

HUMAN SERVICES COMMISSION AGENDA

**Wednesday, April 2, 2014
7:00 P.M.**

City Council Chamber, 200 Old Bernal Avenue

CALL TO ORDER

- Pledge of Allegiance
- Roll Call

AGENDA AMENDMENTS

MINUTES

1. Approve regular meeting minutes of March 5, 2014.

MEETING OPEN TO THE PUBLIC

2. Introductions/Awards/Recognitions/Presentations
3. Public Comment from the audience regarding items not listed on the agenda. *Speakers are encouraged to limit comments to 3 minutes.*

MATTERS BEFORE THE COMMISSION

If necessary to assure completion of the following items, the Chairperson may establish time limits for the presentations by individual speakers.

4. Review of Commission Meeting Schedule for May, June, July, August, and September 2014

COMMUNICATIONS

5. Eden I & R, Inc. 211 Alameda County Monthly Narrative Report: February 2014
6. Housing Commission Minutes: December 2013 and February 2014

COMMISSION REPORTS

- Senior Advisory Committee
- Valley Mental Health Committee
- Parks and Recreation Mater Plan Steering Committee
- Brief reports on any other meetings, conferences, and/or seminars attended by the Commission members
 - Alameda County Area Agency on Aging
 - Paratransit Advisory Committee
 - Senior Support Program of the Tri-Valley
 - Tri-Valley Housing Scholarship Program Committee

COMMISSION COMMENTS

STAFF COMMENTS

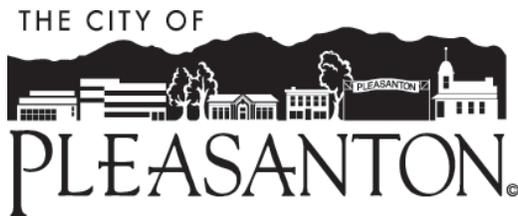
ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda provided to a majority of the Commission after distribution of the agenda packet are available for public inspection at the Community Services Department, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

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Human Services Commission Minutes

City Council Chamber – 200 Old Bernal Avenue, Pleasanton, CA
March 5, 2014 – 4:00 p.m.

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chairperson Berger called the meeting to order at 4:03 p.m. The Pledge of Allegiance to the flag was recited.

Roll Call

Commissioners Present: Allison Boswell, Varsha Clare, Susan Hayes, Prashant Jhanwar, Brock Roby, Theresa Rowland, Rosiland Wright, and Chairperson Joyce Berger.
(David Nagler arrived at 4:08 p.m.)

Commissioners Absent: None.

Staff Present: Susan Andrade-Wax Director of Community Services; Scott Erickson, Housing Specialist; Michael Patrick, Management Analyst; Pam Deaton, Recreation Supervisor; Julie Parkinson, Office Assistant; Corrin Rawkowski, Therapeutic Recreation Intern; and Edith Caponigro, Recording Secretary.

AGENDA AMENDMENTS

None.

MINUTES

1. Approve regular meeting minutes of February 5, 2014

Change to Item 4, paragraph 4: Commissioner Prashant discussed... should be change to Commissioner Jhanwar discussed...

A motion was made by Commissioner Roby, seconded by Commissioner Jhanwar, to approve the minutes from the February 5, 2014 meeting as corrected. **The motion was approved unanimously.**

MEETING OPEN TO THE PUBLIC

2. Introductions/Awards/Recognitions/Presentations

Ms. Andrade-Wax introduced Senior Center staff members Pam Deaton, Julie Parkinson, and Corrin Rawkowski; and Michael Patrick, Management Analyst, to the Commission.

3. Public comment from the Audience regarding items not listed on the agenda

There were none.

MATTERS BEFORE THE COMMISSION

4. Recommendation to Allocate Housing and Human Services Grant (HHS) Funds for Fiscal Year 2014/2015

Mr. Erickson provided a PowerPoint presentation and information about the Housing and Human Services Grant (HHS) program and ZoomGrants.

The Commission was advised that a total of \$380,280.00 was available for allocation Human Services grants with funding coming from the CDBG (\$216,000.00) and the General Fund (\$164,280.00). Mr. Erickson noted that information received from HUD indicates a decrease of approximately 1.6% from them, and that 15% of CDBG funds had to be assigned for administrative services. He also advised that City Grant fund received from the General Fund had increased 2.67% from the previous year based on the City's General Fund per policy adopted in 2009.

The Commission was advised by Mr. Erickson that a total of 27 applications had been received in the Human Services category by the January 27, 2014 deadline, which included five (5) from new applicants. Mr. Erickson then reviewed with Commissioners a chart summarizing the applications received by category and the amounts requested, as well as general comments applying the recommended funding allocation.

Commissioners then reviewed the meeting process with Mr. Erickson. They discussed staff recommendations, presentations to be made by new applicants, and the funding allocation recommendations that will ultimately be forwarded to City Council for consideration.

Chairperson Berger informed attendees that this Commission would not be making any funding recommendations on any housing-related applications and that those applications will be considered by the Housing Commission on March 20.

Chairperson Berger opened the meeting for presentations.

Susan Han, Pleasanton Unified School District / Student Health Services – advised that the existing nurses program has submitted a grant application for \$5,000, to help assist students who are not insured and come from low and very-low income households. As a way of helping

these students receive medical help, the nurses group will coordinate services with local dentists, optometrists, and other medical providers. Ms. Han provided the Commission with information on how students would be identified and referred for services, and were advised that there is a big need for such services within the Pleasanton community.

Commissioner Wright noted that the funding request made reference to pre-determined rates with local service providers. Ms. Han advised that service providers have been identified and are happy to provide their services within this program. A sliding scale currently being used in Livermore will be used for this program.

Commissioner Jhanwar questioned how parents of students would know about the services being made available, and was advised by Ms. Han they would be advised through e-communication, teacher notifications, parent groups, and other outreach capabilities.

Commissioner Nagler asked what recent changes had taken place that now required the PUSD nurses group to apply for funding from the City. Ms. Han advised that funding through the Children's Smile Program is no longer available and a lot of students are in need of help. Also, the PUSD learned about the City's grant program through networking. He was also advised that the \$5,000 will allow the nurses group to provide much needed help to students.

Chairperson Berger questioned whether funding was being requested to provide services or pay for services, and how many students the nurses group anticipated being able to service. She was advised by Ms. Han that the proposal hopes to help 20 students with needs.

Commissioner Rowland was interested in learning if the nurses work with any other agencies. Ms. Han advised that they work with Public Services and make sure that families follow-through in getting students the necessary services.

Ms. Andrade-Wax questioned whether the funds would be used for student co-pays at doctor visits, and whether any of the funds would be used to pay for prescriptions. She was advised by Ms. Han that students' families are being encouraged to apply for the new medical coverage and that funding would be used to pay physicians directly for services.

Ms. Andrade-Wax was concerned that this funding request would be considered "pass-through" funding inasmuch as funds would be used to pay a provider to provide the services.

Commissioners discussed with staff how funding requests were considered to be "pass-through" and asked that they be provided clarification on this. They asked that staff also look at alternative ways that services could be provided by this applicant so that funding could be provided to the program. The Commission expressed concern that the City did not want to allocate funds for programs that were outside the normal process. After further discussion it was agreed that if the Commission decided to allocate funding for this program that staff be asked to work out the details.

Vicky Gwiasda, CALICO Center / Child Abuse Prevention - provided information about the "forensic interviews" and follow-up support services the funding request would help them

provide to 20 Pleasanton children/youth. The Commission was advised by Ms. Gwasda that CALICO currently works with the Pleasanton Police Department, helping them provide training at schools, and also collaborates with CPS, the DA's office, and others. Funds requested would be used for staff salaries and benefits. The Commission was informed by Ms. Gwasda that since July 1, 2013, CALICO has conducted 28 interviews for children in Pleasanton.

Commissioner Clare questioned whether CALICO worked with the PUSD nurses. Ms. Gwasda advised that the organization works with the Police Department, which in turn provides training in the schools.

Commissioner Roby discussed with Ms. Gwasda how support is provided if the Police Department and other organizations didn't contact CALICO.

Chairperson Berger was advised by Ms. Gwasda that student interviews would be conducted at the CALICO location in San Leandro. Chairperson Berger confirmed with Ms. Gwasda that visits are provided on a one-time basis per client.

Commissioner Nagler questioned whether CALICO was the agency contacted for 100% of all Pleasanton cases and was advised that they are the contact for most cases. Ms. Gwasda informed Commissioner Nagler that the organization had only recently learned that funding for the services provided by CALICO was available through the City's grant program.

Commissioner Jhanwar was advised by Ms. Gwasda that CALICO services all of Alameda County and has offices in San Leandro and Oakland. He was also advised that the CALICO Advisory Committee consists of representatives from various police and other agencies.

Gloria Gregory, CityServe of the Tri-Valley, CityServe of the Tri-Valley – provided information about the services provided by CityServe, advising they are an alliance of local churches that collaborates on better ways to serve the community. She advised that a local dentist has expressed an interest in volunteering his services to those in the community who are in need. Ms. Gregory advised that a total of 17 member churches in the Tri-Valley are involved and are interested in providing long-term solutions to various problems. She provided information on some of the services they have been able to provide to people in the community and helping them learn about and connect with local services and agencies. The Commission was advised that collaboration is a big part of what CityServe is doing.

Commissioner Wright questioned whether funds requested were to hire an Executive Director who would help the organization pull things together. Ms. Gregory advised that to make CityServe efforts sustainable, funding was needed to help pay someone to lead the organization, so CityServe can be a player in meeting needs in the Tri-Valley area.

Commissioner Wright noted that "Christ compassion in the program" was stated in the funding application and questioned how the organization interfaced with those from other faiths and whether they did any proselytizing. Ms. Gregory advised that the group did not proselytize and would provide services to all, and their intent was to meet human service needs in the Tri-Valley by being a major player.

Commissioner Clare questioned whether CityServe's biggest contributors were volunteers and discussed the possibility of providing information about different agencies on PtownLife.org. Ms. Gregory advised contributions were received by connecting resources.

Commissioner Roby discussed facilitating volunteers and getting diverse groups working together and felt there were many untapped resources in faith-based groups. Ms. Gregory provided information about food resources and partnering opportunities.

Commissioner Nagler indicated that he thought the CityServe application was worthy and they were a productive faith organization that was serving the underserved in the community, but he was unsure how they had reached out to those of differing faiths, and thought their application had been limited. He discussed how the Commission considers the use of public funds. Ms. Gregory advised that the organization has not solicited help from other faith-based groups, but would address this.

Commissioner Jhanwar questioned what services were provided by CityServe that were different from 2-1-1. Ms. Gregory noted that CityServe has represented 2-1-1 at various events, and that CityServe has been able to provide onsite resources and help that 2-1-1 has been unable to provide.

Linda McKeever, Open Heart Kitchen, Pleasanton Senior Center Congregate Meal Program- advised that Open Heart Kitchen was looking to increase participants in the congregate meal program at the Pleasanton Senior Center by providing better meals and a more inviting environment. Lunch meals served daily at the Senior Center will be different than those served daily at Ridge View Commons. Reservations for the meals will not be required and walk-ins will be welcomed.

Commissioners discussed with staff when a decision was anticipated to be made by Alameda County determining which agency will be awarded the contract for this program. Ms. Andrade-Wax advised it would be sometime in May and Commissioner Wright noted that applications would be reviewed by Alameda County at the end of March.

Ms. McKeever noted that funding from Alameda County for the congregate meal program would be in addition to funds received for the Ridge View Commons programs. A \$3.00 meal donation will be put in place for the congregate meals, but no payment will be required.

At the request of Commissioner Nagler, staff provided information on the reason for requesting a change in the congregate meal program. Ms. Andrade-Wax noted that the quality of food and seniors being required to advise 24 hours in advance of their intent to attend were factors in the lack of participation. She advised that the Senior Center has been reviewing this program for some time and had asked Open Heart Kitchen to consider taking on the program and to apply through Alameda County.

Sandra Wing & Roy Cook, Sandra J. Wing Healing Therapies, Healing Therapy Funds to Assist Cancer Patients- provided information about the program and advised that funds are

provided directly to those who provide services to cancer patients in need. This is an all-volunteer organization and all funds received would go to help Pleasanton residents receive the care they need.

Commissioner Roby questioned Ms. Andrade-Wax on whether this would be considered “pass-through” funding. She suggested staff take into consideration Commissioner Nagler’s earlier comment that should the Commission agree to provide funding, that staff work with the applicant. Commissioner Clare liked the idea that funds would be given directly to service providers rather than paying for overhead.

Commissioner Wright noted that Hope Hospice provides similar services and wondered whether there was any relationship with them and Sandra J. Wing Healing Therapies. Ms. Wing advised they were not a hospice care organization.

Commissioner Wright also commented on the fact that Pleasanton’s City Manager, Nelson Fiahlo, is a board member for Sandra J. Wing. Ms. Andrade-Wax advised there was no conflict of interest because Mr. Fiahlo received no compensation from the organization, and voting on funding recommendations is done only by City Council and not City staff.

Commissioner Rowland appreciates what is being targeted with the program and was interested in the services they provided. She questioned how they would serve those of low-income, etc. Ms. Wing advised that funds would go to low-income individuals through partnerships with other organizations.

Kelly Dulka & Kenny Altenburg, Tri-Valley YMCA, Sharing Community Resources with Those in Need – provided the Commission with information about the program and the services provided by YMCA. He discussed needs that are not being met, and the programs they were able to provide without any funding, and the collaborations they have established with other organizations. Mr. Altenburg advised that the YMCA is posed to implement this new project, but is in need of funds to add a staff position to do this. YMCA hopes to hire someone who will be able to build relationships with other organizations and businesses. Mr. Altenburg advised that the \$19,000 that was allocated in funding last year is now being spent and the budget in their application has been amended to reflect this.

Chairperson Berger asked about expending the \$19,000 in the last 3 months of the funding cycle. Ms. Dulka provided information regarding provision of the \$19,000 and the funds not being available for carry-over. She provided additional information about the items they are able to provide and the YMCA not being able to match resources with the needs.

Commissioner Wright questioned if the YMCA has a place to store the items they were receiving and was advised by Ms. Dulka that the YMCA is still looking to establish a place. Currently all items are being stored in their offices. Commissioner Wright agreed that resources and staffing needs need to come together. Mr. Altenburg noted that the YMCA is poised to move forward on this project.

Gina Gourley, East Bay Innovations, Ramping Up for Independence – advised that EBI had completed a successful series and served 19 households. Since a number of questions had been asked about “benefits” at the series, funding is now being sought to help provide information from a Benefit Specialist. If provided, the grant would allow for 14-16 year olds to be included and an employer on the employer-panel in the session. Ms. Gourley thanked the Commission for past grants.

Allison DeJung, Eden Information and Referral – discussed some of the perceptions in the Tri-Valley with the 2-1-1 program and advised that 2-1-1 has been trying to address these by meeting with local groups. She discussed the differences between their serve and CityServe, noting that 2-1-1 is a 24/7 organization that provides help in many languages, maintains up-to-date information, has resource specialists trained to do comprehensive assessments, and has many partnerships with other agencies.

Chairperson Berger thanked 2-1-1 for being so responsive to the feedback they had received from the Commission. Commissioner Prashant asked about the follow-up done by 2-1-1 on calls they received. He was advised that 2-1-1 responders are not Case Managers; however, in extreme cases they do follow-up on certain calls. Commissioners Rowland and Wright both commented on the good turnaround done by 2-1-1 and acknowledged that this was very much appreciated by the Commission.

Chairperson Berger closed the meeting for presentations and comments at 6:10 p.m. and the meeting resume at 6:40 p.m.

The meeting reconvened and Chairperson Berger suggested before reviewing other grant applications that the Commission consider the Capital funding request from Axis Community Health.

Sue Compton & Valerie Jonas, Axis Community Health – advised the Commission that the new clinic site is awaiting final approval of the plans by the City’s Building Department. Axis is seeking funding and hopes to commence construction in November 2014 and be able to move into the new facility sometime in 2015. Ms. Compton advised that a HUD Section 108 loan will be applied for that could provide \$1.25M toward the project and help with the construction. She provided additional information regarding payback of funds.

Mr. Erickson discussed the Section 108 funding process that would allow Axis to borrow against future grant applications. He advised that staff has been working with Axis on this and they are close to being able to submit the Section 108 application which would provide up to \$1.25M to Axis and enable the agency to minimize its long-term debt service. Mr. Erickson provided further information about funding options for this project.

Chairperson Berger questioned whether Axis will be where they need to be in funding of this project as explained by staff. Ms. Jonas advised that the Section 108 loan would get them close and then provided information about Measure 8 funds, and looking at ways to make up any possible shortfalls.

Commissioner Wright was advised that receiving the funding requested would be helpful in Axis getting funding from other sources.

Mr. Erickson discussed capital funding sources with the Commission. Commissioners agreed to recommend full funding for the Axis Community Health grant request for Funding for New Clinic Capital Project with the specific recommendation that the \$100K could be separate from funds used to repay the Section 108 loan.

Mr. Erickson provided Commissioner Prashant with information regarding the \$75,500 in CDBG capital funds that would remain after Axis is funded and advised that those funds could be allocated by the Housing Commission to other eligible activities such as the Housing Rehabilitation Program.

Chairperson Berger requested the Commission review each individual grant request for Services – Medical / Health and indicate their funding allocation.

Commissioner Roby indicated he would like to hear from Tri Valley Haven to learn more about their funding requests before making his decision.

Axis Community Health – Access to Care for Uninsured Low-Income Residents

Commissioner Wright discussed with Ms. Compton the Axis request for funding for this project. Ms. Compton provided information on the use of funds and the number of low-income residences they anticipate being able to serve.

Commissioner Nagler asked about the “per patient fee” under Covered California. Ms. Compton advised that this did not cover current clientele and was only for those who have not been on MediCal previously.

Commissioners agreed to provide full funding for this project.

Pleasanton Unified School District – Student Health Care Services

Chairperson Berger suggested the Commission consider this based on clarification of “pass-through” funding.

Commissioner Wright felt funding should be provided without any caveat, and noted that this is a project that the Commission has yearned for and will allow for dental care to be provided. Commissioners agreed.

Sandra J. Wing Healing Therapies Foundation – Healing Therapy Funds to Assist Cancer Patients

Commissioner Wright was unsure that this program should be funded and agreed with the staff recommendation. She noted that it was a scholarship program and not within the priorities set by the Commission.

Commissioner Rowland agreed with Commissioner Wright's comments and was struggling with how this fit in the Commission's priorities. She noted that cancer patients are protected under labor laws.

Commissioner Hayes thanked Commissioner Rowland for her comments and discussed struggles of funding primary care and supplemental care, and how this should be weighed by the Commission.

Commissioner Roby noted that as a new organization and a great City partner, he would like to provide some funding.

Commissioner Jhanwar agreed with Commissioner Rowland and suggested the Commission consider recommending 50% of the funding request. Commissioner Clare agreed and thought it was a worthwhile organization that should receive some funding. She also discussed the pain relieve this offers cancer patients.

Chairperson Berger agreed with the staff recommendation for funding and thought this was a request outside of the Commission's priorities.

A suggested recommendation of \$5,000.00 in funding was made by five Commissioners, two Commissioners recommended -0- funding.

Tri-City Health Center – East County HIV Advocacy and Case Management

Commissioner Hayes asked for clarification on how this agency would use the funds requested. Mr. Erickson advised they were primarily for salary.

A suggested recommendation of \$5,000.00 in funding was made by five Commissioners, two Commissioners recommended -0- funding.

Open Heart Kitchen – Pleasanton Senior Center Congregate Meal Program

Commissioner Wright noted that the vendor for this program had not yet been chosen by Alameda County, and Commissioner Hayes wondered whether funding for the program from the City of Pleasanton would influence the County's decision regarding the contract. Commissioner Nagler suggested the Commission agree to fund this program and suggest City Council set aside the funds until a vendor has been selected and that the selected vendor present to the Commission.

Commissioner Clare felt this was funding for a Senior Center program and was not sure that any strings should be put on the funding allocation.

Ms. Andrade-Wax discussed funding of this project if Open Heart Kitchen is not the vendor selected by Alameda County and assigning funds to the project, but waiting until a vendor is selected and can present to the Commission.

Chairperson Berger indicated her preference for the project would be Open Heart Kitchen, and could be agreeable to allocating \$20,000 if another vendor is selected, but would like the

Commission to meet the selected vendor and have the option to decide whether they want to fund or not fund the project at that time.

Open Heart Kitchen – Senior Meal Program at Ridge View Commons

The Commission agreed to fully fund this project at \$25,000.00.

Open Heart Kitchen – Pleasanton Hot Meal and Weekend Box Lunch Program

The Commission agreed to fund this project at \$8,000.00

Ann King, Tri-Valley Haven – Tri-Valley Haven's Food Pantry / Shiloh Domestic Violence Shelter and Services / Sojourner House Homeless Shelter / Counseling and Temporary Restraining Order Clinic

Ms. King provided information about the four programs and the grants they have submitted. She advised that these are safety-net programs.

Funding recommendations made by Commissioners were \$15,000 for the Food Pantry, \$13,000 for Shiloh Domestic Violence, \$2,000 for Sojourner House, and \$11,000 for Counseling and Temporary Restraining Order Clinic.

CALICO Center – Pleasanton Child Abuse Intervention

Commissioner Nagler felt the Commission should be encouraging applications of this type and recommended \$7,500.00 in funding.

Commissioner Hayes was impressed with the application and thought the program was well developed and coming to the City for the first time for funding. She also discussed the increase in funding for the services they provide from the City of Livermore.

Commissioners agreed to recommend funding in the amount of \$7,500.00.

Legal Assistance for Seniors – Free Legal Services for Low-Income Seniors

Commissioners agreed to recommend funding in the amount \$11,000.00 for this program.

East Bay Innovations – Ramping Up for Independence

Funding in the amount of \$5,000.00 for this program was recommended by Commissioners.

Easter Seals Bay Area – Easter Seals Kaleidoscope Teen Group

Commissioners agreed to fund in the amount of \$11,000.00. Ms. Andrade-Wax noted that this was one of the few groups applying for funds for a teen program.

CityServe of the Tri-Valley – CityServe of the Tri-Valley

Chairperson Berger recommended zero funding due to the religious roots of the organization and a concern that it is not sufficiently inclusive of other faiths.

Commissioner Wright discussed the use of public funds and the religious aspect of the organization. She felt what the organization did was well needed in the community, but this would not be a good use of public funds.

Commissioner Clare would rather funds go to services and not overhead, and thought other issues could be resolved outside of the City.

Commissioner Roby felt it could be a priority to tap into faith-based groups because they are a great resource, but felt this group needed some public relations assistance. He felt they needed to bridge the gap with other organizations.

Commissioner Jhanwar felt the group had not closed their doors to helping those from other faiths.

Commissioner Nagler discussed the possibility of opening City Council up to criticism if funding was allocated to this organization.

The Commission recommended zero funding for this applicant.

Eden I&R, Inc. – 2-1-1 Alameda County

Commissioners recommended funding this program at \$17,000.00.

Tri-Valley YMCA – Sharing Community Resources with Those in Need

Commissioner Rowland asked that the YMCA representatives provide information on what they would do if their request is not funded.

Kelly Dulka and Kenny Altenburg advised they would have to look at other options to fund this program, and it may require making it a part-time position, which would have an impact on the program.

Commissioner Hayes discussed the percentage of Pleasanton residents that would be served by the program and was advised by Ms. Dulka that most YMCA fundraising funds are used for outreach programs. YMCA believes strongly in this program and the partnerships they have established for it.

Chairperson Berger discussed with Ms. Dulka funding allocated for the previous year. Ms. Dulka provided information about an adult care program that had fallen down.

Commissioners recommended \$13,000.00 for this program.

After reviewing all of the grant requests and funding recommendations, the Commission reviewed the recommendations and discussed possible changes.

Commissioner Nagler indicated he would like to allocate \$5,000 to Sandra J. Wing and zero dollars to Tri-City Health Center. Chairperson Berger stated she would prefer they were reversed and would recommend \$5,000 to Tri-City Health Center and zero to Sandra J. Wing.

Commissioner Nagler discussed the lack of contact from Tri-City Health Center. Mr. Erickson advised that reports are received from the agency and staff does monitor them.

Commissioner Jhanwar suggested the Commission look at changing some of the other recommendations.

After revising several funding amounts, the Commission agreed they were ready to send a recommendation to City Council.

A motion was made by Commissioner Roby, seconded by Commissioner Jhanwar, recommending the following Housing and Human Services Grant (HHS) Fund allocations for fiscal year 2014/15 be considered by City Council:

\$100,000	- Axis Community Health – Funding for New Clinic Capital Project
\$ 11,000	- Axis Community Health – Access to Care for Uninsured Low-Income Residents
\$ 5,000	- Pleasanton Unified School District – Student Health Services
\$ 5,000	- Sandra J. Wing Healing Therapies Found. – Healing Therapy Funds
\$ 5,000	- Tri-City Health Center – East County HIV Advocacy & Case Management
\$ 24,000	- Open Heart Kitchen – Senior Meal Program at Ridge View Commons
\$ 8,000	- Open Heart Kitchen – Pleasanton Hot Meal and Weekend Box Lunch Program
\$ 18,500	- [TBD] – Pleasanton Senior Center Congregate Meal Program
\$ -0-	- Spectrum Community Services – Congregate Senior Meal Program
\$ 5,000	- Spectrum Community Services – Meals on Wheels for Homebound Elders
\$ 15,000	- Tri-Valley Haven – Tri-Valley Haven’s Food Pantry
\$ 13,000	- Tri-Valley Haven – Shiloh Domestic Violence Shelter & Services
\$ 20,000	- Sojourner House Homeless Shelter
\$ 7,500	- CALICO Center – Pleasanton Child Abuse Intervention
\$ 13,000	- Legal Assistance for Seniors – Free Legal Services for Low-Income Seniors
\$ 11,000	- Tri-Valley Haven – Counseling and Temp. Restraining Order Clinic
\$ 5,000	- East Bay Innovations - Ramping Up for Independence
\$ 9,000	- Easter Seals Bay Area – Easter Seals Kaleidoscope Teen Group
\$ -0-	- CityServe of the Tri-Valley – CityServe of the Tri-Valley
\$ 17,000	- Eden I&R, Inc. – 2-1-1 Alameda County
<u>\$ 12,780</u>	- Tri-Valley YMCA – Sharing Community Resources with Those in Need
\$304,780	TOTAL

The Commission asked that staff work with Pleasanton Unified School District and Sandra J. Wing Healing Therapies Foundation to address concerns that allocated funds will not be used as pass-through funds. Also, that should a vendor other than Open Heart Kitchen be selected for the Pleasanton Senior Center Congregate Meal Program, that they be asked to present to this Commission.

ROLL CALL VOTE:

AYES: Commissioners Clare Jhanwar, Nagler, Roby, Rowland, Wright, and Chairperson Berger.

NOES: None

ABSENT: None
ABSTAIN: None

The voting was restated by Chairperson Berger.

5. Approve the City of Pleasanton's Human Services Needs Assessment: Strategic Plan

After discussion, a motion was made by Chairperson Berger, seconded by Commissioner Clare to approve the City of Pleasanton's Human Services Needs Assessment: Strategic Plan.

ROLL CALL VOTE:

AYES: Commissioners Clare, Jhanwar, Nagler, Roby, Rowland, Wright, and
Chairperson Berger.

NOES: None

ABSENT: None

ABSTAIN: None

COMMUNICATIONS

6. Eden I & R, Inc. 211 Alameda County Monthly Narrative Report: January 2014

Reviewed.

COMMISSION REPORTS

Committee Meetings

Senior Advisory Committee - no report.

Valley Mental Health Committee - no report

Parks and Recreation Master Plan Steering Committee - no report

Brief reports on other meetings, conference, and/or seminars attended by the Commission members- no report

Alameda County Area Agency on Aging - no report.

Paratransit Advisory Committee - no report

Senior Support Program of the Tri-Valley - no report

Tri-Valley Housing Scholarship Program Committee - no report

COMMISSION COMMENTS

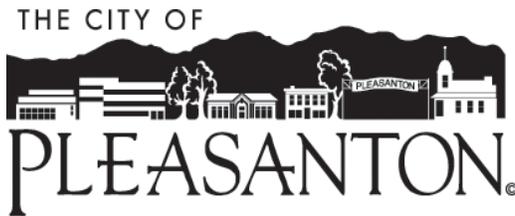
Commissioner Roby discussed Supervisor Miley's report on dental work and suggested the Commission discuss this at a future meeting.

STAFF COMMENTS

Ms. Andrade-Wax advised that the City of Pleasanton in coordination with the cities of Dublin and Livermore gave an overview of the 2011 Eastern Alameda County Human Services Needs Assessment: Findings Report at the Tri-Valley Council Meeting on February 26, 2013.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:48 p.m.



Human Services Commission Agenda Report

April 2, 2014
Item 4

SUBJECT: REVIEW OF COMMISSION MEETING SCHEDULE FOR MAY, JUNE, JULY, AUGUST, AND SEPTEMBER 2014

SUMMARY

Annually, the Commission reviews its summer meeting schedule to consider canceling or rescheduling meetings due to holidays or other conflicts. The Commission should discuss its summer meeting schedule and recommend changes if appropriate.

RECOMMENDATION

It is recommended that the Commission review its summer meeting schedule and approve the following actions:

1. Cancel the Human Services Commission meeting in July; and
2. Change the Commission meeting dates in May, June, August, and September to the third Wednesday of each month.

FINANCIAL STATEMENT

There is none.

BACKGROUND

Last year, the Commission chose to cancel its July meeting and change its meeting dates in May, June, August, and September from the first Wednesday to the third Wednesday of each month, to avoid meeting during the Pleasanton Downtown Association’s First Wednesday Street Fair.

If the Commission changes its regular meeting schedule during the summer months, it is recommended that the Commission meet on the following dates: Wednesday, May 21; Wednesday, June 18; Wednesday, August 20; and Wednesday, September 17.

ALTERNATIVE ACTION

Any other action as determined by the Human Services Commission.

Submitted by:

/s/
Susan Andrade-Wax
Director of Community Services

EDEN I & R, Inc.

2-1-1 Alameda County Monthly Narrative Report: February 2014

Noteworthy Updates

During the month of February, 7,901 calls were handled by 2-1-1 Resource Specialists and 11,299 health, housing and human service referrals were provided. Of the unduplicated callers, 80% were female, 30% were single-headed households with minor children, and 41% had disabilities. The call examples below show the breadth and depth of calls handled. Additional people are also relying on Eden I&R's online health and human service resource directory; in February it received 137,673 hits from 12,518 visitors.

2-1-1 centers across the country celebrated "National 2-1-1 Day" on February 11. Eden I&R had an informal yet much appreciated luncheon for staff on-site. Because 2-1-1 calls are constant, Resource Specialists covered one another's shifts so that everyone could partake in a quick lunch. During the lunch, the Executive Director thanked staff members for their consistent dedication toward providing comprehensive and updated information and referrals to our thousands of callers. Also appreciated were the staff members who collect and manage the health, housing and human service data that is relied upon by the 2-1-1 communication system, as well as those staff members who are trained to back-up Resource Specialists when we are inundated with calls.

Call Information

Call Examples	Call Information
	~ A Pleasanton caller who had recently been diagnosed with uterine cancer called 2-1-1 for cancer support groups. She was referred to Women's Cancer Resource Center of Oakland for support groups and the American Cancer Society for further referrals.
	~ A single parent with two teenaged children and an adult child in the home called from Newark for assistance paying a water bill. The caller was at risk of losing her Section 8 Housing Voucher if the shut-off occurred. The caller had a shut-off notice, so she was referred to St. Vincent de Paul and Catholic Charities' Cassidy Program for seniors 55+ (the caller met the age criteria) offering temporary financial assistance to marginally housed seniors.
	~ An Oakland caller who was homeless and had a physical disability called for information on residential programs for parolees. The caller shared that he was about to exit the re-entry program at which he was currently living and needed another place to live. He had no income or benefits, so he was referred to the Homeless Action Center, Healthy Oakland's Urban Male Health Center, Alameda County Human Resource Services Department's Re-Entry Pilot Program, and was encouraged to call 2-1-1 back for transitional housing when his General Assistance benefits are in place. The caller was also pre-screened and referred to the CalFresh Program.
	~ A senior with physical disabilities called from San Leandro for rental listings that would accept his Section 8 voucher. The caller was referred to five different properties in Oakland from Eden I&R's unique housing database, and was also given a referral to the Hayward Senior Center as he requested.
	~ A Berkeley caller, who had both mental and physical disabilities, called for information on how to better manage her diabetes. The caller told the Phone Resource Specialist she wanted referrals in Oakland, so she was referred to Eastmont Wellness Center, West Oakland Health Center, and Native American Health Center.
	~ A senior from Hayward called because his vehicle had been broken into. Several parts of the vehicle had been stolen rendering it inoperable, and the City had eventually towed the vehicle. The caller has had several financial setbacks including foreclosure and was very upset. 2-1-1 advocated for the caller and connected him, at his request, to City staff. 2-1-1 also referred him to St. Vincent de Paul for financial assistance. 2-1-1 asked the caller if he was interested in learning about programs that could assist him with in-home support services, transportation to appointments, etc. as he had indicated that transportation was an issue and that he was not always able to keep up with his laundry and housework. The caller indicated that he was interested. He was provided with referrals to PACE through Center for Elders' Independence, as he had indicated that he had both Medi-Cal and Medicare, and to the Area Agency on Aging, Alameda County Social Services Agency. He called back to inform 2-1-1 that he had followed up with PACE and they had sent him several materials to review regarding their services. He indicated that he was still trying to get an application from the Area Agency on Aging.

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Caller Feedback	~ "You have helped me a lot and the resources you provide are very helpful. Don't stop your service ever, because it is beneficial for folks like me."
	~ "I am calling from San Leandro. I called to inquire about low-income apartments, and your employee helped me. She was so wonderful with finding all of these places, and I just want you to know how awesome she was."
	~ "I live in Hayward, my experience with your operator has been excellent."
	~ "The representative that I spoke to was very friendly, very kind, very helpful and very caring. I appreciate her kindness."
Staff Inservice Training Sessions	~ East Oakland Community Project
	~ Adult Protective Services

Resource Information And Technology Updates

Services Database	~ Six new agencies were added to the services database this month.
	~ The services database contains 1,133 agencies and 2,906 programs.
	~ The 2014 Big Blue Book: Directory of Human Services for Alameda County has been printed and copies are available for sale.
	~ The process of updating the 473 "Non-Directory" agencies continues. So far we have updated 179 agencies.
Housing Database	~ 620 new units were added to the housing database this month.
	~ Housing Subscriptions (mail, PDF & OHIP) were sent to community-based organizations in Alameda County and San Francisco County.
Online Services Website	~ Eden I&R's health and human services data is provided free through the agency's publicly accessible websites at www.edenir.org and www.211alamedacounty.org , and www.alamedaco.info . This month the Online Services Directory received 137,673 hits from 12,518 visitors.
Technology	~ The agency welcomed Rick Otto as its new Director of Information Technology this month. Rick brings more than 20 years of experience in the technology field to the organization, and his previous employment includes Hewlett-Packard, the Sequoia Union High School District, and the San Francisco Opera. He is ITIL certified, a certified Chief Technology Officer, and has an MBA from San Jose State. After 15 years with Eden I&R, former Director of Information Technology Craig Miller is forming his own consulting firm. To help with the transition, Craig will continue working with the agency in the near future on a part-time basis.
	~ Old UPS batteries were swapped out for new batteries on devices servicing internet and network equipment.
	~ Equipment was purchased in preparation for the hire of a new staff person, a Specialist in the agency's AIDS Housing & Information Project.
	~ Staff performed routine software and hardware maintenance and updated the agency website.

Outreach/Public Information Activities

Meetings	~ The Executive Director met with the Executive Directors of the East Bay Volunteer Center and the Contra Costa Crisis Center to discuss the many ways in which the agencies can further solidify and enhance our working partnerships. Currently we are working on a formalized MOU related to disaster response activities.
	~ Two staff members from California Assemblyman Bill Quirk's office visited the office to familiarize themselves with the breadth and depth of Eden I&R's services, especially as they relate to the Assemblyman's constituents.
	~ The Executive Director attended a 2-1-1 California network board meeting held in Santa Rosa in order to hear firsthand the many ways in which statewide 2-1-1 efforts are benefitting low-income individuals and families. In particular, discussions were held related to the new statewide business plan that is being written with the assistance of a generous grant by Kaiser Permanente.
	~ Two staff members from Alameda County Supervisor Wilma Chan's office were given a tour of the agency so that they could better understand the full complement of Eden I&R's programs and services. Supervisor Chan was one of the first Alameda Board members to support 2-1-1 in the early 2000s.

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Meetings	~ Several Eden I&R staff members met with a representative from Code For America. The primary discussion related to creating a mobile "app" from which national 2-1-1 services could be accessed. Because 2-1-1 is a national number that is managed and funded locally, the Code For America representatives are speaking with 2-1-1 centers across the country about this project.
	~ The City of Fremont sent representatives to Eden I&R to monitor the many ways in which we provide services to its city's residents. Statistical information, anecdotal data as well as requested agency documents were provided and the representatives were given a tour of the agency including the 2-1-1 call center. As always, Eden I&R is performing according to our contractual goals.
	~ The Executive Director attended the City of Alameda's Social Service Human Relations Board meeting. A presentation was made focusing on the many ways in which 2-1-1 has specifically assisted Alameda's low-income, at-risk populations.
	~ The Executive Director attended the monthly regional 2-1-1 Bay Area partnership meeting held in Oakland. This month's meeting focused on the statewide California Healthcare Navigation system and the ways in which 2-1-1 has been, and could be, assisting people complete healthcare insurance applications.
	~ Several agency staff members worked to restore funding related to assisting low-income callers obtain low-cost broadband internet services. This assistance would also involve referrals for low-cost internet training and computer equipment.
	~ The Deputy Director attended the bimonthly Workforce Investment Board ACCESS Steering Committee meeting at which she made a presentation about 2-1-1 and recent employment-related calls and trends observed by the Phone Line Resource Specialists.
	~ The Deputy Director and the 2-1-1 Program Manager attended an open house hosted by Eden Township Healthcare District at its newly remodeled, environmentally friendly offices in Castro Valley. The Deputy Director accepted a plaque on behalf of Eden I&R that commemorates the grants the agency has received from Eden Township Healthcare District since 2005. The two agency staff had the opportunity to meet other grantees and Eden Township Healthcare District staff, and enjoy some wonderful refreshments.
	~ The Deputy Director attended an all-day forum at the Office of Emergency Services in Dublin sponsored by the Bay Area Center for Regional Disaster Resilience. The topic of the forum was Bay Area Community Health Resilience. Representatives from several different organizations including Association of Bay Area Health Officials, Bay Area Urban Areas Security Initiative, Kaiser Permanente, and the American Red Cross, made presentations relating to the theme of community health resilience which is the ability of a community to understand the consequences it faces from disasters or other events that affect public health and safety to recognize the preparedness gaps and develop or strengthen capabilities that help the community.
	~ The Deputy Director participated in a webinar hosted by Healthy City to learn more about the very rich website, Healthycity.org , and how Eden I&R might use its data tracking abilities to better inform our work.
	~ The Housing Outreach Coordinator is working in collaboration with the Oakland Housing Authority (OHA) to conduct outreach to rental property owners, on a monthly basis, to inform them of the opportunities with OHA and Eden I&R. Through this outreach property owners throughout the County are able to list their properties with us at no cost.
	~ The Housing Outreach Coordinator attended the Alameda County Emergency Managers Association meeting. This meeting was dedicated to a Tabletop Disaster drill focusing on climate change and power outages.
	~ The Housing Outreach Coordinator attended the Nor Cal Voluntary Organizations Active in Disaster (VOAD) meeting. The topic of discussion was agency reimbursement after a declared disaster.
	~ The Housing Outreach Coordinator attended the Alameda County Disaster Volunteer Planning meeting. This meeting was dedicated to the launch of a new portal on the County website for spontaneous volunteers.
	~ As Chairperson, the Housing Outreach Coordinator facilitated the monthly Tri-Valley Housing Scholarship board meeting.
	~ The Housing Outreach Coordinator met with a representative at the Alameda County Housing Authority to work on a collaborative rental property owner outreach event.

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Fairs/Events/and Outreach	~ 2-1-1 marketing and outreach materials were distributed this month to: Assemblyman Bill Quirk's office, Emerson Elementary School (Oakland Unified School District Resource Center), United Seniors of Oakland and Alameda County, City of Fremont, Oakland Fire Department Emergency Operations Center, Resources for Community Development in Berkeley, Oakland Police Department Internal Affairs Division, and the Office of Alameda County Supervisor Wilma Chan.
	~ The Executive Director, as the Public Relations chair of the statewide California Alliance of Information and Referral Services (CAIRS), edited and produced the Spring edition of the CAIRS Newsletter. This publication included stories about 2-1-1 Day activities, Earned Income Tax Credit services, and Human Trafficking Awareness Month.
	~ The Executive Director attended the screening of "Fatherhood 101" by First 5 at the Oakland Grand Lake Theater. The film was enlightening, emotional and educational. The very large audience was diverse, attentive and very appreciative of the film.
	~ The Housing Outreach Coordinator attended the ORC Network meeting and gave out 2-1-1 information to attendees.
	~ As Chairperson, the Housing Outreach Coordinator facilitated the monthly Alameda County VOAD executive committee meeting.
	~ The Alameda County Sheriff's Department added a link on their website to the 2-1-1 website.
	~ The Development/Marketing Officer made a 2-1-1 presentation to the College of Alameda ATLAS Program. The ATLAS program includes a 2-1-1 presentation in each of their new student orientations.
	~ The Development/Marketing Officer participated in and distributed 2-1-1 materials at the Earn It! Keep It! Save It! event at the Oakland Public Library. At this event, low-income residents were assisted in completing their taxes and in submitting applications to Covered California.
	~ The Development/Marketing Officer made a 2-1-1 presentation to deputies and staff in the Hayward office of the Alameda County Probation Department. ~ The Development/Marketing Officer participated in and distributed 2-1-1 materials at the Senior Center in Castro Valley, and Project Access Health Fair at St. Joseph Senior Apartments in Oakland.

Alameda County Summary By City

2/1/2014 Through 2/28/2014; 2-1-1

	¹ Total Calls	² Client Calls	³ General Calls	⁴ Un-duplicated Clients	Disabled Clients	Male Clients	Female Clients	⁵ Youth Under 18	Single Mom W/ Minor Children	Referrals
Alameda	201	78	123	59	31	13	46	25	14	322
Albany	13	8	5	7	1	0	7	4	2	23
Berkeley	407	139	268	112	55	27	85	46	35	671
Castro Valley	93	57	36	32	12	7	25	12	8	162
Dublin	38	19	19	14	6	3	11	9	7	47
Emeryville	43	9	34	7	3	1	6	2	2	79
Fremont	337	166	171	124	51	31	93	45	26	486
Hayward	1106	597	509	453	176	89	364	224	121	1857
Livermore	118	60	58	49	21	10	39	25	16	197
Newark	95	51	44	32	8	4	28	23	16	156
Oakland	3414	1469	1945	1121	482	230	891	537	363	5655
Pleasanton	35	19	16	13	3	0	13	6	5	47
San Leandro	455	255	200	202	78	32	170	101	57	810
San Lorenzo	72	50	22	39	16	3	36	23	17	125
Union City	102	62	40	49	16	7	42	30	16	171
Other	1371	94	1277	83	33	21	61	35	22	485
Grand Total:	7901	3133	4768	2396	992	478	1917	1147	727	11299

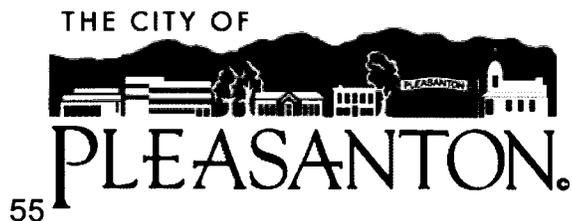
1. Total Calls: The total of Client Calls and General Calls for the reporting period.
2. Client Calls: The number of times Clients called during the reporting period.
3. General Calls: The number of callers who did not provide demographic information, birth date, and full address.
4. Unduplicated Clients: The number of unduplicated clients who called during the reporting period. These are callers willing to provide demographic information, birth date, and full address.
5. Youth Under 18: The total number of households with youth under the age of 18 in the household.

Alameda County Summary By City

7/1/2013 Through 2/28/2014; 2-1-1

	¹ Total Calls	² Client Calls	³ General Calls	⁴ Un-duplicated Clients	Disabled Clients	Male Clients	Female Clients	⁵ Youth Under 18	Single Mom W/ Minor Children	Referrals
Alameda	1481	799	682	468	202	106	362	222	138	2618
Albany	156	79	77	49	17	12	37	20	12	327
Berkeley	4319	2103	2216	926	430	245	681	367	253	7069
Castro Valley	969	581	388	294	98	61	233	138	87	1715
Dublin	429	237	192	135	46	25	110	70	46	735
Emeryville	347	190	157	103	38	25	78	39	29	678
Fremont	2937	1722	1215	907	331	219	687	416	238	5056
Hayward	8939	5327	3612	2702	945	524	2177	1526	920	16293
Livermore	1131	599	532	367	127	66	301	196	111	1991
Newark	817	525	292	254	90	44	210	152	92	1398
Oakland	31359	15822	15537	7994	3144	1799	6192	4032	2739	55038
Piedmont	28	8	20	7	2	2	5	1	1	54
Pleasanton	478	270	208	148	43	29	119	81	47	868
San Leandro	4334	2732	1602	1349	496	247	1102	682	434	8347
San Lorenzo	537	368	169	202	68	37	165	110	66	1021
Sunol	4	3	1	3	1	1	2	0	0	13
Union City	1045	678	367	401	134	75	326	230	136	1906
Other	9980	924	9056	624	231	137	486	220	156	4289
Grand Total:	69290	32967	36323	16933	6443	3654	13273	8502	5505	109416

1. Total Calls: The total of Client Calls and General Calls for the reporting period.
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4. Unduplicated Clients: The number of unduplicated clients who called during the reporting period. These are callers willing to provide demographic information, birth date, and full address.
5. Youth Under 18: The total number of households with youth under the age of 18 in the household.



Housing Commission Minutes

City Council Chambers, 200 Old Bernal Ave., Pleasanton, CA

**December 19, 2013
7:00 p.m.**

CALL TO ORDER – PLEDGE OF ALLEGIANCE

Chairperson Casey called the meeting to order at 7:04 p.m. on Thursday, December 19, 2013, in the City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California.

The Pledge of Allegiance was recited, led by Chairperson Casey.

Roll call:

Present: Chairperson John Casey, Vice Chairperson Ann Welsh, and Commissioners Daniel Mermelstein
(Commissioner Colleen Lopez arrived at 7:10 p.m.)

Absent: None

Staff: Scott Erickson, Housing Specialist; and Edith Caponigro, Recording Secretary

AGENDA AMENDMENTS

There were none.

MINUTES

1. Approve Regular Meeting Minutes of July 23, 2013, and September 26, 2013

A motion was made by Commissioner Welsh, seconded by Commissioner Mermelstein, to approve the meeting minutes of July 23, 2013, and September 26, 2013. **The motion was approved unanimously.**

CONSENT CALENDAR

2. Approval of the September, October, and November 2013 Financial Reports for Ridge View Commons and Kottinger Place

3. Management Updates for Kottinger Place and Ridge View Commons

Mr. Cammer advised that he is looking to bring in a professional leak detection company with the hope they will have a methodology to look at different ways of checking for problems and minimizing water usage and waste. He further noted that an updated physical needs assessment is planned for Ridge View Commons to assess wood rot which has been an ongoing issue throughout the history of the property.

A motion was made by Commissioner Mermelstein, seconded by Commissioner Welsh, to approve the consent calendar. **The motion was approved unanimously.**

MEETING OPEN TO THE PUBLIC

4. Introductions / Awards / Recognitions

Chairperson Casey noted that Commissioner Justin Probert had recently submitted his resignation because he and his family are moving out of Pleasanton to Livermore. He invited former Commission member Probert to the podium and read the following commendation:

“The Housing Commission commends Justin Probert this 19th day of December, 2013. Whereas, Justin Probert has served on the City’s Housing Commission since May 2010, including the role of Chairperson in 2012; and whereas, Justin has given many hours of his time in consistent and faithful attendance at monthly City commission and committee meetings – including the Kottinger Place Redevelopment Task Force, Tri-Valley Housing Scholarship Program board, and others – over the past three and one-half years; and whereas, Justin has contributed immeasurably to these groups through his thoughtful decision-making skills and his valuable expertise in the areas of housing affordability and human services; and whereas, the insights and contributions made by Justin have helped the Commission in its role of promoting affordable housing in Pleasanton; and whereas, the Housing Commission appreciates Justin’s enthusiasm, leadership, and dedication in his role as Commissioner and committee member; now, therefore, be it resolved that the Housing Commission does hereby recognize and commend Justin Probert and expresses its sincere appreciation for his years in service to the City of Pleasanton.”

Chairperson Casey thanked Justin Probert for his service to the Commission and to the City of Pleasanton. Mr. Casey thanked everyone for the opportunity of serving on the Commission.

5. Public Comment from the audience regarding items not listed on the agenda

There were none.

PUBLIC HEARINGS AND OTHER MATTERS

6. Presentation by Sunflower Hill Regarding a New Housing Concept for Persons with Special Needs

Mr. Erickson introduced the agenda item, advising that staff had been contacted last spring by Sunflower Hill, a new nonprofit organization that has a mission “to develop a community for individuals with special needs that provides for life-long residency options and quality activities/programming,” and focusing on adults with autism and related developmental disabilities.

Mr. Erickson introduced the Commission to Dr. Lynn Mielke and Angie Queenan, representatives from Sunflower Hill, who advised that the vision of the organization is to develop a community for those with special needs. The Sunflower Hill group is hoping work within the East Pleasanton plan and obtain approximately 6 acres that would allow for housing for approximately 50 adults. Dr. Mielke noted that such a project would count toward the City's regional housing needs or RHNA target.

Dr. Mielke and Ms. Queenan advised that Sunflower Hill was hoping to become a model for offering affordable living and activities within the Bay Area to those with special needs by creating and providing life-long residency options with an enhanced quality of life. The Commission was advised that Sunflower Hill was established by a group of parents who bonded together to form this non-profit.

Desired locations would allow Sunflower Hill to establish housing in a farm or ranch concept with agricultural and vocational options, and metro living with access to vocational options within greater community and enhanced social interactions.

Commission Mermelstein questioned whether Sunflower Hill was seeking funds for this project and whether city funds could be used for the project.

Mr. Erickson provided information about available funding in the Lower Income Housing Fund. He questioned Dr. Mielke and Ms. Queenan on whether funds would be sought from other local cities and discussed the Regional Housing Needs Allocation process.

Ms. Queenan provided information about fundraising efforts being conducted by Sunflower Hill and about other groups that have expressed interest in joining the group in its endeavor. She also provided additional information about the needs, required level of care, and general lifestyle needs of the individuals who would benefit from this project.

Commissioner Welsh questioned whether only those from the Tri-Valley area would be served from this project. Dr. Mielke advised that much depended on the funding that is received.

Chairperson Casey discussed with Dr. Mielke the envisioned timing for the project and was advised that Sunflower Hill hopes to establish its first housing project within the next five years.

Dr. Mielke provided Mr. Erickson with details about work opportunities and gardening/vocational options that would be offered and the number of residents they hope to serve.

Commissioner Lopez asked about other public/private projects.

Chairperson Casey asked about conservancy opportunities. Ms. Queenan provided information about a project in Sonoma that is very similar to their concept.

The Commission thanked the representatives from Sunflower Hill for their presentation.

7. Appointment of New Officers (Chairperson and Vice Chairperson) for 2014

Mr. Erickson noted that the ordinance establishing the Housing Commission stipulates that officers are to be nominated and elected to serve a one-year term commencing January 1 of each year. Staff is recommending that the Commission appoint a new Chairperson and Vice Chairperson for calendar year 2014 and also review Commission liaisons for boards and committees.

A motion was made by Chairperson Casey, seconded by Commissioner Lopez, to nominate and elect Commissioner Welsh to serve as the Housing Commission Chairperson and Commissioner Mermelstein as the Vice Chairperson for calendar year 2014.

ROLL CALL VOTE:

AYES: Commissioners Lopez, Mermelstein, Welsh, and Chairperson Casey
NOES: None
ABSENT: None
ABSTAIN: None

Mr. Erickson suggested the Commission review the boards and committees and appoint liaisons. The Commission reviewed them and made the following appointments:

Tri-Valley Housing Program (TVHSP) Board of Directors – Colleen Lopez
Kottinger Place Redevelopment Task Force – Ann Welsh and Colleen Lopez
East Pleasanton Specific Plan Task Force – John Casey and Ann Welsh

COMMUNICATIONS

Planning Commission Staff Report – December 11, 2013. Reviewed - no comment.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Commissioner Casey noted that he asked at a previous meeting whether funds could be used for rehabilitating older apartment complexes, and asked for information about the age of units, and surveying of property owners to determine if they might be interested in such projects. He asked that staff put this as an agenda item so it could be discussed by the Commission, so they might think ahead about affordability issues. Mr. Erickson advised that staff is working on the next housing element and this request would in with that.

COMMITTEE REPORTS

There were no committee reports.

DISCUSSION OF FUTURE MEETING AGENDAS

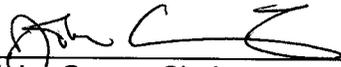
Mr. Erickson stated that the January meeting is tentatively scheduled to include the following items:

- Review of an Affordable Housing Plan for the SummerHill Apartment Development (5850 West Las Positas Blvd.)
- An update by MidPen Housing regarding the status of the Kottinger Gardens project.

ADJOURNMENT

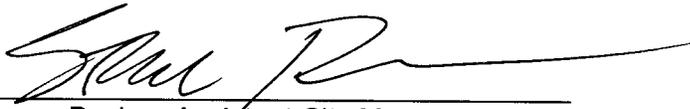
The meeting was adjourned at 7:50 p.m. by unanimous consent.

DATED: December 19, 2013



John Casey, Chairperson

ATTEST:



Steven Bocian, Assistant City Manager

Housing Commission Minutes

City Council Chambers, 200 Old Bernal Ave., Pleasanton, CA

**February 20, 2014
7:00 p.m.**

CALL TO ORDER – PLEDGE OF ALLEGIANCE

Chairperson Welsh called the meeting to order at 7:00 p.m. on Thursday, February 20, 2014, in the City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California.

The Pledge of Allegiance was recited, led by Chairperson Welsh.

Roll call:

Present: Chairperson Ann Welsh, Vice Chairperson Daniel Mermelstein, and Commissioner Colleen Lopez

Absent: Commissioner John Casey

Staff: Steven Bocian, Assistant City Manager; Scott Erickson, Housing Specialist; and Edith Caponigro, Recording Secretary

AGENDA AMENDMENTS

There were none. Mr. Bocian read information about changes to the Brown Act and voting procedures requiring the Chair to publicly report the action taken on all motions.

MINUTES

1. Approve Regular Meeting Minutes of December 19, 2013

A motion was made by Commissioner Mermelstein, seconded by Commissioner Lopez, to approve the meeting minutes of December 19, 2013. **The motion was approved unanimously.**

CONSENT CALENDAR

2. Approval of the December 2013 and January 2014 Financial Reports for Ridge View Commons and Kottinger Place

3. Management Updates for Kottinger Place and Ridge View Commons

4. **Quarterly Update Regarding Miscellaneous Housing Projects and Issues (4th Quarter 2013)**
5. **Quarterly Report of Housing Commission Activities (4th Quarter 2013)**
6. **Quarterly Inventory of Below-Market Housing in Pleasanton (4th Quarter 2013)**

A motion was made by Commissioner Mermelstein, seconded by Commissioner Lopez, to approve the consent calendar. **The motion was approved unanimously.**

MEETING OPEN TO THE PUBLIC

7. **Introductions / Awards / Recognitions**

There were none.

8. **Public Comment from the audience regarding items not listed on the agenda**

There were none.

PUBLIC HEARINGS AND OTHER MATTERS

9. **Approval of an Affordable Housing Agreement with SHAC Las Positas Apartments LLC (Summerhill) for a 177-Unit Apartment Development at 5850 West Las Positas Boulevard (PUD-103)**

Mr. Bocian introduced the agenda item and provided a PowerPoint presentation reviewing the site location and street view. He advised that the SHAC Las Positas Apartments LLC (Summerhill) submission is for a Planned Unit Development (PUD) application for the development of a 5.9-acre site at 5805 West Las Positas Boulevard. Since the development exceeds 15 living units, it is subject to the City's Inclusionary Zoning Ordinance (IZO) requiring an Affordable Housing Agreement (AHA).

The Commission was provided information regarding: 1) the project description, 2) affordable unit mix, 3) general terms of the Affordable Housing Agreement, 4) an in-lieu fee option, 5) compliance with Inclusionary Zoning Ordinance's unit mix/design guidelines/development standards, and 6) the staff recommendation to approve the agreement.

Chairperson Welsh discussed with Mr. Bocian the differences between market rates and the below-market rent levels based on the Area Median Income (AMI). Mr. Bocian discussed proforma information and what the market dictates. He noted that rents are currently moving upward, and since this project is in a desirable location, rents may be higher than average market rents.

Chairperson Welsh asked about the process should the developer decide not to build affordable units. Mr. Bocian informed Chairperson Welsh that the determination is made by the City and the development. He provided information on the things the City will be looking for that help with the decision-making, and the importance of the in-lieu fee option.

Mr. Erickson provided information from the most recent survey and apartment rents and vacancy rates, advising that the average market rent for a 2-bedroom unit in 2013 ranged from

\$1,900 to \$2,700. He further indicated that rents have likely increased further since that time.

Chairperson Welsh opened the meeting for public comment at 7:25 p.m.

Kevin Ebrahimi - Summerhill Homes – advised that Summerhill is looking forward to completing this project and thanked Mr. Bocian for all of his assistance.

Mr. Ebrahimi led the Commission through a PowerPoint presentation that included:

- Details about the four main buildings of Spanish colonial design
- The type of high quality materials that will be used
- SummerHill considers this to be a “Class A” apartment complex
- The complex will include 1-, 2-, and 3-bedroom units
- The plan includes open space, pool, BBQ area, fitness center, club room, business center, and other amenities
- Parking areas (including some covered / sheltered)
- Solar/thermal heating
- Convenient access to public transportation and bicycle amenities
- Preservation of existing trees on the site

Commissioner Mermelstein was advised that there will be a total of seventeen (17) ADA (handicap accessible) units of varying size and unit type.

Commissioner Lopez asked about the cost differential between market rents and providing affordable units at the different affordability levels. Mr. Ebrahimi advised that economic conditions make a difference in the cost basis. He discussed the difference between 80% AMI and 100% AMI units and noted that the cost to build is the same for the different units. Mr. Bocian addressed Commissioner Lopez’s concern noted that 100% AMI for a 3-bedroom units is about \$2,500/mo, while 80% AMI is \$1,900/mo.

The Commission invited comments from members of the public.

Becky Dennis, Citizens for a Caring Community / Kottinger Place Task Force – suggested the Commission take into consideration the Lower Income Housing Fee Nexus Study when looking at the different affordability categories based on the AMI. She noted that eligible households must often be at or near the high end of each affordability category which makes it especially difficult in Pleasanton where market housing costs are exceptionally high. She asked staff if this development met the City’s affordable housing requirements.

Mr. Bocian provided additional information about household income eligibility requirements and the affordability levels based on different percentages of the AMI. He noted that individuals can earn less than the limit and still be eligible, although at some point they also have to have a minimum income in order to be able to afford the rent, even at the below-market level.

Chairperson Welsh closed the meeting for public comment at 7:40 p.m.

Commissioner Lopez reiterated that, in the future, she would like to see options that might include fewer affordable units but at deeper levels of affordability, noting that Pleasanton has a particular need for more low and very low income rental units.

A motion was made by Commissioner Mermelstein, seconded by Commissioner Lopez, recommending approval of the Affordable Housing Agreement with SHAC Las Positas Apartments LLC (Summerhill) as recommended in the agenda report.

ROLL CALL VOTE:

AYES: Commissioners Lopez, Mermelstein, and Chairperson Welsh.

NOES: None

ABSENT: Commissioner Casey

ABSTAIN: None

10. Approval of Kottinger Gardens Overall Plan (PUD-101) and Submittal of a HUD Section 18 Demolition and Disposition Application

Mr. Bocian introduced the agenda item and provided information about the Kottinger Gardens Overall Plan (PUD-101) and the work that has been done by the Task Force and MidPen. He noted that in September 2012, the Housing Commission recommended approval of the Kottinger Place and Pleasanton Gardens Predevelopment Analysis Report establishing the parameters for a new affordable senior housing development on the Kottinger Place and Pleasanton Gardens sites.

Commissioners were provided a PowerPoint presentation by MidPen representative Abby Goldware. Items reviewed included:

- Information pertaining to Task Force meetings and the desired objectives of the group
- Incorporation of feedback from appropriate stakeholders and City of Pleasanton
- Review of various design options
- Required next steps
- Necessary disposition process (Public Housing) and change of ownership
- Project financing
- Relocation process (and the use of phasing to minimize impact on residents)
- Project phasing and developing a construction phasing plan
- Affordability issues
- Provision of onsite resident services

Ms. Goldware provided information about the site plan that was approved by the Task Force at its October 23, 2013, meeting. The site plan includes the current Pleasanton Gardens, Kottinger Place, Regalia House, and 4138 Vineyard Avenue parcels, for a total of approximately 6.5 acres.

The proposed project includes a total of 185 units to be built in a configuration of single story cottage units and multi-story (two- and three-story) buildings, open space, community rooms on both the Kottinger Place and Pleasanton Gardens sites, additional parking spaces, an improved pedestrian crossing over Kottinger Drive, and garden places for residents.

The Commission was advised by Ms. Goldware that over the next several months, City staff and MidPen will be focusing on completing the requirements related to HUD's Section 18 Demolition and Disposition process. Staff and MidPen also met recently with Congressman Swalwell to keep him advised of the process for and status of this project. HUD staff have encouraged the Housing Authority and MidPen to submit the application for a technical assistance review prior to a formal submittal. HUD requires the Housing Authority's Board to formally approve the submittal of an application to HUD. As soon as HUD completes its technical assistance review, staff anticipates bringing the action to the City Council.

Chairperson Welsh questioned Ms. Goldware about the minor site design changes that were

made after the overall plan was approved by the Task Force in order to address the water line easement. Ms. Goldware showed Commissioners how minor site plan changes had been made on both the Kottinger Place and Pleasanton Gardens sides to allow for improved access to the easement as required by the Fire Department. The changes allowed them to maintain the same number of units in the new project.

Chairperson Welsh opened the meeting for public comment.

Becky Dennis, Chair of the Task Force, noted that it had been a long process, but it is inspiring to finally reach this stage of the project. Ms. Dennis noted that the City of Pleasanton has committed \$10 million to this very worthwhile project and she hopes that more projects of this kind will be forthcoming, especially projects that will benefit Pleasanton's workforce by creating housing units at the lowest affordability levels.

Chairperson Welsh closed the meeting for public comment.

A motion was made by Commissioner Mermelstein, seconded by Commissioner Welsh, to approve the Kottinger Gardens Overall Plan (PUD-101) and authorize submittal of the HUD Section 18 Demolition and Disposition Application required to facilitate the proposed new development.

ROLL CALL VOTE:

AYES: Commissioners Lopez, Mermelstein, and Chairperson Welsh.
NOES: None
ABSENT: Commissioner Casey
ABSTAIN: None

COMMUNICATIONS

Planning Commission Staff Report – February 12, 2014. Reviewed - no comment.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

There were none.

COMMITTEE REPORTS

Kottinger Place Task Force – no report.

East Pleasanton Specific Plan Task Force – no report.

DISCUSSION OF FUTURE MEETING AGENDAS

Mr. Erickson stated that the February meeting is tentatively scheduled to include the following items:

- Approval of Annual Agency Plan for the Pleasanton Housing Authority
- Approval of Federal HOME Funds and City Lower Income Housing Funds Related to the Housing and Human Services Grant (HHSO) Program for Fiscal Year 2014-15

Commissioner Mermelstein discussed with Mr. Erickson when new Commissioners would be installed. Mr. Erickson advised that two applications have been received, but applicants have not yet been interviewed. He also noted that Commissioner Casey had expressed interest in a Commission Workshop.

ADJOURNMENT

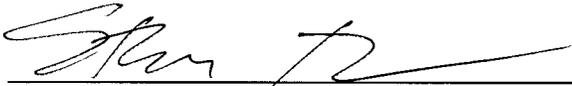
The meeting was adjourned at 8:20 p.m. by unanimous consent.

DATED: February 20, 2014



Ann Welsh, Chairperson

ATTEST:



Steven Bocian, Assistant City Manager