

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION (HCDC)

SYNOPSIS OF REGULAR MEETING ON AUGUST 11, 2011 AT 5:45 PM

MEMBERS PRESENT: Chair Darrow, Vice Chair Tom, Commissioners Dorvilias, Ellak, Mace, Norimoto, Saelee
MEMBERS ABSENT: None
CITY STAFF: W. Chen (Housing), K. Clements (Housing), J. Loving (Destination: Home), J. Morales-Ferrand (Housing), S. Murillo (Housing), (Housing), J. Scheiner (Housing), S. Jain (Vice Mayor Nguyen Commission Liaison).
GUESTS: Candy Carter, Nick Carter, Rhonda Lakatos, Bill Lakatos
LOCATION: 200 E. Santa Clara Street, Wing Room 118, San José, CA 95113

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

AGENDA ITEM

(a) Call to Order/Orders of the Day

The meeting was called to order at 5:57 p.m.

(b) Introductions

Commissioners and staff introduced themselves.

(c) Announcements

Staff informed the Commission upcoming community meetings in order to receive community input on federal grant programs for FY 2012-13.

New Commissioner Clorama Dorvilias attended her first Housing Commission meeting.

Former Chair and Commissioner Cantore provided a final statement to the Commission indicating the privilege and honor it has been to serve on the Commission.

Staff announced that two Housing Commission seats are open. Between the seats, a low-income criteria and a District 5 criteria must be met.

Staff announced that Shasta Greene will be the new staff attorney assigned to the Housing Commission.

(d) Selection and Approval of new Chair and Vice Chair for the Housing and Community Development Advisory Commission (W. Chen, Housing Department)

Commissioner Tom made the motion to approve Vice Chair Darrow as the Chair, with a second by Commissioner Ellak. The motion passed 6-0.

Commissioner Ellak made the motion to approve Commissioner Tom as the Vice Chair, with a second by Commissioner Norimoto. The motion passed 6-0.

(e) Approval of Action Minutes for the June 9, 2011 Regular Meeting

Commissioner Norimoto moves to approve the action minutes, with a second by Commissioner Lee. The motion passed 6-0.

(f) Consent Item: Housing Department Production Reports

Commissioner Norimoto made the motion to approve the Housing Department Production Reports, with a second by Commissioner Ellak. The motion passed 7-0.

(g) Report on the Biannual Homeless Census Count and Status Update on the Housing 1000 Campaign (J. Scheiner, Housing Department)

Staff provided update on the point-in-time Biannual Homeless Census Count. The count indicates a slight decrease in the point-in-time count but a large increase in the annual count of the homeless and a substantial increase in the chronically homeless. The large increase in the annual count is likely due to the fact that more people are becoming homeless even for a short period of time. Homeless counts are usually considered an undercount due to the difficulty of identifying and enumerating the homeless population. The count is performed in the early morning because the homeless are less mobile at that time and so are easier to count.

Staff provided an update on Housing 1000 during agenda Item H.

(h) Report on Destination:Home Business Plan and Progress To-Date (J. Loving, Destination:Home)

Jennifer Loving from Destination: Home provided a report on the organization's business plan to end chronic homeless and a report on the Housing 1000 campaign. The plan includes a three-part strategy that begins with strengthening the public and safety net systems.

Commissioner Norimoto thanks Ms. Loving for the excellent work done in a short period of time in the campaign to end homelessness. Commissioner Norimoto also thanked the members of the public who participated in Housing 1000.

A member of the audience who had participated in the Homeless 1000 commented that they received great Housing 1000 training, and that the campaign puts people first and puts the homeless situation into perspective. The audience member expressed hope that this effort to end homelessness can be sustainable and that developing the database to track the homeless individuals is key.

Commissioner Dorvilias asked if Destination: Home includes wrap-around services. Ms. Loving indicated that intensive case management, access to community and county services, and set-aside section 8 vouchers are available.

Vice Chair Tom asked how different segments of the homeless population are targeted. Ms. Loving indicated that staff resources are first targeted towards the homeless segment for whom there are existing community programs and funding available to make the biggest impact. Next, resources are allocated towards helping the homeless based on the length of time on the street.

(i) Report on Proposed Housing Trust Fund Expenditures and Possible Recommendation (J. Scheiner, Housing Department)

(1) Destination: Home Staffing

Staff reported on the proposed Housing Trust Fund expenditure of \$300,000 for three case managers who will be completely allocated to the Housing 1000 campaign. The amount of the proposed funding expenditure will require approval by City Council.

Commissioner Ellak inquired about the ratio of three case managers for 60 homeless cases and where additional case management would come from given the need. Ms. Loving replied that one additional case manager will come from Destination: Home and there is ongoing fundraising for additional managers.

Commissioner Norimoto asked about the length of time the funding would cover and what progress is expected. Ms. Loving responded that it is for a twelve month period and the expectation is to stabilize the number of people for whom services can be provided.

Commissioner Norimoto asked about what happens after an individual stabilizes. Ms. Loving replied that it depends on each case, but that savings from the system is reinvested and put back into the system.

Commissioner Norimoto asked if there are other funding sources for this effort after the two-year funding cycle. Ms. Loving replied that there is a fund resources board working on additional funding sources. Destination: Home may also come back in the future for funding.

Chair Darrow asked what funds have been recently used for. Ms. Loving replied that funds have been used for staffing and infrastructure, a Housing 1000 care coordinator, and for activities.

Commissioner Norimoto made the motion to approve the \$300,000 for the case managers, with a second by Chair Darrow. The motion passed 5-1. The Commission requests that staff bring back an end of the year report.

Housing Department staff next brought forward the recommendation to fund the executive director position for Destination: Home in the amount of \$79,950, which includes salary and benefits.

Chair Darrow inquired about the Housing Trust Fund's budget for the following year and what the total budget current. Staff will send the budget and responded that the total budget is a little over \$1 million.

Commissioner Norimoto indicated that it would be helpful to know future fiscal year projections because some line items may already be committed, or will be committed. Having this information

will facilitate the Commission's ability to make recommendation or even make a multi-year recommendation. Staff indicated that a proposal for a one-year funding cycle was made due to the trust fund's uneven funding source.

Commissioner Norimoto indicated that the recommended benefits and salary package is acceptable, and asked if other Commissioners have feedback.

Vice Chair Tom asked about the amounts funded in the past and noted that expenses may be high and rising.

Commissioner Ellak expressed that his only is cost and that the Mayor and Council does not make that much. Staff replied that the salary is based on information from the HealthTrust, which surveyed the amount that executive directors make given this line of work and that the proposed funding amount falls well within the range of non-profit executives.

Vice Chair Tom commented that this position seems to be funded for a second time.

Chair Darrow expressed that the salary seems within the reason for the talent.

Vice Chair Commissioner Tom made the motion to approve the funding recommendation with the caveat that this should not be a recurring funding item, with a second by Commissioner Saelee. Commissioner Norimoto asked if the maker of the motion would accept the friendly amendment of removing the "recurring item" piece because the this investment is high impact and has a high return on investment. Vice Chair Tim accepts the friendly amendment with the note that funded efforts need to be more results based in future. The motion to approve the funding recommendation as presented by staff is seconded by Commissioner Saelee. The motion passed 4-1-1.

The Commission would like to write a letter to City Council supporting this recommendation.

(2) UPLIFT Transit Pass and Downtown Outreach Programs

Staff presented a report on UPLIFT and downtown outreach programs and the recommendation to fund UPLIFT in the amount of \$40,000 and the outreach programs in the amount of \$170,000.

Vice Chair Tim made the motion to approve the recommendations, with a second by Commissioner Lee. The Commission followed the second with a brief discussion.

Chair Darrow asked if we have survey data before 2008. Staff indicated that the data are available and will be sent to the Commission

Commissioner Norimoto recommends having the person or organization being funded to present updates.

Chair Darrow expressed that the proposed funding expenditure provides value for the services being provided.

The motion passed 6-0.

Vice Chair Tom request that next year's Housing Trust Fund budget figures be shared with the Commission.

(3) Housing Trust Fund Balance

Staff reported on the Housing Trust Fund's present balance.

(j) Status Report on ESG funding process for FY 2011-12 and Possible Recommendation (S. Murillo, Housing Department)

This item was moved up to follow agenda Item D. Staff reported that the City has not yet received funding from HUD regarding excess ESG monies, but the amount of \$639,000 has already been approved. There are two ESG pots: the emergency shelter grants for \$442,000 and the emergency solutions grant for \$171,000. HUD has not released regulations on these funds so therefore the City cannot solicit applications for funding.

(k) Discussion on AB 312 and Possible Recommendation (J. Morales-Ferrand, Housing Department)

Staff reported on the status of AB 312 and indicated that Governor Brown had vetoed the bill.

(l) City and Redevelopment Agency Budget Update and Possible Recommendation (J. Morales-Ferrand, Housing Department)

Staff provided an budget update and informed the Commission of the court stay regarding the redevelopment elimination bill. Issues regarding the stay will not be resolved until mid-January 2012. The stay impacts the Housing Department's work because it prevents the Department from obligating new funding commitment. The City has joined the lawsuit filed by California Redevelopment Association, and the case went directly to the State Supreme Court.

(m) Standing Reports:

- (1) Chair's Report
- (2) Director's Report

Staff reported that a memorandum will be taken to two Council committees about how to allocate CDBG funding given the City's priorities.

(3) General Plan Report (Vice Chair Darrow/Housing Staff)

Staff reported on the March 21, 2011 GP Update task force meeting regarding development outside of the City's urban growth boundary, and the Horizons phasing framework.

(4) Ad-Hoc Committees

- (a) Grants Management Ad-Hoc Committee (Commissioners Cantore and Mace)

(b) Communications Ad-Hoc Committee (Chair Norimoto, Commissioners Ellak and Tom)

It was noted that the City will use CDBG funds to buy firetrucks per the Mayor's direction. Commissioner Norimoto indicated that there should be a conversation on HUD funding decisions.

(m) Future Agenda Items

- Destination Home
 - Report on the progress of Destination:Home and data
 - Development of adequate long-term business plan
 - Evaluate compensation levels of the two staff position to ensure alignment with City's budget framework
- Housing Trust Fund wrap up and impact on the community and forward-looking budgeting process. Report on current year's expenditures
- Prioritization framework for new expanded homebuyer program
- Progress on NSP1 and NSP2
- Communications plan/liaison coordination with Senior Commission
- Report on homelessness and Biannual Homeless Census Count
 - Report on homeless seniors as requested by Senior Commission

(n) Open Forum

No comments.

(o) Adjournment

The meeting was adjourned at 8:19pm.