

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION (HCDC)

SYNOPSIS OF REGULAR MEETING ON APRIL 12, 2012 AT 5:45 PM

MEMBERS PRESENT: Chair Darrow, Vice Chair Tom, Commissioners Dorvilias, Ellak, Mace, Norimoto
MEMBERS ABSENT: None
CITY STAFF: W. Chen (Housing), T. Macrostie (Housing), J. Morales-Ferrand (Housing), D. Murillo (Housing), J. Scheiner (Housing), A. Montez (Vice Mayor Nguyen Commission Liaison).
GUESTS: C. Hudgen (Live Oak), M. Solis (Yu-Ai Kai), M. Hayter (Senior Citizen Commission)
LOCATION: 200 E. Santa Clara Street, Tower Room 1254, San José, CA 95113

Digital Recording of the meeting can be obtained from the City of San Jose Housing Department

AGENDA ITEM

(a) Call to Order/Orders of the Day

The meeting was called to order at 5:52 p.m.

(b) Introductions

Commissioners, staff, and public introduced themselves.

(c) Announcements

Staff announced that Amanda Montez from Vice Mayor Nguyen's office will be the new Council liaison to the Commission.

(d) Approval of Action Minutes for the January 25, 2012 Special Meeting

Commissioner Norimoto made the motion to approved the Action Minutes for the January 25, 2012, Special Meeting, with a second by Commissioner Ellak. The motion passed 5-0.

(e) Substantial Amendment to the Consolidated Plan (J. Morales-Ferrand, Housing Department)

- 1. Hold a Public Hearing on the Substantial Amendment of the FY 2011-12 Consolidated Annual Action Plan for the Second Allocation and reallocation of Emergency Shelter Grant (ESG) funds.**
- 2. Make a Recommendation on the Substantial Amendment that will be forwarded to the City Council.**

Staff provided a report on the allocation of ESG funds. Staff indicated that a hotline will be funded and an encampment workplan will be developed as part of the ESG program. Targeted efforts will be used to outreach to the chronically homeless and to families and youth. ESG funds have slightly

increased due to the effective but defunded federal Homeless Prevention and Rapid Re-Housing Program. The homeless who need health care services should visit the Boccardo Reception Center.

Public comment was opened. No public comments were made.

Commissioner Dorvilias made the motion to recommend approval of the Substantial Amendment of the FY 2011-12 Consolidated Annual Action Plan for the Second Allocation and reallocation of Emergency Shelter Grant (ESG) funds, with a second by Commissioner Ellak. The motion passed 5-0.

(f) 2012-13 Consolidated Annual Action Plan (J. Morales-Ferrand, Housing Department)

- 1. Hold a Public Hearing on the 2012-13 Consolidated Annual Action Plan.**
- 2. Make a Recommendation on the Consolidated Annual Action Plan that will be forwarded to the City Council.**

Staff provided a report on the 2012-13 Consolidated Annual Action Plan, and priorities for grant funding.

Commissioner Norimoto asked for clarification on how San Benito County qualifies for federal funding in Santa Clara County. Staff responded that federal grants are allocated to a geographical designation known as the Standard Metropolitan Statistical Area (SMSA). Several years ago, San Benito County was included in Santa Clara County's and is therefore eligible for grant funding).

Commissioner Ellak asked for clarification on what it meant for the San Jose Conservation Corps to be disqualified due to lack of proper match. Staff responded that the RFP required a minimum match of 20 percent by the organization or consortium applying for grant funding.

Vice Chair Tom asked if there is a summary of the evaluation process in the Consolidated Annual Action Plan. Staff responded that the Plan includes a summary of the evaluation process.

Commissioner Norimoto asked if there were any objections by community based organizations regarding the grant funding methodology. Staff responded that it did not receive any objections.

Commissioner Norimoto indicated that he understood that there is limited funding and that economic development activities was not a funded category. He asked if there were any longer term plans for funding economic development activities. Staff responded that it anticipates CDBG's financial obligation to backfill Section 108 payments on behalf of the former Redevelopment Agency may be relieved in a few years' time, at which point there is the potential for funding to be freed up for economic development.

Commissioner Norimoto asked for clarification on the nexus between 3rd grade literacy and fighting blight. Staff responded that the place-based strategy is more than blight removal and urban decay, that there is a human and social investment component to neighborhoods as well. By improving early literacy rates, other social and physical issues could potentially be addressed as well.

Commissioner Norimoto asked of the 3rd grade literacy programs are funded from the services or CDI pool of money. Staff responded that it is from the services pool.

Colleen Hudgen from Live Oak Adult Day Services thanked City staff for funding the consortium – of which Live Oak is a part – led by Catholic Charities of Santa Clara County to provide services to seniors, and that she is pleased to hear that an additional \$200,000 will be made available for senior services. Ms. Hudgen indicated these organizations provide an important social safety net of services.

Maria Solis from Yu-Ai Kai, who is also a member of the Catholic Charities consortium, thanked City staff for funding to the consortium.

Chair Darrow asked for clarification on the maximum amount of ESG dollars that could be allocated for administration costs. Staff responded that the maximum amount is 7.5% of total program dollars based on federal ESG I and ESG II funding criteria.

Chair Darrow asked for clarification on the homeless population to be served. The Consolidated Plan indicates that the goal is to serve 30,000 individuals but the 2011 homeless census indicated only 7,000 homeless individuals in Santa Clara County. Staff responded that the census count is based on unduplicated individuals, while the homeless services program can treat the same individual multiple times as is often the case for the most difficult to treat.

Commissioner Ellak indicated that it would be helpful to see data of the homeless population on a graph. This will be helpful to see how the situation has changed over time, to develop accountability measures, and to ensure that elected officials are meeting their stated goals of ending homelessness.

Commissioner Norimoto asked if there are different strategies for working with different subgroups of the larger homeless population. Staff responded that the 2011 homeless count saw overall homelessness decrease but that the chronically homeless subgroup increased. The longer individuals remain chronically homeless, the more difficult they become to serve as their situations require increase resources to treat. The Blue Ribbon Commission was tasked to end chronic homelessness. More permanent supportive housing is needed. New strategies will be explored but the strategies need to be comprehensive and offer a full range of services.

Commissioner Ellak suggested exploring the possibility of sending medical staff directly to encampments rather than requiring that the homeless seek out medical services.

Commissioner Ellak expressed concerns regarding San Jose's significant rent increases as mentioned in the executive summary of the Consolidated Plan. This could lead to more homelessness. The increased rents could especially impact seniors on fixed income, as housing costs are significantly outpacing cost of living adjustments to Social Security. Elected officials need to understand this and do something about it.

Commissioner Norimoto made the motion to recommend approval of the 2012-13 Consolidated Annual Action Plan, with a second by Vice Chair Tom. The motion passed 3-1-1, with a "no" vote by Commissioner Ellak and an abstention by Commissioner Dorvilias.

(g) Status Update on City's Successor Housing Agency (J. Morales-Ferrand, Housing Department)

Staff provided an update on the City's Successor Housing Agency.

(h) Legislative Priorities and Possible Recommendation (J. Morales-Ferrand, Housing Department)

Staff provided information on SB 1220. This bill for a new and permanent source of affordable housing would be funded by a \$75 fee per document on real estate transactions.

Commissioners asked for clarification on details of the bill, including: Are there exemptions for lower-income households and seniors? What would be the amount of funding generated from the bill? Is there a distinction between a transaction on a multifamily property versus a single-family home? If the bill passes, would staff need to return to City Council to regarding the amount of potential funding and for what activities? Staff will return to the Commission with answers to these questions.

Commissioner Norimoto made the motion to support SB 1220, with a second by Commissioner Dorvilias. The motion passed 5-0. The Commission requested future information about the bill to be forwarded to the Commission. The Commission will submit a support letter to City Council.

(i) Status Update on the City's Proposal to Consolidate Boards and Commissions (W. Chen, Housing Department)

Staff gave a status report on the proposal to Consolidate Boards and Commissions. The City Clerk's Office as not yet returned with an updated recommendation for consolidation since its initial recommendation on December 7, 2011.

(j) Status update on Affordable Housing Week and Possible Recommendation (W. Chen, Housing Department)

Staff provided an update on the planning efforts for Affordable Housing Week from May 19-26.

Commissioner Norimoto suggested the exploration of collaborative efforts with other groups like the Silicon Valley Leadership Group Housing Action Coalition on housing events and forums. This can help raise awareness of the Housing Commission and the important policy issues that it covers.

(k) Discuss Potential Agenda Items for Annual Retreat (W. Chen, Housing Department)

The annual retreat will be held on May 5, 2012 at the Roosevelt Community Center from 9am-1pm. The Commission indicated that last year's meeting format worked well and recommends a similar format.

Potential agenda items discussed include: review of the FY 2011-12 workplan; Boards & Commission consolidation; following up on past agenda items; developing a structure for following up on organizations that have received grant funding from the City; Housing Commission open house and public engagement; meeting protocol and management training.

(l) Status Update on the Housing Investment Plan (W. Chen, Housing Department)

Staff provided an update on the Plan.

Commissioner Norimoto suggested looking at developer Williams and Dames for examples of high-quality urban mixed-use developments and placemaking.

(m) Standing Reports

(1) Chair's Report

Chair Darrow thanked Bonnie for her excellent work and contributions to the Housing Commission.

(2) Director's Report

Staff provided a summary regarding the wind down of the Redevelopment Agency and the adoption of the successor agencies. Staff indicated that, with the elimination of the 20% fund, inclusionary will be one of the City's future funding sources for affordable housing, in addition to large loan portfolio that will generate income.

(n) Future Agenda Items

No discussion.

(o) Open Forum

No public comment.

(p) Adjournment

The meeting was adjourned at 7:36 p.m.