



Housing Commission Minutes [SUBJECT TO APPROVAL]

August 18, 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 Sharon Chillinsky, Karline Fischer, Tony Soby, and Chairperson Jay Galvin.

Commissioners Absent: Commissioners Neil Kripalani and Vivek Mohan

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

AGENDA AMENDMENTS

None.

MINUTES

1. Approve Regular Meeting Minutes of May 19, 2022 and June 23, 2022

May 19, 2022 Minutes

Correction: Item 4, page 6. second Roll Call Vote should show Commissioner Fischer as absent.

A motion was made by Commissioner Soby, seconded by Commissioner Chillinsky, to approve the May 19, 2022 meeting minutes as corrected.

June 23, 2022 Minutes

Correction: Item 4, page 2, para.4 – ...and discussed ~~the fact~~ the fact that approved...

A motion was made by Commissioner Soby, seconded by Commissioner Fischer, to approve the June 23, 2022 meeting minutes as corrected.

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. Review of Housing & Human Services Grant (HHS) Program Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2021/22 for Housing Related Programs

Mr. Hernandez provided information regarding the Consolidated Annual Performance and Evaluation Reports (CAPER) needed for Fiscal Year 2021/22 and the requirements for agencies that received Housing and Human Services Grant funds to provide performance and accomplishment reports. He noted that except for two agencies grants were fully expended for all others. The agencies reporting remaining balances were Abode Services with a remaining balance of \$21,136 and Habitat for Humanity with a remaining balance of \$14,364 as an amount different from what is reported in the Staff Report.

Chairperson Galvin opened the meeting for agency reports at 7:16 p.m.

Abode Services, (Rapid Re-Housing Program) - Lakea Williams – advised that during the 2021/22 FY Abode was able to serve twelve Pleasanton households that included four new referrals and four with continuing rental subsidy and three households who exited the program. Ms. Williams commented on several challenges that Abode had to face during the year caused mainly by staff shortages. She advised that the program has now been revamped to make sure all funds will be used in the future. Additionally, Ms. Lakea provided information about the Rapid Re-Housing Program and the tenant based rental assistance and incentives provided for both tenants and landlords.

Commissioner Chillinsky discussed with Ms. Williams the staffing issues that Abode had experienced during the funding year and the agency's efforts to resolve these concerns.

Commissioner Soby asked about new funding allocated to Abode Services and what was going to happen with the unused funds. Mr. Hernandez advised that funds unused by the June 30, 2022 deadline would rollover and be added to the next funding cycle. He advised that the Abode program is unique because it involves rent issues for both tenants and landlords and the agency has already targeted use for the unused funds.

Commissioner Soby discussed with Ms. Williams the climate in Pleasanton with being able to find landlords for tenants. She commented on the shortage of rentals in the area, the need to move some clients to Livermore and other areas and the discussions that need to take place with landlords.

Chairperson Galvin was informed by Ms. Williams that Abode is not involved with the tiny homes program in Livermore. She further advised Abode has been able to find housing in Pleasanton for four out of seven clients.

Commissioner Soby questioned if rents were subsidized for clients in the Rapid Re-Housing Program. Ms. Williams provided details on how subsidies are phased for clients and how landlords now must accept tenants who are being subsidized.

Centro Legal de la Raza, (Tri-Valley Fair and Secure Housing Project) – Samantha Beckett – advised that the Centro program ensures that tenants have safe access to assistance. Ms. Beckett noted that Centro is proud of what they have been able to provide for fifteen tenants two who were Pleasanton residents. She provided details about some of the services they have provided and commented on the eviction moratorium that is still in place in Alameda County and the legal advice they have been able to provide to their clients concerning this. Ms. Beckett discussed the one-on-one service they have provided to clients and the help and assistance they have also provided to referrals they have received from ECHO Housing.

Commissioner Fischer thanked Ms. Beckett for sharing details about the services Centro provides and asked about the amount of time that is spent with each of their clients. Ms. Beckett advised that time spent with clients is typically between one and two hours.

Commission Soby questioned Ms. Beckett on how many of the consultations are coming from people who have received eviction notices. She advised most are from eviction notices or tenants being harassed by landlords who want their tenants to leave due to non-payment of rent and a variety of other reasons. Ms. Beckett advised that mediation is often used to try and resolve issues and explain legal issues.

Commissioner Chillinsky was informed by Ms. Beckett that the number of clients served was less than they had expected because the eviction moratorium is still in place. However, Centro expects the number of people requiring their services to increase once the moratorium is lifted, and informed Commissioner Chillinsky that Centro expects the number to quadruple.

Chairperson Galvin discussed with Ms. Beckett the disclosure requirements included when people sign rental agreements. She advised this was not something in a lease agreement but was a court requirement.

Ms. Beckett informed commissioners that Centro Legal de la Raza has begun to do a lot of outreach in the community in anticipation of the moratorium being lifted.

CityServe of the TriValley, (Homeless Prevention and Family Stabilization Program) – Margaretann Fortner and Christine Beitsch-Bahmani – provided an overview of what CityServe has been able to do with the funding they received advising that seventy-five households were served. Ms. Fortner provided information about the community support provided, ride-alongs, weekly support they offer at the Pleasanton Library, collaboration with other organizations, the many different services they provide, and the many ways they work to try and get people into housing.

Ms. Fortner advised that with funding received CityServe was able to house seven Pleasanton residents at Goodness Village and continue to provide these individuals with support. She further discussed the work of their many volunteers in trying to stop homelessness.

Commissioners were provided information by Ms. Fortner on the Advocacy Program that CityServe is planning to launch in the fall.

Commissioner Soby discussed with Ms. Fortner how CityServe was able to get housing at Goodness Village for seven people from Pleasanton. She advised that CityServe was able to build a relationship with Goodness Village before they opened and continue to provide them with needed support.

Commissioner Soby asked about the care advocacy provided for the people they work with, and Ms. Fortner provided details about the services CityServe can provide and what is needed by the homeless. She noted that a Care Manager oversees this program.

Chairperson Galvin and Ms. Fortner discussed how CityServe became established and how volunteers help with many of the services being provided.

Commissioner Chillinsky thanked Ms. Fortner for the excellent work being provided by CityServe. She questioned how people were learning about the services the organization provides and what they will do if they run out of funding. Ms. Fortner provided details about people living in their cars who pay a minimal amount for gym membership so they can go and shower before going to work each day.

Commissioner Fischer questioned if CityServe was able to provide individuals with necessary life skills. Ms. Fortner advised that CityServe is not a clinical agency but are able to refer people to those who are able to provide such services. She also provided information about the funding and budget requirements for CityServe. Commissioner Soby commented on people living in cars and needing to shower at gyms.

Chairperson Galvin asked about places in Livermore that people could park and sleep in their cars that was approved by the Livermore Police Department. Ms. Fortner advised that such locations were no longer available and CityServe is able to provide information about safe parking in other places.

CRIL, (Housing and Independent Living Services) – Michael Galvan – Mr. Galvan informed commissioners that on September 1, 2022, CRIL will be reopening their Multi-Service Center in Livermore and will be fully staffed. He advised that the number of Pleasanton residents with disabilities served during the past year was down and only nine clients were processed. Mr. Galvan noted that services provided included housing search education and assistance, independent living skills, self-advocacy training, and peer counseling. He advised that the agency has begun to work on State options to help people with communications issues and assistance is being provided for phones, computers, Chromebook and iPads. He commented on the popularity of Google Nest home devices with the agency's clients and the plans they have for trying to get more clients literate with computers. Mr. Galvan noted that there is still a need for CRIL's client to maintain safety while trying to avoid COVID.

Commissioner Chillinsky was informed by Mr. Galvan that CRIL personnel can meet ten to fifteen times over a year with clients to discuss housing issues because they have difficulty reading and understanding documents. He noted that information was also being provided to help those clients that speak Spanish.

ECHO Housing, (Housing Counseling Services) – Margie Rocha – informed commissioners that ECHO Housing provided 299 units of service to 200 households and provided details about the services provided that included Fair Housing services, tenant/landlord counseling, remediation, rental assistance information, and tenants' rights webinars. Ms. Rocha discussed the cases that ECHO referred to Centro Legal and information provided to landlords regarding the Alameda County eviction moratorium. She noted that eighty additional households were assisted through the agency's Home Seeking Program.

Chairperson Galvin asked Ms. Rocha about Section 8 tenants who advised there was a long waiting list. She informed Commissioner Soby that information about the waiting list was available through the Alameda County Housing Authority. Chairperson Galvin questioned if ECHO was made aware of low-income housing available in Pleasanton.

HABITAT FOR HUMANITY, (City of Pleasanton Housing Rehabilitation Program) – Jen Gray – advised commissioners that four projects were completed during the fiscal year with grants being provided for decking, handrail, flooring, and floor replacement projects and one loan was provided for a roofing project. Ms. Gray advised that a total of \$14,364 in unused funds will be rolled over and Habitat has three projects in place for which these funds will now be used. She provided information about problems encountered in the past with this program advising that everything is now moving forward,

and more people are coming forward requesting funds since information is being provided to Pleasanton residents in their utility bills.

Commissioner Chillinsky had questions about the funds being rolled over and Ms. Gray advised that during COVID difficulties were experienced in finding contractors to small jobs and many construction materials were unavailable. She noted the program is now running well since more information about the program has been made available to Pleasanton residents.

Commissioner Soby indicated he was pleased to learn that this program was now running more smoothly.

Tri-Valley REACH, (Housing Preventative Maintenance/Repair) – Sharon Almeida & Pat O’Brien –

Ms. Almeida presented about the six properties operated by Tri-Valley REACH in Pleasanton that provides housing for sixteen individuals with disabilities. She advised that all projects identified in their report that included plumbing repairs, fence replacement, sewer lateral repair, landscaping replacement, and bathroom updates, have been completed. Ms. Almeida noted that funds received from a community donation were used for bathroom updates. Additionally, she advised that Tri-Valley REACH is in the final process of finding a company to complete the seismic project for one of the homes that will be approximately \$49,000.

Commissioners were informed by Ms. Almeida that Tri-Valley REACH recently conducted a big fundraising event for their ADU project and are now moving forward on this.

Commissioners indicated they had no questions since Tri-Valley REACH had presented to the commission at the May 19, 2022, meeting.

Chairperson Galvin closed the meeting for agency presentations at 8:15 p.m.

A motion was made by Commissioner Soby, seconded by Commissioner Fischer, to approve the agency Housing and Human Services Grant (HHS) Program Consolidated Annual Performance and Evaluation Reports (CAPER) for Fiscal Year 2021/22 for housing related programs.

ROLL CALL VOTE:

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

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Chairperson Galvin commented on this being the last meeting for Commissioner Soby since he has now completed two terms on the Housing Commission. He thanked Commissioner Soby for his time and service on the commission and the experience he has shared with other commissions. Commissioners Chillinsky and Fischer also thanked Commissioner Soby for his dedication to the Housing Commission.

Commissioner Soby thanked everyone for their kind comments and indicated he would miss serving on the commission.

COMMISSION REPORTS

None

FUTURE AGENDA ITEMS

Mr. Hernandez informed commissioners of a probability that the September 2022 meeting will be cancelled, and the next meeting of the Housing Commission would be October 2022.

ADJOURNMENT

The meeting adjourned at 8:22 p.m. by unanimous consent.