



Housing Commission Minutes [SUBJECT TO APPROVAL]

August 19, 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 7:07 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: Neil Kripalani

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

AGENDA AMENDMENTS

None.

MINUTES

1. Approve Regular Meeting Minutes of July 15, 2021.

Correction: Item 4, page3, para.1 - ...providing her the opportunity to present information...

Motion made by Commissioner Soby, seconded by Commissioner Duggan, to approve the July 15, 2021 meeting minutes as corrected. **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. Review of Housing & Human Services Grant (HHS) Program Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2020-2021 for Housing Related Programs

Mr. Hernandez provided information about the requirement for completing the Fiscal Year 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) and advised that this is an opportunity for agencies who received funding to provide a report on their accomplishments. He noted that after receiving agency reports staff compiles the CAPER for submission to the US Department of Housing and Urban Development (HUD).

Mr. Hernandez advised the commission that the representative from Tri-Valley REACH had informed him they would be unable to attend this meeting because of a 30th REACH Anniversary event they will be attending but have submitted a written report for him to read to them.

Chairperson Galvin opened the meeting for agency reporting.

Tri-Valley REACH, Kay King– Housing Preventative Maintenance and Repair – (report read by Mr. Hernandez) apologies for being unable to attend the meeting. Advised that REACH provides affordable housing for adult individuals with developmental disabilities and special needs. REACH has a total of 11 properties, six of which are in Pleasanton, and supports 34 individuals.

In January 2020 certified home inspections were conducted that identified a series of projects relating to home improvement repairs or rehab work required. The scope of the work for all 11 properties exceeded \$100,000. The \$35,000 grant they received from the HHS program for July 1, 2020 through June 30, 2021, was used for home preventative maintenance and repairs identified for properties in Pleasanton that included electrical panel upgrades, carpeting replacement with engineered flooring and other repairs. (Commissioners were shown photos of some of the repairs.)

Commissioner Kiziloglu commented on the photo views.

Commissioner Fischer questioned whether the report he had just read from Tri-Valley REACH would become a part of the recorded minutes. Chairperson Galvin noted that when he looked back at previous agendas, he does not often find documents referenced in minutes. Mr. Hernandez indicated he would be happy to share the Tri-Valley REACH report with commissioners, but typically when a report is given in-person only highlights are noted in the minutes. Chairperson Galvin questioned whether a written report should become part of the minutes.

Commissioner Soby questioned if reports being given at this meeting were full-year reports from the agencies and whether funding allocated earlier this year was included. Mr. Hernandez advised that these agency reports were for funding allocated for the July 1, 2020 through June 30, 2021 fiscal year, and the reports being given by the agency representatives are for the full year.

Habitat for Humanity, Jen Gray – Housing Rehabilitation Program – advised that as discussed in the past, Habitat has been working hard to increase the number of Pleasanton applicants for the city's Neighborhood Preservation Program. She noted that in the second half of the year aggressive marketing was conducted that included distributing print matter through the Pleasanton Weekly and conducting heavy outreach through Facebook, Tri-City Health Center, Meals on Wheels, and other programs.

Commissioners were informed that two projects were completed, a \$150,000 rehab loan was funded with construction scheduled to begin in October, a second applicant has been approved for a grant, three applications are under review, and with the marketing efforts conducted a robust pipeline of inquiries are taking place. Ms. Gray noted that two applications were denied because applicants had too much income and one applicant withdrew their application. She anticipates that funding allocated for FY 2021-2022 will be expended and some funds from FY 2020-2021 have been rolled over.

Commissioner Soby had questions for Mr. Hernandez regarding the rollover funds mentioned by Ms. Gray. Mr. Hernandez indicated he was unsure about the rollover funds mentioned because they were not funds allocated through the HHS program. He indicated he had been advised by Dona that rollover funds are earmarked for applicants that are income eligible.

Mr. Hernandez advised that staff had worked with Ms. Gray on revamping the Housing Rehabilitation Program and had requested City Council approve an additional \$150,000 for this revamping that allowed awarding the \$150,000 for one housing rehabilitation project.

Commissioner Soby commented on allocated funds and the expenditure of same.

Mr. Hernandez gave kudos to Ms. Gray and her team for the marketing they have conducted for the Housing Rehabilitation Program.

ECHO Housing, Margie Rocha – Housing Counseling Services – thanked the commission for their support of the Housing Counseling Services that ECHO Housing provides. She advised that 285 units of service were provided to 258 households that allowed for achieving 93% of their annual goal. Ms. Rocha noted that because of the pandemic phone and Zoom platforms were used to provide services relating to fair housing, landlord counseling, small claims, evictions, information referrals, and education.

During the past year, Ms. Rocha advised that ECHO Housing conducted a 10-site audit and will be providing the information for these to Mr. Hernandez. Rental assistance provided to 13 families included financial assistance, budget counseling, and referrals to outside services. Assistance was also provided to other households to help empower them to resolve housing issues.

Ms. Rocha informed the commission that many of those assisted by ECHO Housing during the past year were landlords who needed assistance understanding eviction guidelines and were wanting to be able assist tenants unable to pay rents.

CRIL, Mike Galvan – Housing & Independent Living Services – thanked the commission for the funding allocated to CRIL and the opportunity to provide the report. He advised that with the pandemic more effort was required to accomplish services and instead of being able to services in-person were required to provide online or by phone. Several new programs were developed that allowed connecting with people, providing and getting rides, a voice option program provided by the telephone company, aging disability resources, etc.

Mr. Galvan noted that only about 40% of their clientele use email and many of those don't use it regularly. Since somethings have improved CRIL has been able to reestablish providing computer labs at their Livermore and Hayward offices and people are beginning to come to them for services. He noted that through other grants CRIL has been able to provide 75 Google minis and 75 Google home devices to help individuals set up controls for lights, TV, and other things. Additional services provided by the agency has been able to have people moved from skilled nursing facilities to their homes, prepare them to learn how to get around by transportation, and personal assistance needs, if needed.

Commissioners were informed by Mr. Galvan that CRIL has also been helping with homeless

population issues because 30% of their consumers are homeless and the agency is one of the major feeders for providing mainstream vouchers in Alameda County and is currently working on two rental assistance programs one of which is in Pleasanton that will help 25-30 people avoid eviction by providing help with rental assistance.

Mr. Galvan noted that in October CRIL will be redoing the CalFresh program and hopes the county will choose them to do a program for their homeless consumers that will assist them to move away from GA and onto SSI. He noted that the need for services is increasing, and CRIL is looking to hire more staff to help provided the needed services.

Commissioner Kiziloglu asked about funding being received for vouchers and whether that was coming from funding that was already budgeted but not yet allocated and helps in putting people in permanent housing. Mr. Galvan advised that what CRIL can do is assist people with all required paperwork for being able to move into housing, and if needed, enroll them on benefits that will help them being assured of a consistent source of income.

Commissioner Soby stated that he had not previously known about CRIL providing rental assistance services and thought they provided education and assistance services to help people live independently. Mr. Galvan advised this all took place with the pandemic and that the emergency rental assistance program is a federal program that includes eviction. He noted these services are provided primarily in the City of Fremont for several people with disabilities who needed rental assistance.

Commissioner Soby confirmed that this also requires CRIL to work with landlords and questioned if this was something that would be an ongoing program for the agency. Ms. Galvan commented on training that CRIL representatives had received for this program and advised that it was a specific program that would end when the federal program ends. He noted that the eviction moratorium has been extended till September 30th and to date more than 1,000 people in Alameda County have applied for the assistance.

Commissioner Kiziloglu noted that the program being referenced by Mr. Galvan is the same one that the commission had received a presentation on by an Alameda County representative at a previous meeting.

CityServe of the Tri-Valley, Christine Bietsch-Bahmani and Margaretann Fortner – thanked the commission for their support of CityServe and commented on the services they have been able to provide. She noted that their goal had been to service 191 residents and 378 had been serviced. CityServe worked closely with Pleasanton Liaison Officers to identify people out on the streets that were in need during the pandemic and made sure the team was educating, doing symptoms checks, and getting people into safe locations that included emergency hotels.

Ms. Bietsch-Bahmani advised that of the 40 homeless individuals CityServe assisted, 13 were assigned to hotels noting the agency continues to work with people assigned to hotels, as well as those still out on the streets determining they were able to access food programs, places to shower, etc. She noted that CityServe had also been able to reunite several people with their families. An intensive partnership was formed by CityServe with Open Heart Kitchen to provide food to people on the streets and connect these people with many other resources, bi-weekly visits to these people is still being conducted with the Pleasanton Police Department, and with a higher level of mental health issues being recognized CityServe is conducting mental health assessments.

The Commission was advised by Ms. Bietsch-Bahmani that with the support received from Pleasanton CityServe was able to initiate a rental assistance program to help people and prevent homelessness and have referred people to Goodness Village and the Rapid Rehousing Program. CityServe now has four bilingual staff members and is working on providing brochures and information in other languages.

Commissioner Duggan commented on the 40 homeless individuals Ms. Bietsch-Bahmani had indicated with only 13 being accepted into hotels and questioned how this was determined and what criteria was used. Ms. Fortner provided details about the county program that oversees this program and the services CityServe was able to provide noting that individuals were required to meet special medical issues and their staff was required to work a lot with doctors and nurse practitioners to complete necessary paperwork.

Chairperson Galvin discussed the number of local hotels with empty rooms and Ms. Fortner noted that CityServe had needed to work with individuals on vital documents to determine verifications and eligibility for being able to move into the hotels and other rental places, as well as obtaining and providing them with details about other available services. She commented on the amount of funds HUD pays towards rental, the cost of rentals in the Tri-Valley area, and the difficulty finding rental places in the area for single individuals.

Commissioner Kiziloglu discussed the housing being found for people with medical concerns and questioned what had been done for the rest of the population. Ms. Fortner advised that CityServe continues to conduct outreach and provide services and help these people determine if they can build their own stability and assist them working through all the necessary steps. Ms. Bietsch-Bahmani advised that because many individuals are technologically challenged CityServe has started a program to help individuals in this area, applying for jobs, etc. and have been providing funds for hotel expenses.

Commissioner Fischer asked about the reunification of individuals with families that had been provided in the report and thought this was an amazing way to reduce homelessness and asked Ms. Bietsch-Bahmani to provide more information about this. Ms. Bietsch-Bahmani advised this was inspired by a meeting she had had with the founder of a San Francisco organization that started CityServe individuals asking questions of homeless people and has allowed them to connect some with family members.

Ms. Bietsch-Bahmani and Ms. Fortner thanked the commission for their continued support.

Abode Services, Gina Chua – Rapid Re-Housing Program – provided information about the program that is designed to help individuals and families be able to exit homelessness and return to housing within the community. She noted the core component of the program is finding and identifying housing and case managers and service coordinators were able to provide services for sixteen Pleasanton households with nine of them being housed in Pleasanton and five relocated in the county. Ms. Chua added that every effort was made to assist these Pleasanton families stay in Pleasanton or find them housing close to work or family support.

Ms. Chua advised that Abode continues to assist all households by collaborating with more than 30 service providers that includes services provided by Tri-Valley Haven and CRIL. She provided information about funding received from Pleasanton and advised it was all spent on services provided.

Chairperson Galvin closed the meeting for agency reports at 8:09 p.m.

Chairperson Galvin was advised by Mr. Hernandez that a motion from the commission was not required on this item.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Chairperson Galvin asked for an update on the Sunflower Hill issue that had been raised at the previous Housing Commission meeting. Mr. Hernandez advised that since this was not an item on the agenda for this meeting it would need to be requested by the commission to be placed on the agenda for a future meeting. He did note that Sunflower Hill and the Irby Ranch developer have met, and it is his understanding the issues have been resolved. Chairperson Galvin requested this item be

considered for inclusion on the agenda for a future meeting so questions can be raised.

COMMISSION REPORTS

None.

FUTURE AGENDA ITEMS

Chairperson Galvin commented on items pertaining to the Housing Element and questioned how these had been voted on when items relating to the Housing Element had not yet been brought to this commission for discussion. Other commissioners indicated they had not received the information to which Chairperson Galvin was referring. Mr. Hernandez advised that he would be sending all members of the commission an email pertaining to the Housing Element and Chairperson Galvin had likely received this information earlier as a member of another committee.

Mr. Hernandez reminded commissioners of the Housing Commission's Special Meeting scheduled for August 24, 2021.

ADJOURNMENT

The meeting was adjourned at 8:25 p.m. by unanimous consent.