparison should be made with that and an agency that has somebody representing in court for hours making arguments and taking depositions. He felt these were concerns that needed to be brought up with Mr. Hernandez.

Commissioner Soby commented on the differences between Abode's Rapid Rehousing Program and the services provided by ECHO Housing, noting that providing services was not as costly as paying the rent for somebody. He felt it was less costly to provide services to 90+ people versus paying the rent for that same number. Commissioner Fischer noted she was trying to compare the services provided by ECHO Housing with Centro Legal.

Mr. Hernandez discussed the services provided by ECHO Housing and Centro Legal noting that both provide important housing services and while Centro Legal does not provide landlord counseling ECHO Housing does provide this service, which is important, and ECHO Housing is [also](#) a HUD-certified [fair housing counseling agency](#) that has gone through [hundred of hours of all of the HUD](#) training required by the federal government. He noted that while there may [appear to](#) be an overlap in services provided by the two agencies staff believes that the core services [for equal housing provided by both provided by ECHO Housing is different from the core services provided by Centro Legal.](#)

Commissioner Fischer felt she had been misunderstood and the point she wanted to make was that ECHO Housing is doing a lot for the Pleasanton community based on what has been described and what Ms. Rocha had indicated on the number of people assisted with the various forms of counseling and mediation they had provided to 90+ people. She added that Centro Legal may have assisted over 1,000 people in a number of counties but had only assisted nine Pleasanton people eight of which were provided telephone counseling.

Mr. Hernandez noted this was the first time that Central Legal had applied for funding, and staff felt it was perfect time to fund this agency because the services they provide is actual legal representation to prevent eviction, and while Alameda County has not yet lifted the eviction moratorium, the agency would be able to provide legal representation when it takes place which is expected to be before the start of the next fiscal year of July 1, 2022.

Chairperson Galvin noted that the commission was making a recommendation on funding allocations to City Council and that once approved by City Council agencies ~~did do~~ not receive funds until they provide evidence of the services they have provided. He felt that if the county moratorium did not end, and the funds were not used by Centro Legal the funds recommended would be rolled-over.

Commissioner Kripalani questioned if invoices provided to staff by agencies needed to be tailored and linked to services provided to Pleasanton residents. Chairperson Galvin advised that Mr. Hernandez receives pertinent information including names of individuals. Commissioner Kripalani indicated he was interested in learning names of people but whether there is a link and database showing services provided to Pleasanton residents for the funding received from Pleasanton. Mr. Hernandez provided details about the process noting that the City does not provide the agencies all the recommended funding amounts at the beginning of each year but requires them to submit invoices requesting reimbursement for the services they have provided. He indicated he would be able to review this process with commissioners at a future meeting.

Commissioner Mohan felt the issue about strategy for the Housing Commission should be more about their mandate and what they should be putting focus on along with some metrics. He felt the issue was not going to go away and his suggestion was to have an agenda item, or some informal conversations to discuss what should be focused on, because without these commissioners were going to continue having these types of conversations.

Commissioner Mohan indicated he has seen the work of some of the agencies, and the representatives are enthusiastic individuals who do what they do as a "Labor of Love" and deserve the funding being requested. He thought the issue at hand was determining what the direction of the Housing Commission should be, and this was something that should be discussed at a future meeting.

Chairperson Galvin commented on the shortage of commission workshops, brought about because of the pandemic, and thought this was something needed so commissioners could become better educated about responsibilities, housing issues, etc. and how the charter of the commission has changed. He felt there was a need for a commission workshop and suggested to Mr. Hernandez that something be scheduled during the summer that would allow commissioners to discuss the issues that had raised. He then asked for a motion to approve funding recommendations.

A motion was made by Commissioner Mohan, seconded by Commissioner Kripalani, recommending to City Council that the staff funding recommendations be approved.

Commissioner Fischer suggested that a statement be added indicating the duplication of effort by ECHO Housing and Centro Legal with ECHO Housing providing more services for the Pleasanton community. The Recording Secretary asked Commissioner Fischer to confirm that she wished for her statement to be included in the motion. Commissioner Fischer confirmed she wished to include that ECHO Housing and Centro Legal have some duplication of effort and based on the data provided it appears ECHO Housing is providing more services in the form of counseling for the community.

The motion was restated as: Commissioner Mohan made a motion, seconded by Commissioner Kripalani, recommending City Council approve the staff recommended allocation of Federal HOME Funds and City Lower Income Housing Funds related to the Housing and Human Services Grant (HHSG) Program for Fiscal Year 2022/23, and that they be notified about data that shows duplication of

effort by ECHO Housing and Centro Legal with ECHO Housing providing more services in the form of counseling for the Pleasanton community.

ROLL CALL VOTE:

AYES: Commissioners Fischer, Kripalani, Mohan, Soby, and Chairperson Galvin.
NOES: None
ABSTAIN: None
ABSENT: None

Chairperson Galvin thanked agency representatives for attending the meeting and presenting details about their funding requests.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

A. Chairperson Galvin commented on the matter raised about holding a commission workshop and asked Mr. Hernandez about scheduling something for a future meeting. ~~Mr. Hernandez indicated staff would check if it were possible to schedule for a future meeting when commissioners would be receiving the agency's final reports for FY 2021/22.~~

COMMISSION REPORTS

None.

FUTURE AGENDA ITEMS

Mr. Hernandez noted that a future agenda item for the May 2022 meeting would be discussion about a potential project using [the City's](#) remaining [Measure A1](#) funds.

ADJOURNMENT

The meeting adjourned at 9:03 p.m. by unanimous consent.