

HUMAN SERVICES COMMISSION AGENDA

**Wednesday, April 3, 2013
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 6, 2013

MEETING OPEN TO THE PUBLIC

2. Introductions/Awards/Recognitions
 - Accommodation to Don Wilson
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 2013

COMMUNICATIONS

5. Eden I & R, Inc. 2-1-1 Alameda County Monthly Narrative Report: February 2013
6. Housing Commission Minutes – February 21, 2013

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

8. Update on City Council Priority Workshop
9. Regional Food Storage Facility

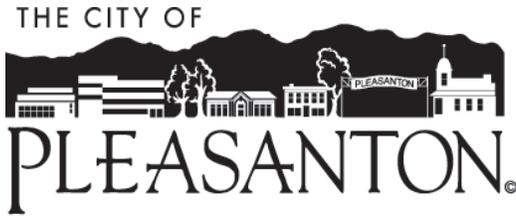
ADJOURNMENT

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

The City of Pleasanton will provide special assistance for citizens with disabilities to participate in public meetings upon advance notice. If you need an auxiliary hearing aid or sign language assistance at least two working days advanced notice is necessary. Please contact the Community Services Department, PO Box 520, Pleasanton, CA 94566 or (925) 931-5340.



Human Services Commission Minutes

City Council Chambers, 200 Old Bernal Avenue, Pleasanton, CA
March 6, 2013 – 4:00 p.m.

CALL TO ORDER

Chairperson Roby called the meeting to order at 4:05 p.m. The Pledge of Allegiance to the flag was recited.

Roll Call

Commissioners Present: Joyce Berger, Prashant Jhanwar, David Nagler, Rosiland Wright, Varsha Clare; and Chairperson Brock Roby. **(Don Wilson arrived at 4:09 p.m.)**

Commissioners Absent: Theresa Rowland.

Staff Present: Kathleen Yurchak, Community Services Manager, Scott Erickson, Housing Specialist; and Edith Caponigro, Recording Secretary.

AGENDA AMENDMENTS

There were none.

MINUTES

1. Approve regular meeting minutes of February 6, 2013

Corrections:

Item 7, page 5 – Roll Call: Should show Commissioner Clare not Varsha

A motion was made by Commissioner Nagler, seconded by Commissioner Jhanwar, to approve the minutes from the February 6, 2013 meeting as corrected. **The motion was approved. Commissioner Berger abstained.**

MEETING OPEN TO THE PUBLIC

2. Introductions/Awards/Recognitions/Presentations

Chairperson Roby presented Commissioner Clare with her Certificate of Appointment and welcomed her 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 2013/14

A summary outlining the importance of the HHS Grant Funding program was discussed by Chairperson Roby.

Ms. Yurchak and Mr. Erickson reviewed with Commissioners the Housing and Human Services Grant (HHS) program that was implemented by the City three years ago. They advised that the HHS program combined funding from the Community Development Block Grant (CDBG) and HOME (HOME Investment Partnership Program) federal grants to local sources, (the Lower Income Housing Fund (LIHF) and General Funds allocated for human services), into a single streamlined grant program.

The Commission was further advised that a total of twenty-five (25) applications had been received via ZoomGrants, by the January 28, 2013 deadline for a total funding request of \$739,359. Four (4) applications, requesting a total of \$333,408, are considered Capital/Rehab projects, five (5) applications requesting a total of \$133,925 are for housing services and will be considered by the Housing Commission, and the remaining sixteen (16) applications, requesting a total of \$272,026, are for non-housing public services projects.

Mr. Erickson advised Commissioners that he had provided them with a copy of a letter from the U.S. Department of Housing and Urban Development, informing the City that they could expect to receive a 5 percent reduction from the FY 2013 annualized Continuing Resolution levels for the formula programs for which it is eligible that includes the Community Development Block Grant (CDBG).

Staff reviewed with the Commission Attachment 1 showing Alternatives A & B. Mr. Erickson advised that Alternative A showed a moderate level of funding to a significant number of projects (about 76% of projects) based on priorities that had been established by the Human Services Commission in November 2012. Alternative B would provide some level of funding to all eligible projects given that all agencies are providing useful and necessary services to the community. The Commission was informed that two projects, (Tri-Valley YMCA – Case Management Services for Children and Families / ValleyCare Health System – Meals on Wheels Program (blast chiller)), were not being recommended for funding in either Alternative.

Mr. Erickson provided information about the meeting process and noted that at the February meeting the Commission had expressed an interest in receiving presentations only from agencies that have either not applied for funding recently or are applying for funding for a new project or activity. Based on these criteria, East Bay Innovations, Tri-Valley YMCA, and ValleyCare Health System fit the requirement for presenting at this meeting.

Ms. Yurchak suggested the Commission consider breaking at 6:00 p.m. for dinner, and Chairperson Roby reminded Commissioner's not to discuss any of the applications during this break.

Chairperson Roby confirmed with Mr. Erickson that the Housing Commission would consider and allocate funding for applications in the housing category and wondered how best to proceed for Abode Services since they had requests in two categories.

Commissioner Nagler discussed with Mr. Erickson the suggested allocation of \$100,000 from the HOME funds for Neighborhood Solutions, as well as \$49,793 from CDBG. He also had questions about the use of funds for a major project and where those funds would come from. Mr. Erickson provided information and advised that funds have been accumulating for several years and the Housing Commission has considered using the funds for special projects such as the Kottinger Place Redevelopment.

Chairperson Roby opened the meeting for agency presentations at 4:30 p.m.

East Bay Innovations (EBI) – Ramping Up for Independence, Gina Gourley - provided information about this new program they are hoping to bring to the Tri-Valley area that would help bring “quality of life” to those with developmental disabilities when they leave local schools. Fifty-percent of those to be served will live in the Tri-Valley area, and the purpose is to provide information to parents that will be helpful to them and provide a training need. The program would allow parents to learn of opportunities that are available and how to focus on local resources. Ms. Gourley advised that four sessions would be offered by trained staff that would also be available to offer help to the trained developmental adults. Outreach will be done through Pleasanton Unified School District and other local agencies.

Ms. Gourley provided Commissioners with information regarding the parent connection element of the program, total session time, how clients could contact agencies, success of the program in other areas, and planned program collaboration with other agencies.

Commissioner Nagler suggested EBI consider sending out a questionnaire to those who have participated in the program, to determine the program's success. He was informed by Ms. Gourley that EBI would need to cut the number of sessions provided should they not receive all of the necessary funding.

Commissioner Wright was informed that marketing of the program would be done through local school programs, RADD, Kaleidoscope, and parents of the Tri-Valley Support group.

Tri-Valley YMCA – Case Management Services for Children and Families, Kelly O’Laque Dulka and Kris Farro - indicated they understood staff’s concerns regarding their funding request and provided information about the request for funding for a Case Manager to work with children and families in their day camp and childcare programs to help address behavioral issues. Ms. Dulka advised that most users who participate in the YMCA programs are from low and very-low income households and the YMCA is asking for this one-time funding so they can establish the program, become successful, and then become self-sustaining. She advised that YMCA is hoping to hire someone as a Case Manager, who will be able to provide families in need with referrals and support.

The Commission was informed that the YMCA is a magnet for families with financial needs and the majority of families to be served will be from Pleasanton. Ms. Dulka provided information about dysfunctional children in YMCA programs, the need for support, and the lack of funding for this area from the county.

Ms. Dulka informed Commissioner Berger that the Case Manager would work with YMCA staff to help them with the services they provide. She agreed with Commissioner Berger that the position is really that of a Social Worker rather than a Case Manager.

Commissioner Nagler was advised that the YMCA is also seeking funding from the City of Livermore and Commissioner Clare was informed that case management services would be offered year round.

Commissioner Wright confirmed with Ms. Dulka that funding was for a full-time position and discussed the amount of need in the community for the services they would provide.

Ms. Dulka advised that the amount of funding requested was specific only to Pleasanton and that other funding was being sought to cover the additional expense for hiring a full-time Case Manager.

ValleyCare Health System – Meals on Wheels Program (blast chiller), Shelley Despotakis - advised that ValleyCare was seeking one-time funding toward the cost of a blast-chiller for their partnership with the Meals on Wheels program that provides food to low-income individuals. Ms. Despotakis advised that ValleyCare has applied for the same amount of funding from the City of Livermore HHSG.

Commissioner Berger asked about the total cost of the blast chiller. Ms. Despotakis advised that ValleyCare was hoping to receive equal amounts of funding from the cities of Livermore and Pleasanton that would cover the total cost of the chiller. Commissioner Wright wondered what ValleyCare would do if both cities granted the full amount requested.

Commissioner Nagler asked about ValleyCare’s partnership with HeadStart and discussed with Ms. Yurchak the relationship of ValleyCare with Spectrum’s Meals on Wheels program. He also had questions regarding other funding sources for ValleyCare.

Chairperson Roby asked if any other agency representatives would like to present to the Commission.

Abode Services – Tri-Valley Housing Scholarship Program Case Management, Penny Andersen - thanked the Commission for their past support and provided an update on their program. Ms. Andersen advised that five households had been served with two of the graduates currently living and working in Pleasanton. She advised that Pleasanton is meeting all goals and all contributions and grants are important for the program.

Mr. Erickson confirmed with Ms. Andersen that the funding application was for Case Management services.

Chairperson Roby closed the meeting for agency presentations at 5:38 p.m.

Mr. Erickson reaffirmed for the Commission that Capital Rehab funds could only be used for Capital projects. He also discussed the funding recommendations made by staff.

Commissioner Nagler felt the Commission should consider funding requests that meet what has been defined in the Needs Assessment. Commissioner Berger agreed, but felt all requests should be carefully considered. Commissioner Wright felt decisions should not be based solely on what has been outlined in the Needs Assessment and Chairperson Roby and Commissioner Clare thought the rankings from the ZoomGrants review should also be taken into consideration. Commissioner Jhanwar felt some consideration should be given as to how an agency used funds they were allocated for the previous year.

Commissioners all agreed that it was important to take into account what had been identified in the Needs Assessment when making decisions about grant funding.

The Commission took a dinner-break from 6:10 – 6:35 p.m.

Chairperson Roby indicated that he would like to support all of the agencies in some way, but was open to hear how other Commissioners would like to proceed. Commissioner Jhanwar supported that recommendation.

Commissioner Wright asked for additional information regarding the Spectrum and ValleyCare Meals on Wheels programs. Commissioner Nagler agreed and indicated he was concerned about how to allocate funds for this request. Commissioner Berger questioned whether the ValleyCare program served only Livermore, while Spectrum was serving both cities.

Commissioner Berger discussed with staff the possibility of removing the \$15,000 allocated for Abode Services from the City General Fund so these funds could be allocated elsewhere, perhaps to the YMCA, and having funding for the Abode program considered by the Housing Commission.

Commissioner Wilson discussed the importance of the services provided by the Tri-City Health Center and the affects it will feel from the federal sequestering. He also noted that they were only asking for \$5,000, which was less than the recommended funding request of \$7,500.

Legal Assistance for Seniors – Free Legal Services for Low-Income Seniors, Francel D’Andrea - provided an overview of the agency’s services and their commitment to serving 40 seniors. The Commission was advised that this program falls within the outline of the Needs Assessment by providing services relating to changes in healthcare for which seniors will need counseling. Services are provided in the homes of seniors and at the Senior Center and Pleasanton Library.

Commissioner Berger confirmed that Legal Assistance for Seniors is an independent non-profit that contracts with Alameda County.

Tri-Valley Haven – Food Pantry / Shiloh Domestic Violence Shelter / Sojourner House Homeless Shelter / Counseling and Temp Restraining Order Clinic, Ann King - provided information about their Crisis Counseling and Restraining Order program that serves mental health needs to women.

Commissioner Berger discussed with Mr. Erickson why staff was recommending zero funding for Counseling and Temp Restraining Order Clinic program. Mr. Erickson advised that based on the information provided in the application, staff did not believe that this program met requirements outlined in the Needs Assessment; however, after listening to Ms. King’s presentation it did appear that it met mental health needs.

Commissioner Wright questioned whether Tri-Valley Haven worked with Open Heart Kitchen on needs for their Food Pantry. Ms. King provided details about the Food Pantry program and advised that Tri-Valley Haven has not yet participated in use of the new food storage facility in Pleasanton. Commissioner Wright indicated she was in favor of the recommendation made by Commissioner Berger to reallocate the \$15,000 from the General Fund currently indicated for Abode Services, but was unsure the amount would be sufficient for the YMCA to provide their program.

Ms. Yurchak provided information about the formula used for the funds being recommended for Eden I&R, Inc. Commissioner Wright felt Eden I&R would soon be called upon to provide healthcare navigation services.

Commissioner Nagler indicated he would like to fund programs that are in line with the Needs Assessment, and though he might agree with funding recommendations the Commission makes, he will likely vote no on any motion.

Commissioner Wilson discussed mental health needs and while it was important for the Commission to focus on the Needs Assessment they should consider how the needs can be met within the granting program.

A motion was made by Chairperson Roby, seconded by Commissioner Berger, recommending funding allocations as detailed below from the City General and CDBG Funds with a request that the Housing Commission consider reallocating funds for Abode Services:

\$100,000 – CDBG Cap/Reh	Axis Community Health (Pre-Development for Capital Project)
\$ 21,408 – CDBG Cap/Reh	City of Pleasanton (City Sect.108 Loan Repayment)
\$ 49,792 – CDBG Cap/Reh	Neighborhood Solutions (Housing Rehab Program)
\$ 13,000 – City Gen.Fund	Axis Community Health (Access Care for Uninsured Low-Inc.)
\$ 5,000 – City Gen.Fund	Tri-City Health Center (HIV Advocacy & Case Management)
\$ 8,000 – City Gen.Fund	Open Heart Kitchen (Pleasanton Meal Program Trinity)
\$ 10,200 – CDBG Pub.Svc	Open Heart Kitchen (Pleasanton Senior Meal Program)
\$ 11,000 – City Gen.Fund	Open Heart Kitchen (Pleasanton Senior Meal Program)
\$ 19,000 – CDBG Pub.Svc	Spectrum Community Services (Congregate Senior Meals)
\$ 5,000 – CDBG Pub.Svc	Spectrum Community Services (Meals on Wheels)
\$ 8,000 – City Gen.Fund	Tri-Valley Haven (Food Pantry)
\$ 18,000 – City Gen.Fund	Tri-Valley Haven (Shiloh Domestic Violence Shelter)
\$ 22,000 – City Gen.Fund	Tri-Valley Haven (Sojourner House Homeless Shelter)
\$ 13,000 – City Gen.Fund	Legal Assistance for Seniors (Free Legal Services)
\$ 12,000 – City Gen.Fund	Tri-Valley Haven (Counseling & Temp Restraining Order Clinic)
\$ 5,000 – City Gen.Fund	Bay Area Community Services (Valley Wellness Center)
\$ 5,000 – City Gen.Fund	East Bay Innovations (Ramping Up for Independence)
\$ 5,000 – City Gen.Fund	Easter Seals Bay Area (Kaleidoscope Program)
\$ 16,000 – City Gen.Fund	Eden I&R, Inc. (2-1-1 Alameda County)
\$ 19,000 – City Gen.Fund	Tri-Valley YMCA (Case Management Services)

Totals: \$171,200 – CDBG Cap/Reh
 \$ 34,200 – CDBG Pub.Svc
 \$160,000 – City Gen.Fund

ROLL CALL VOTE:

AYES: Commissioners Berger, Jhanwar, Wilson, Wright, and Chairperson Roby.
 NOES: Commissioner Nagler
 ABSENT: Commissioner Rowland
 ABSTAIN: Commissioner Clare

COMMUNICATIONS

8. Housing Commission Minutes – January 17, 2013

Reviewed.

COMMISSION REPORTS

Senior Advisory Committee - No report.

Valley Mental Health Committee - Commissioner Wilson advised that he had attended a Valley Mental Health Committee meeting.

Parks and Recreation Master Plan Steering Committee - A draft report is being prepared and the project should be finished either the end of March or early in April. Results will be forwarded to the Parks and Recreation Commission after which a joint meeting will be held by that Commission and City Council.

Brief reports on any other meetings, conferences, and/or seminars attended by the Commission members:

Alameda County Area Agency on Aging - Commissioner Wright advised that work to understand the Affordable Care Act is being undertaken and a Pilot Program through Eden I&R is being considered. She felt the Commission needed to understand more about the dual eligibility program. Commissioner Wilson noted that most of the seniors he interacts with believe the 2-1-1 program is worthless and does not find it helpful.

Paratransit Advisory Committee - none

Senior Support Program of the Tri-Valley - none

Tri-Valley Housing Scholarship Program Committee - none

COMMISSION COMMENTS

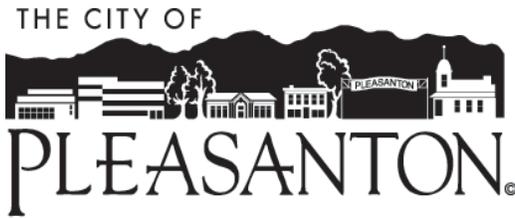
There were none.

STAFF COMMENTS

There were none.

ADJOURNMENT

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



Human Services Commission Agenda Report

April 3, 2013
Item 4

SUBJECT: REVIEW OF COMMISSION MEETING SCHEDULE FOR MAY, JUNE, JULY, AUGUST, AND SEPTEMBER 2013

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 15; Wednesday, June 19; Wednesday, August 21; and Wednesday, September 18.

ALTERNATIVE ACTION

Any other action as determined by the Human Services Commission.

Submitted by:

/s/

Kathleen P. Yurchak
Community Services Manager

Alameda County Summary By City

7/1/2012 Through 2/28/2013; 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	1912	1021	891	484	192	105	378	231	151	3898
Albany	175	58	117	43	18	10	33	14	6	337
Berkeley	4392	2173	2219	912	432	253	656	325	230	8006
Castro Valley	892	465	427	283	106	49	234	141	88	1828
Dublin	474	211	263	134	47	22	112	68	40	909
Emeryville	423	206	217	119	53	28	91	42	32	908
Fremont	3390	1867	1523	1004	341	233	768	528	301	6420
Hayward	9274	5042	4232	2629	940	515	2113	1398	877	18977
Livermore	1342	743	599	466	164	97	368	255	147	2752
Newark	835	473	362	275	93	57	218	159	91	1603
Oakland	31628	15897	15731	7932	3172	1766	6160	3921	2749	61745
Piedmont	31	8	23	7	1	4	3	3	2	52
Pleasanton	545	276	269	167	39	37	130	83	50	1097
San Leandro	4351	2600	1751	1352	461	277	1074	671	451	9178
San Lorenzo	499	301	198	152	46	28	124	90	58	1111
Union City	1303	869	434	475	148	90	384	261	162	2636
Other	9551	1081	8470	705	293	152	525	214	131	5481
Grand Total:	71017	33291	37726	17139	6546	3723	13371	8404	5566	126938

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 children under the age of 18 living with the Unduplicated Clients.

Alameda County Summary By City

2/1/2013 Through 2/28/2013; 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	185	105	80	75	36	20	55	37	25	342
Albany	22	8	14	7	4	0	7	1	0	61
Berkeley	411	179	232	127	69	26	101	37	27	770
Castro Valley	85	41	44	33	15	5	28	12	8	182
Dublin	42	17	25	14	3	2	12	7	4	84
Emeryville	49	24	25	20	11	8	12	6	5	95
Fremont	355	186	169	146	51	30	116	70	37	641
Hayward	926	478	448	350	119	57	293	191	134	1858
Livermore	137	60	77	52	23	6	46	27	13	280
Newark	90	48	42	38	11	7	31	27	14	184
Oakland	3417	1616	1801	1194	525	246	948	587	418	6382
Piedmont	5	1	4	1	0	1	0	1	0	12
Pleasanton	64	21	43	19	4	3	16	8	6	113
San Leandro	522	316	206	226	91	48	178	120	67	1039
San Lorenzo	41	23	18	19	7	5	14	11	5	66
Union City	113	77	36	66	30	8	58	39	22	258
Other	1130	119	1011	79	35	14	65	28	16	678
Grand Total:	7594	3319	4275	2466	1034	486	1980	1209	801	13045

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5. Youth Under 18: The total number of children under the age of 18 living with the Unduplicated Clients.

EDEN I & R, Inc.

2-1-1 Alameda County Monthly Narrative Report: February 2013

Noteworthy Updates	
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During the month of February, 7,594 calls were handled by 2-1-1 Resource Specialists and 13,045 health, housing and human service referrals were provided. Of the unduplicated callers, 80% were female, 32% were single-headed households with minor children, and 42% were disabled. 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 84,284 hits from 9,101 visitors.

On February 11, 2013 Eden I&R celebrated National 2-1-1 Awareness Day with an informal hosted luncheon for all employees recognizing their amazing efforts in assisting over 100,000 callers annually with extremely limited personnel and non-personnel resources. Throughout California in Calendar Year 2012 over 1.1 million calls were handled, with the most requested resource needs being: Housing & Utilities (30%), Food & Meals (12%), Legal & Consumer Advocacy (9%), and Healthcare (9%). In Alameda County, approximately half of the calls involve Housing & Utilities, with Food and Legal Services also being the next most requested.

The 2013 edition of the *Big Blue Book: Directory of Human Services for Alameda County* is now available. It has listings for 1,000 agencies with over 1,850 health and human service programs, including information on fees and eligibility requirements; narrative description of services; multilingual capability of staff; disability and transit access; and website addresses. The directory is organized to be flexible and easy to use. There is an index or alphabetical tab on every page. It is indexed by agency or common name and type of service provided. The pricing of the 2013 *Big Blue Book* remains the same as last year.

Call Information	
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Call Examples	~ Axis Behavioral Health in Pleasanton called 2-1-1 for referrals on occupational rehabilitation for a client with mild mental retardation. The caller was referred to Alameda County Behavioral Health Care Services Vocational Program, Computer Technologies Program Employment Services, and the California State Department of Rehabilitation office in Fremont.
	~ A Fremont resident who is a mentally disabled male ex-offender on General Assistance income called 2-1-1 for resources that might benefit him. The caller was referred to Tri-City Health Center for medical care, Tri-City Volunteers food pantry, Centerville Free Dining Room, Hayward Community Action Network for bus fare, the Fremont Main Library for internet access, Kevin Grant Consulting's Criminal Intervention Workshops for re-entry support, and the Hayward Day Labor Center for immediate employment. The caller was also referred to the Fremont Family Resource Center for additional services and referrals.
	~ A San Leandro couple who are both mentally and physically disabled, living only on only one SSI income, called 2-1-1 for information on getting dentures. The caller was referred to the Native American Health Center for dentures, to the Medi-Cal office for their concern regarding coverage, and 2-1-1's Resource Specialist also pre-screened the spouse who does not receive SSI for CalFresh and referred her to the Alameda County Community Food Bank.
	~ An Oakland resident, who is a physically disabled senior, called 2-1-1 to ask why Season of Sharing had found her ineligible for assistance with her water bill which was \$700. The 2-1-1 Resource Specialist (RS) reviewed the information the caller provided and suggested to the caller that her rent was high compared to her overall income, and this was most likely the reason she was denied assistance. The caller then informed the RS that her nephew does yard work for the property manager in lieu of lowered rent. The caller was encouraged to apply for Season of Sharing again and to provide them with information on the lowered rent. The caller was very pleased with the information on the Season of Sharing Program's eligibility requirements.
	~ A single mother with seven children living in Hayward called 2-1-1 for the first time for help replacing her broken water heater, as she did not have the income to purchase one on her own. The caller, who works full-time and owns her home, was referred to the City of Hayward Housing Rehabilitation Program and the Hillview Baptist Church. In the course of completing her intake, the Resource Specialist was able to determine that the family was not receiving CalFresh, and was likely to be eligible for over \$1,000 in food benefits, freeing up that money to spend on her other bills, so she was pre-screened and referred to Social Services.

EDEN I & R, Inc.

Call Examples	~ A Berkeley resident who is a physically disabled single parent of three children became homeless due to a domestic violence situation and called 2-1-1 for financial resources. The caller was referred to CalWorks and CalFresh for benefits, and for immediate food the caller was referred to the Mary Ann Wright Foundation, the Alameda Community Food Bank, and three soup kitchens: Open Door Mission, St. Vincent de Paul Dining Room, and Word Assembly Baptist Church.
	~ A resident of Livermore called 2-1-1 to report that her homeless, mentally disabled friend was living in a van that belonged to a man who was sexually and physically abusing her. The van was parked in a shopping center parking lot and on that particular day the man had beaten up the friend and her dog and then removed the battery from the van and left with it. This man did not live in the van but made frequent visits to it. He was plying the homeless friend with liquor but not providing her with food, which the caller was providing. The caller was living in a trailer in close proximity to the van. The caller was encouraged to report the abuse to law enforcement and agreed to do so with assistance from 2-1-1 who conferenced the call. The caller informed law enforcement that she wished to remain anonymous as she feared for her safety. Law enforcement assured the caller that they would honor her request, then responded and got the friend and her dog to safety.
	~ A resident of the City of Alameda who is employed part-time called 2-1-1 for apartment listings and employment resources. The caller was referred to one market rate apartment in Oakland, and two low-income developments in Oakland. To assist with employment the caller was referred to Goodwill Industries Job Placement Center, SparkPoint Center, and the Eastbay WORKS One-Stop Career Center.
Caller Feedback	~ "I just spoke with your very nice operator. I am in a rush today as I am every day, I am 87 years old...but, I won't get off the phone till I let you know that your operator was lovely and helpful...she was excellent. I like people to be kind to each other and she was that, giving me all the information I wanted. Her attitude was her altitude...I would say that to my employees when they went off to sell houses. Thank you and have a wonderful day."
	~ "I live in Union City. I am calling on behalf of my uncle who is in Oakland. The Resource Specialist who helped me was more than helpful... she was very patient and calm, she took her time...she explained things to me, she helped spell things out. She really went above and beyond to help me today, and I am so thankful to you for having her on your staff."
	~ "I live in Oakland and I just spoke with your employee about getting a deposit for an apartment and she was so helpful. She understood about being low income, gave me referrals for free food and got my slate clean. Somebody should put an advertisements out there for 2-1-1. There are a lot of people out there looking for information, and they just don't know about what you can offer. You got a good thing going on."
	~ "The person who helped me today was so sweet... so good at giving me all the right information, and giving me the proper numbers. I want to let you know, you have such good people, wonderful, kind, considerate, knowledgeable people working for you...and I just want to say that the person helping me was a masterpiece. She gave me the right number, she gave me the proper information."
Staff In-service Training Sessions	~ Presentation by Eden I&R's own AIDS Housing Information Program (AHIP) Coordinator to staff
	~ Kaiser Permanente in-service presentation on Kaiser's Child Health Program
	~ Planned Parenthood Mar Monte in-service presentation
	~ A training for staff was given by Eden I&R's Director of Information Technology on enhancements made to the database.

Resource Information And Technology Updates

Services Database	~ Four new agencies were added in the services database this month.
	~ The services database contains 1,107 agencies and 2,850 programs.
	~ The 2013 Big Blue Book: Directory of Human Services for Alameda County has been printed and 300 copies are for sale.
	~ The process of updating the 471 "Non-Directory" agencies continues. So far 169 agencies have been updated.
Housing Database	~ 61 new units were added to the housing database this month.
	~ Housing Subscriptions (mail, PDF & OHIP) sent to community-based organizations in Alameda County and San Francisco County.

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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 84,284 hits from 9,101 visitors.
Technology	~ Staff performed routine software and hardware maintenance, updated the agency website, and provided updated services data for the Online Service Directory. Chronically, the call history and reporting software used by Eden I&R, was updated to the latest version providing improved real-time monitoring features.
	~ Two trainings were held on the Client/Services database system to review key functionality and procedures as well as to gather input from users about future enhancements.
	~ A quarterly test of Eden I&R's backup generator was conducted. Staff continue to gather information and plan for a standby generator capable of supplying power to one or both of the agency's buildings.
	~ Modifications to the Client/Call tracking database enabling Eden I&R to accurately assess the time spent by Phone Line Resource Specialists in serving callers according to Medi-Cal Administrative Activity (MAA) billing codes have been completed. Staff are reviewing the data collected thus far to determine whether additional modifications will be needed.

Outreach/Public Information Activities

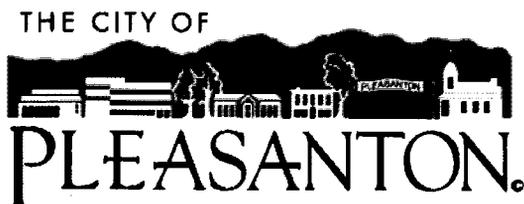
Meetings	~ The Executive Director spent much of February preparing for statewide 2-1-1 meetings to be held in March throughout California that will reassess and enhance the ways in which the 2-1-1 centers communicate and collaborate. This included participation in the newly formed 2-1-1 California Governance Task Force.
	~ The Executive Director worked with the 2-1-1 Los Angeles Executive Director to begin negotiations on a disaster-related MOU that would result in LA taking Alameda County 2-1-1 calls if there were no local 2-1-1 centers able to handle this county's overflow call volume after a major disaster. There are already standardized databases in place that would handle how the information would be transmitted between the two counties.
	~ The Executive Director attended the monthly 2-1-1 Bay Area Partnership meeting where there were discussions of expanding the partnership to possibly include all Northern California 2-1-1 centers.
	~ The Executive Director met with two of the new Oakland City Council members, Noel Gallo and Dan Kalb, as well as the newest Alameda County Board of Supervisor Member, Richard Valle, giving them the opportunity to learn about the full extent of 2-1-1's current and potential capabilities for Oakland residents and employees.
	~ The Eden I&R Board of Directors had its quarterly meeting this month during which discussions focused on FY2014 funding and the importance of fully engaging all 14 cities (at their original per capita 2-1-1 funding levels) so that the county and private sector funders have those fundamental investments upon which to leverage their financial support.
	~ The Executive Director attended both the monthly Community Corrections Partnership meeting and the Re-Entry meeting that continue to bring together nonprofit and government entities to best serve the needs of the re-entry population in order to reduce recidivism and crime rates.
	~ The Executive Director guided a tour of the 2-1-1 Center for key staff members of California Senator Loni Hancock and California Assemblymember Bill Quirk. Discussion items included the ways in which 2-1-1 could be expanded to provide eligibility screenings and appointments for at-risk populations in need of a variety of services including healthcare.
	~ The Executive Director presented an annual 2-1-1 update to the Livermore Human Services Commission.
	~ The Executive Director and the Director of Information Technology met with representatives from PCG, a company that is assisting the Alameda County Workforce Investment Board in mapping services throughout Alameda County. An agreement was made whereby Eden I&R's 2-1-1 health and human services database would be used to help identify and locate employment-related services for the online maps.
	~ The Executive Director, Deputy Director and Housing Outreach Coordinator met with the Alameda County Librarian Jean Hofacket to discuss the ways in which Eden I&R/2-1-1 already partners with library staff as well as the possibility of new collaborative efforts, such as the roving literacy program.

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Meetings	~ The Development/Marketing Officer attended a Neighborhood Health & Empowerment meeting of the Hayward Promise Neighborhood. 2-1-1 materials were distributed and the Development/Marketing Officer had the opportunity to network with residents of the neighborhood and other service providers.
	~ The Deputy Director attended the monthly Alameda County Workforce Investment Board ACCESS committee meeting and presented information and recent trends seen by 2-1-1 regarding employment-related issues.
	~ The Deputy Director and one of the 2-1-1 Resource Specialists attended the 2-1-1 iFoster Kinship Navigator Kick-Off Meeting to learn about this collaborative effort between 2-1-1 California, iFoster, and the United Ways of California. Alameda County will participate in this project designed to better disseminate information and linking kinship caregivers of foster youth to financial benefits and support. The County is scheduled to implement its part in the project in 2015.
	~ The Deputy Director presented an annual 2-1-1 update to a Subcommittee of the Dublin City Council.
	~ The Housing Outreach Coordinator is working in collaboration with the American Red Cross to develop a curriculum for Rental Property Owners to prepare their properties and tenants for disaster-related scenarios.
	~ 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 Eden I&R at no cost.
	~ The Housing Outreach Coordinator attended the Housing Action Team Meeting to discuss the challenges and gaps in housing Alameda County Residents.
	~ The Housing Outreach Coordinator is working in collaboration with the East Bay Rental Housing Association (EBRHA) to conduct outreach to rental property owners and inform them of the opportunities with EBRHA and Eden I&R.
	~ The Housing Outreach Coordinator participated in the Public Health discussion of creating a countywide registry for the disabled and frail elderly.
	~ The Housing Outreach Coordinator attended the Nor Cal VOAD Meeting to discuss the National VOAD meeting coming up in May. There was also a tabletop drill for VOAD communication during a disaster.
	~ The Housing Outreach Coordinator attended the Alameda County Emergency Volunteer Center workgroup meeting. The next drill in May and June was discussed.
	~ As Chairperson, the Housing Outreach Coordinator facilitated the monthly Tri-Valley Housing Scholarship board meeting.
	~ The Housing Outreach Coordinator attended the Hayward Non-Profit Alliance meeting at which Collaborating Agencies Responding to Disasters (CARD) made a presentation about disaster preparedness. The Housing Outreach Coordinator was able to network with other community-based organizations in Hayward.
~ The Housing Outreach Coordinator attended the Golden Guardian planning meeting. Eden I&R will participate in this statewide drill in May.	
Fairs/Events/ and Outreach	~ The Executive Director visited 2-1-1 San Diego and 2-1-1 Los Angeles, along with several other 2-1-1 center staff from throughout California, in order to observe and learn about the Best Practices of these two highly successful organizations. One of the major focuses was the ways in which 2-1-1's can assist in the new Healthcare Navigation systems being created to help communities understand and participate in the new and/or changed healthcare options.
	~ The Executive Director attended the retirement event for boona cheema, the former Executive Director of BOSS. Barbara and boona have worked together for decades and boona will be missed throughout the nonprofit community. BOSS will continue to serve homeless men, women and children for many more decades under the new leadership of Donald Frazier.
	~ The Deputy Director attended a press conference announcing the launch of Oakland's City ID Prepaid Mastercard program.
	~ This month, 2-1-1 Outreach materials were provided to Fred T. Korematsu Discovery Academy, Bay Area American Indian Two Spirits Pow Wow, Oakland Councilmen Noel Kalb's and Dan Gallo's Offices, Ebenezer Missionary Baptist Church, California Assemblyman Bill Quirk's office, Santa Clara County Mental Health Department, City of Oakland Department of Housing and Community Development, Livermore-Pleasanton Fire Department Station 1, and the Alameda County Veteran's Service Office 2013 Hiring Our Heroes Veterans Event in Oakland. and A Better Way, Inc.

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Fairs/Events/ and Outreach	~ The Development/Marketing Officer participated in the 4th Annual Transition Information Night for High School Students with Disabilities sponsored by the Fremont, Newark, and New Haven Unified School Districts.
	~ Staff participated in and provided 2-1-1 outreach materials at the Annual Making Connection-Strategies and Outcomes for the Black Community, an initiative to organize African-American organizations, businesses and leaders within the East Bay. The event focused on employment and mentoring opportunities, especially for youth and young adults.
	~ Staff participated in and provided 2-1-1 outreach materials at the Education Summit for First Generation African American, Latin, Asian American and Pacific Islander students. This event offers workshops and resources for minority middle and high school students seeking to attend college.
	~ The Deputy Director and the 2-1-1 Program Manager made a presentation about 2-1-1 to staff members of Alameda County Child Support Services in Pleasanton.
	~ The Development/Marketing Officer made a presentation about 2-1-1 to parents and staff of Through The Looking Glass Head Start program in Berkeley.
	~ The Housing Outreach Coordinator facilitated a Housing Workshop for Clara House, a transitional housing facility in San Francisco.
	~ The Housing Outreach Coordinator facilitated an in-service for the CSUEB Nursing class and explained the importance of 2-1-1 in assisting their clients/patients.
	~ The Housing Outreach Coordinator facilitated an American Red Cross preparedness class for Oakland Unified School District and explained the role of 2-1-1 in a disaster. 2-1-1 outreach materials were provided.



Housing Commission Minutes

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

February 21, 2013
7:00 p.m.

CALL TO ORDER – PLEDGE OF ALLEGIANCE

Chairperson Casey called the meeting to order at 7:00 p.m. on Thursday, February 21, 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, Commissioners Joseph Butler, Daniel Mermelstein, and Justin Probert. (Commissioner Colleen Lopez arrived at 7:06 p.m.)

Absent: None

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

AGENDA AMENDMENTS

There were none.

MINUTES

1. **Approve Regular Meeting Minutes of January 17, 2013**

A motion was made by Commissioner Welsh, seconded by Commissioner Probert, to approve the minutes from the meeting of January 17, 2013. **The motion was approved unanimously.**

CONSENT CALENDAR

2. **Approval of the January 2013 Financial Reports for Ridge View Commons and Kottinger Place**
3. **Management Updates for Kottinger Place and Ridge View Commons**

Commissioner Probert commented on the Ridge View Commons operating and maintenance expenses and felt the increased operating subsidy for Kottinger Place was good news.

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

MEETING OPEN TO THE PUBLIC

4. Introductions / Awards / Recognitions

There were none.

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

There were none.

PUBLIC HEARINGS AND OTHER MATTERS

6. Approval of Proposed Affordable Housing Agreement for RREEF / Pleasanton Partners California Center Apartment Development

Mr. Bocian provided Commissioners with information regarding the 8.4-acre southern portion of the 60.9-acre California Center property (Carr America), which was one of nine sites rezoned in January 2012 for high-density multi-family development in order to meet the City's share of the regional housing need. He advised that the 8.4-acre site is required to provide a density of at least 35 units per acre (294 units) with no more than 40 units per acre (336 units). The Commission was further advised that Pleasanton Partners, LLC, recently submitted a development application for this site that includes:

- Five residential buildings with 305 apartment units;
- Three community buildings (e.g., leasing office) with approximately 6,830 sq.ft.; and
- Two retail buildings with approximately 7,520 sq.ft.

Mr. Bocian reviewed a slide presentation of the site and the proposed layout of the buildings with the Commissioners. They were advised that the 305 apartment units would include 34 studio units, 139 one-bedroom units, 110 two-bedroom units, and 22 three-bedroom units. Each unit would have its own washer and dryer. The project also includes a number of active and passive recreation areas and amenities. The retail plaza area would be located at the corner of Owens Drive and Rosewood Drive.

Mr. Bocian advised that recent court rulings relating to inclusionary zoning ordinances has limited cities' ability to reinforce the ordinances. For the Commission's benefit, staff provided a recently completed legal analysis outlining the new environment within which the City is negotiating new affordable housing agreements. He advised that staff and the developer carried out discussions to address the policies included in City Resolution No. 10-390 regarding the enhancement of existing City non-discrimination policies. Staff was particularly interested in promoting the development of three-bedroom apartments for larger families with low incomes. The Commission was also advised that, because this type of housing had been difficult to obtain in the past, staff expressed interest in providing developer incentives in return for such units.

The Commission was provided additional information regarding the terms of the Affordable Housing Agreement (AHA) and the Area Median Income (AMI) statistics by Mr. Bocian, and

were advised that staff anticipates some minor amendments and language clarification to the agreement will be necessary.

Commissioner Mermelstein questioned whether the 8.4-acre site met the City's inclusionary requirements.

Commissioner Butler felt that much emphasis had been placed on obtaining three-bedroom units in this development and questioned if there was a demonstrated demand. Mr. Bocian advised that throughout prior discussions it had been stated that the city did not place enough emphasis on providing affordable units for larger families. In addition, frequent inquiries for larger apartments indicate that there is a demand for three bedroom units.

Commissioner Butler indicated that he did not understand what the advantage would be to the City by approving what the developer is asking. Mr. Bocian advised that the City cannot overlook recent litigation that places new parameters on affordable housing negotiations.

Chairperson Casey asked about percentage numbers established by the City in the agreement and whether these were the figures established in the recent litigation. Commissioner Butler questioned whether such numbers would be used in the future to attract other developers. Mr. Bocian advised that there have been some discussions with other developers and it will be incumbent upon the City to try to get agreements that achieve expressed goals.

Commissioner Mermelstein asked about continuation of the Housing Fund if Lower Income Housing Fees are not being collected. Mr. Bocian advised that the City will likely have to consider other alternatives to address this matter and will need to have an effective policy that will hold up to any further litigation.

Mr. Bocian discussed with Commissioner Welsh how the affordable housing within this project would meet the requirements of the Housing Element. He also provided information about affordable rent levels. Commissioner Welsh asked whether or not a density bonus was being provided to the developer.

Chairperson Casey opened the meeting for public comment at 7:37 p.m.

Brett Leon, Sares Regis Group – reviewed a slide presentation of the project with Commissioners. He provided information regarding: community benefits; Hacienda Business Park location; urban design concept; open space; garden areas; podium buildings; parking areas; community amenities; and unit design.

Commissioner Welsh was advised by Mr. Leon that the total square footage for residential units would be over 300,000 square feet.

Mr. Bocian provided information to Commissioner Probert about procedures for agreements with disabled applicants.

Commissioner Lopez questioned whether affordable units would be distributed throughout the complex and whether they would have a different grade of finishes compared to market units.

Commissioner Butler discussed the feasibility of the project with Mr. Leon and whether they had any concerns about filling the units. Mr. Leon stated that this is a unique site and Pleasanton Partners does not anticipate any issues achieving occupancy. He further advised Commissioner Welsh that his company has not, at this time, considered phasing the project.

Chairperson Casey had questions concerning foot traffic from the office buildings going through the residential area to the retail area. Mr. Leon advised that the design was done in such a manner to provide corner activity. He also advised Chairperson Casey that some parking would be surface and residential buildings would have parking garages and lower-level parking.

Becky Dennis, Citizens for a Caring Community - reviewed with the Commission a letter she had presented on behalf of Citizens for a Caring Community (CCC). She noted that CCC has a number of issues regarding approval of the draft agreement with Pleasanton Partners particularly with the application of Pleasanton's IZO to high density development on land zoned solely for the purpose of meeting the city's mandated need for affordable housing, and with the precedent that this agreement would represent.

Ms. Dennis noted that Pleasanton has always required a higher level of affordability, either through more units or lower rents, in apartment developments in Hacienda as compared to the proposed agreement with Pleasanton Partners, citing Archstone Hacienda as an example. She felt that approving the agreement would set a precedent that would severely diminish the City's future ability to meet affordable housing needs.

The Commission was also advised by Ms. Dennis that CCC believes that the application of the IZO would be a serious impediment to meeting Pleasanton's need for workforce housing affordable to those in the community who earn 80% AMI or below. She asked the Commission to give consideration to alternative approaches suggested during the Housing Element update process, such as requiring developers on recently zoned high density sites to partner with a nonprofit housing developer.

The Commission was urged by Ms. Dennis to also convey her concerns on to the Planning Commission and City Council.

Commissioner Butler discussed with Ms. Dennis the recommendation she made for developers to partner with nonprofit groups.

Chairperson Casey closed the meeting for public comment at 8:12 p.m.

Commissioner Probert felt the proposal was striking because the property is currently an eyesore. He felt it contained a number of good elements but was concerned that it fell short of meeting the affordable housing needs in Pleasanton. Commissioner Probert felt there was a need for more low and very low income units and that approving the agreement would set a precedent for the City. He thought perhaps the nexus study that the Commission was waiting for would provide additional information that would help the Commission make a decision.

Commissioner Butler echoed the sentiments of Commissioner Probert. He felt that the City was giving too much and not receiving enough in return. Commissioner Butler did not feel the Commission should approve the 15% and was not sure the approach presented produced what the Commission was looking for. He did not believe waiving fees and giving up on the number of units would be acceptable to this Commission.

Commissioner Mermelstein echoed Commissioner Butler's comments and those of Ms. Dennis and felt more needed to be included in the proposal for it to be accepted by this Commission.

Commissioner Lopez indicated that she would like the project to include more affordable units for the median and low-income and did not believe the proposal met the needs. She felt that she could possibly support the project if all of the affordable units were 80% AMI or lower.

Commissioner Welsh thought that having the City work with the developer and offer incentives would have provided a more acceptable proposal. She felt that the proposed development was a good use of the property, but it did not meet the need for studio and 1-bedroom units. She felt further discussion was needed so the developer could present a proposal that would come closer to the requirements of the Inclusionary Zoning Ordinance.

Chairperson Casey indicated he agreed with the comments of his fellow Commissioners and was concerned about setting a precedent relative to the 15% requirement. He indicated that he would like: 1) additional review on the 15% issue and related IZO matters, including incentives; 2) a copy of the February 21, 2013, letter from Citizens for a Caring Community to be forwarded to the Planning Commission; 3) generally a greater level of affordability in the proposal; and 5) consideration to housing cap requirements if the number of affordable units derived from this project fall short.

Chairperson Casey discussed with Mr. Bocian what the process should be if this Commission did not approve the Affordable Housing Agreement with Pleasanton Partners, LLC. Mr. Bocian advised that the Commission would need to direct staff to meet with the developer to try to renegotiate the agreement terms and bring back to the Commission.

Mr. Bocian discussed with Commissioner Butler the concept of credits given to developers for over-building and how staff would look at this project to come up with a recommendation. He advised that staff reviews each project individually and tries to obtain the best possible project each time.

Commissioner Probert indicated that he respected staff's recommendation but felt that the issues of precedent setting and meeting Housing Element needs were important.

Chairperson Casey discussed the matter with the Commission. It was suggested that the item be tabled and added to the agenda for the March meeting to allow staff time to meet with the developers to discuss the concerns expressed by the Commission.

7. Information Regarding History and Current Status of Lower Income Housing Fund

Mr. Erickson reviewed with the Commission information regarding the history and current status of the Lower Income Housing Fee (LIHF). He advised that the fee was first established by the City in 1978 at \$400 per unit for new residential projects. The fee remained at \$400 until 1990, when a major adjustment was made based on the results of a detailed nexus study. Fees were again reexamined in 1999 in conjunction with an updated nexus study. In May 2003, the nexus study was again updated, and both the residential and COI fees were increased.

The Commission looked over a Lower Income Housing Fee balance table provided by staff. Commissioner Probert discussed the LIHF balance increases since 2004 and the fact the funds have not been used. Mr. Erickson noted that the current balance in the LIHF is approximately \$16.4 million, of which, approximately \$8 million has been earmarked by City Council for the future redevelopment of Kottinger Place and Pleasanton Gardens. He advised that based on projections, the LIHF could potentially grow by an additional \$10 - \$13 million over the next five years using current fee amounts, although that amount would be reduced by any projects that provide affordable units instead of paying fees.

Chairperson Casey indicated he understood the need for the housing fee and appreciates that some of the funds have been earmarked for a big project.

8. Information Regarding New Regional Down Payment Assistance Program Administered by the Tri-Valley Housing Opportunity Center

Mr. Erickson reviewed with the Commission information regarding the new regional down payment assistance program. He advised that several years ago, the Cities of Dublin, Livermore, Pleasanton, San Ramon, and the Town of Danville collaborated to request capital funding through the Department of Housing and Urban Development (HUD) Economic Development Initiative Project to support programs to increase the homeownership rate for first time homebuyers in eastern Alameda and Contra Costa counties.

In response to the request, HUD approved \$150,000 to establish a regional down payment assistance program targeted to lower income households in the Tri-Valley. This new program, known as the Tri-Valley Down Payment Assistance Program (TVDPA), is being administered by the Tri-Valley Housing Opportunity Center (TVHOC) for the cities in the region.

Mr. Erickson advised that TVHOC will provide low interest, \$10,000 down payment loans to creditworthy low income first time homebuyers who have household incomes equal to or less than 80% of the Area Median Income (AMI). These funds can be used with the City's existing DPA program. Staff will provide the Commission with additional information when available.

Chairperson Casey questioned whether there was any City order of preference for these funds. Commissioner Butler was advised that Mr. Bocian represents the City of Pleasanton on the board of the Tri-Valley Housing Opportunity Center.

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

There were none.

COMMITTEE REPORTS

East Pleasanton Specific Plan Task Force

Chairperson Casey discussed Round Table comments provided by Committee members. The Committee looked at three potential land use maps that included residential, traffic circulation, and other components. Comments were collected from members, and members were assigned homework tasks.

Commissioner Probert asked about concerns of Pleasanton residents regarding housing and the airport. Chairperson Casey advised that the Committee had discussed what could and could not be done within the Airport Protection Area.

Commissioner Butler noted that Mayor Thorne had expressed concerns about the infrastructure costs for the area and how it would be financed.

Chairperson Casey advised Commissioner Welsh that lakes in the area come under the jurisdiction of Zone 7 and are used as recharging stations.

DISCUSSION OF FUTURE MEETING AGENDAS

Mr. Erickson stated that the March 2013 meeting is tentatively scheduled to include the following items:

- Review of affordable housing proposal for a high-density residential development proposed by St. Anton Partners at 5725 West Las Positas Blvd. in Hacienda Business Park
- Approval of federal HOME Funds and City Lower Income Housing Funds related to the Housing and Human Services Grant (HHSB) program for Fiscal Year 2013-14
- Approval of the Annual Agency Plan for the Pleasanton Housing Authority

Chairperson Casey asked Mr. Erickson to provide the Commission with information about the number of bedrooms in the City's affordable rental housing stock. Mr. Erickson advised that this would normally be provided at the April meeting but he will put together information for the March meeting.

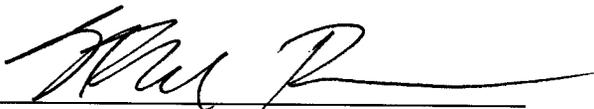
ADJOURNMENT

The meeting was adjourned at 8:59 p.m. by unanimous consent.

DATED: February 21, 2013


John Casey, Chairperson

ATTEST:


Steven Bocian, Assistant City Manager