



Housing Commission Minutes [SUBJECT TO APPROVAL]

April 15, 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

Chair Galvin called a teleconference meeting of the Housing Commission to order at 7:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance to the flag was recited.

Roll Call

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

Commissioners Absent: None.

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

AGENDA AMENDMENT

None.

MINUTES

1. Approve Regular Meeting Minutes of March 18, 2021

A motion was made by Commissioner Soby, seconded by Commissioner Duggan, to approve the
March 18, 2021 Housing Commission meeting minutes. **The motion was approved with
Commissioner Kiziloglu abstaining.**

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. Overview of Alameda County Housing Secure Emergency Rental Assistance Program

Mr. Hernandez introduced commissioners to Jennifer Pearce with Alameda County Housing Community Development and advised that she would be providing information about available COVID-19 Rental Assistance and able to answer questions raised by Commissioner Duggan at the previous Housing Commission meeting regarding assistance available to Pleasanton individuals who might be facing eviction with the eviction moratorium slated to expire on June 30th.

Ms. Pearce reviewed with the commission a PowerPoint presentation that provided detailed information on the Federal Covid-19 Emergency Rental Assistance Program (ERAP) and the funding made available to Alameda County, Fremont, and Oakland, and included the Alameda County Housing Secure, Keep Oakland Housed, and Fremont Family Resource Center programs.

Commissioners were provided details of the Alameda County's Emergency Rental Assistance that includes assistance for: 1) Tenants who are extremely low-income, formerly homeless, formerly incarcerated, and tenants with children at home; 2) Small Landlords who own fewer than 5 units, are retired and receiving Social Security, and at risk of foreclosure; and 3) Tenants in subsidized affordable housing.

Ms. Pearce advised commissioners that the Emergency Rental Assistance will also help income-eligible households pay both past-due and future rent and utilities under Phase 1 of the program that launched March 17, 2021. Under Phase 2 of the program which should begin May 1, 2021 all applications will be processed with priority being given to extremely-low and low-income tenants and landlords who own fewer than 5 units properties or are retired or receiving Social Security income.

Ms. Pearce commented on the use and assistance of Outreach Ambassadors and 2-1-1 to get the word out about the Emergency Rental Assistance Program and Weekly Application Training sessions being provided and how funding will be provided to these organizations provide this needed help. She noted that there are approximately 33,000 Alameda County tenant households behind on rent that will be served under the ERAP program and it is expected that overall California will receive \$2.4 billion in assistance from the Federal – Covid-19 Rental Assistance.

Commissioner Duggan thanked Ms. Pearce for providing the information. She commented on the assistance that is to be provided county-wide but felt there was a sense of the need in Pleasanton being low. She questioned Ms. Pearce on whether she had any idea how many Pleasanton residents were affected and in need of rental assistance and if they would be able to be supported. Ms. Pearce indicated she did not have information pertaining to Pleasanton numbers, but would contact a staff member who has the information and have it forwarded to Mr. Hernandez.

Commissioner Duggan thanked Ms. Pearce and again reiterated her concern about Pleasanton residents who fall into the area of needing assistance and wanting to learn what those numbers might look like. Ms. Pearce indicated there was a need for assistance in the Tri-Valley area, however, fewer outreach organizations have applied from the area because it is a lower level of need than in other areas.

Commissioner Duggan questioned whether there was anything she or other members of the commission could do to provide help and maybe talk to some of the local organizations. Ms. Pearce felt that was a wonderful suggestion and any help the county can get in getting word out about the ERAP program would be helpful. Mr. Hernandez indicated he would be willing to reach out to CityServe. Chairperson Galvin felt it would be necessary for the City and Commission to be sure they

were not recommending funding to specific organizations that may be perceived as a conflict of interest.

Commissioner Fischer indicated that she would be putting on her social media some of the PowerPoint information Ms. Pearce had provided. She then asked Ms. Pearce about an earlier comment she had made regarding assistance provided being prioritized for homeless and incarcerated and whether that assistance was with rental assistance or helping them get into places to live. Ms. Pearce advised it would be rental assistance.

Ms. Pearce informed commissioners that the County was focused on assisting individuals in the low-income levels and was in the process of hiring a marketing firm to help them in putting together materials that will help promote the rental assistance programs. Commissioner Fischer advised that like Commissioner Duggan she too would be interested in helping in whatever ways possible to help promote and provide information about rental assistance that is available from the County.

Commissioner Kiziloglu thanked Ms. Pearce for the presentation and indicated it was highly informative. She questioned whether senior citizens on social security would fall into the low-income levels able to receive assistance. Ms. Pearce advised that eligibility will be based on income level, so if a senior is at a restricted income level, they would be eligible, as will landlords who have five or less rentals and rely on the income from these properties as part of their retirement income.

Ms. Pearce was asked by Commissioner Kiziloglu on whether the County has reached out to faith-based organizations about the rental assistance program because many of them have been using their own resources helping people by providing rental assistance and food. Ms. Pearce stated the County would be happy to work with these groups and she would be happy to talk with them.

Commissioner Kiziloglu asked Ms. Pearce to elaborate on assistance that will be provided to individuals who are Section 8 tenants. She was advised that those tenants would not be affected and the federal funding now available would continue to be available until the end of the year.

Commissioner Kiziloglu confirmed with Mr. Hernandez that he would be able to provide the necessary information for faith-based organizations to be able to contact Ms. Pearce.

Commissioner Soby questioned whether the list of groups Ms. Pearce had provided who would be eligible for rental assistance were in a prioritized order and how funding would be made available for the homeless. Ms. Pearce advised the groups were not prioritized and that funding the County will receive in June will have a line item for the homeless.

Commissioner Duggan questioned Mr. Hernandez on what outreach steps the City of Pleasanton is planning to take. He advised that the city's emergency rental assistance program is now out of funds and with the County program now starting it is hoped there will be no gap in funds available, but the city will be taking direction from the County on outreach for their program. Ms. Pearce provided some details on eligibility requirements for receiving rental assistance from the County.

Commissioners were encouraged by Ms. Pearce and Mr. Hernandez to spread the word about the County Emergency Rental Assistance Program. Mr. Hernandez confirmed for Commissioner Fischer that people need to apply to the County for assistance and if they contacted him, he would then refer them to the County and CityServe will also be advising people how to connect to the County's online site to submit applications.

Commissioners thanked Ms. Pearce for the presentation and helpful information she had provided.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Commissioner Soby commented on attending a County meeting to learn about what is happening in the area. He encouraged other commissions to consider getting on the mailing list to learn about future meetings and suggested it be something the commission discuss at their next meeting. Chairperson Galvin discussed the possibility of commissioners violating the Brown Act and Mr. Hernandez suggested information about such meetings be forwarded to him so he could determine whether it is something commissioners should be attending. He also indicated that he would confirm this issue with the city's legal department and report back to the commission.

FUTURE AGENDA ITEMS

Mr. Hernandez provided information about a change in the Housing Commission meeting from May 20 to May 13. He noted that commissioners will be receiving a presentation from the Housing Element consultant prior to the consultant making their presentation to City Council later in the month.

Commissioner Duggan confirmed with Mr. Hernandez that the Housing Commission would be meeting with the consultation a week prior to the consultant meeting with City Council. Mr. Hernandez confirmed that it has always been the plan to have the Housing Element consultant present to the Housing and Planning Commissions prior to them presenting to City Council.

Commissioner Fischer questioned whether it was to be just a presentation, or if commissioners would be given an opportunity to ask questions and Chairperson Galvin asked if commissioners should prepare material beforehand. Mr. Hernandez indicated he would be working with members of the Housing and Planning Commission on putting together materials that will be part of the agenda packet, and this will be the beginning of planning for the next two years.

ADJOURNMENT

The meeting was adjourned at 7:58 p.m. by unanimous consent.

NEXT MEETING

To be decided.