

Memorandum

TO: HONORABLE MAYOR
 AND CITY COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: August 23, 2023

Approved



Date

8/25/23

INFORMATION

SUBJECT: PUBLIC HEARING ON THE FIRST SUBSTANTIAL AMENDMENT TO THE FISCAL YEAR 2021-2022 ANNUAL ACTION PLAN REGARDING THE HOME INVESTMENT PARTNERSHIPS AMERICAN RESCUE PLAN PROGRAM ALLOCATION PLAN

The purpose of this memorandum is to summarize comments received at the public hearing held at the Housing and Community Development Commission (Commission) meeting on March 9, 2023, on the First Substantial Amendment to the Fiscal Year 2021-2022 Annual Action Plan for a HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Allocation Plan to the U.S. Department of Housing and Urban Development (HUD). The Housing Department is required to submit public comments to HUD.

BACKGROUND

The Commission heard this item at its hybrid meeting on March 9, 2023, at 5:45 p.m. At its meeting, the Commission took the following action:

Commissioner Moore made the motion to move 15% of \$4.5 million in Tenant-based Rental Assistance (TBRA) to homelessness prevention for use on rental assistance and move 15% to supportive services, with a second by Commissioner Partida. The motion passed 7-4-1.

Yes	Finn, Shoor, Vong, Navarro, Partida, Moore, Cardoza (7)
No	Dawson, Del Buono, Tran, Oppie (4)
Absent	Jasinsky, Wheeler (2)
Abstain	Jackson (1)

In addition to the Commission action, the following input on the HOME-ARP Allocation Plan was given at this meeting.

Public Comments

Paul Soto – Center the portion of society that incurred the greatest losses due to discrimination. The largest population is Latino on the East side. The Commission does not have moral authority to make decisions on the use of funds because it has not acknowledged past racism against Chicanos and redlined neighborhoods.

David Eisbach – It is not a problem to shift funds from HUD. There is a tsunami of evictions, but TBRA is only 38% of the funds. More funds should go to TBRA. The administration fee should be reduced and shifted to maximize the avoidance of homelessness.

Scott – Proposed expenditures should be more aligned with the totals of each qualifying population.

Commissioner Comments/Questions and Staff Responses

Commissioner	Comments/Questions	Staff Response
Commissioner Finn	Asked how the City gets homeless residents to participate and give feedback on the Plan and how staff reaches out to them. There are different ethnic groups, including Asian that do not participate in government much.	Staff noted that outreach is completed through public workshops, partnerships with agency partners, and social media accounts.
Commissioner Del Buono	Confirmed that HOME-ARP provides prevention services. Spoke in favor of prevention as it keeps people in homes. Non-congregate shelters and TBRA are both good for people experiencing homelessness.	Staff noted the Commissioner’s comment.
Commissioner Jackson	Questioned the 20% Administration allocation. Spoke in favor of a plan that expedited accessing the funding from HUD.	Staff responded that HUD determines the administration funding cap.
Commissioner Tran	Asked if the funding per household was for families or individuals and if it were \$15,000 per person, whether a larger household could get \$30,000. Wanted to confirm that uses for homelessness are different than for homelessness prevention. Asked if any part of the \$3 million could go to rental assistance.	Staff clarified that families are also included in the individual count, but they would not necessarily receive the same amount as a larger household. Staff confirmed that TBRA is for residents already experiencing homelessness, while prevention is to help

Commissioner	Comments/Questions	Staff Response
		those currently housed but unstable to make full rent payments, receive supportive services, and stay in place. Staff confirmed that the \$3 million could go to rental assistance and explained that the allocation plan was based on four listening workshops, balancing TBRA use with supportive services.
Commissioner Vong	Asked if supportive services are included in the plan. Agreed that more funds should be directed to TBRA.	Staff clarified that services are noted in the allocation plan.
Commissioner Moore	<p>Asked about the definition of “non-congregate.” Asked about the definition of “mixed household.”</p> <p>Made a motion that 15% of \$4,500,000 in TBRA be moved to homelessness prevention for rental assistance, and 15% be moved to supportive services.</p>	<p>Staff clarified that “non-congregate” refers to shelters with individual rooms.</p> <p>Staff clarified that the term “mixed-household” refers to some members of a household having documentation and others not having it.</p>
Commissioner Partida	Agreed that the City should focus funds on homelessness prevention, and some funds should be shifted toward non-homeless activities. Also noted that many residents need services, such as how to budget funds, not just residents who are homeless.	Staff noted the comment.
Commissioner Dawson	Confirmed her understanding of the difference in the Prevention, TBRA, and Supportive Services categories.	Staff clarified that after approval of the Allocation Plan, an RFP would be issued to identify agencies, and more details would be available.
Commissioner Navarro	<p>Questioned amounts for individuals versus households and asked whether this funding was COVID-19 related.</p> <p>Asked about the definition of homelessness prevention.</p>	Staff clarified that amounts are not directly COVID-related, but the funding does have a time limit to use. Staff also clarified that prevention does include funds for rent assistance, car repairs, or

August 23, 2023

Subject: Public Hearing on the First Substantial Amendment to the Fiscal Year 2021-2022 Annual Action Plan Regarding the Home Investment Partnerships American Rescue Plan Program Allocation Plan

Page 4

Commissioner	Comments/Questions	Staff Response
		<p>medical bills, but that most of it is needed for rental assistance. HOME ARP Allocation Plan identified \$3 million for homeless prevention, \$4.2 million for TBRA, and \$2.4 million for supportive services.</p>
<p>Commissioner Oppie</p>	<p>Spoke in strong favor of support services for homeless people and said that current supportive services are inadequate. Services should include budgeting, finances, handling stress, and mental health. Stated that no one taught her how to do things when she was re-housed and that she almost lost her housing as soon as she got it. Homeless people do not tell service providers all they need. Strongly in favor of more supportive services provided for non-congregate shelter, rapid rehousing, and permanent housing. Spoke in favor of shifting funds from TBRA to services, not to prevention. Supportive services need to address whatever people’s needs are and not be too specific.</p>	<p>Staff noted the comment.</p>

/s/
 ROSALYNN HUGHEY
 Deputy City Manager and Acting Housing
 Director

The principal author of this memorandum is Stephanie Gutowski, Senior Development Officer. For questions, please contact her at stephanie.gutowski@sanjoseca.gov, (408) 975-4420.