

MINUTES
HOUSING AND HUMAN CONCERNS COMMITTEE
February 24, 2009
CITY HALL
Council Chambers
1017 MIDDLEFIELD ROAD
7:00 - 9:30 PM

Housing and Human Concerns Committee Members Present: D. Brosseau, K. Bondonno, J. Dempsey, R. Dickinson, M. Manuel, B. Miller, J. Richardson, C. Robinson and C. Wright

Housing and Human Concerns Committee Members Absent: None

Staff Members Present: Webb, Chin and Mees

Staff Members Absent: None

Guests Present: None

1. Approval of Minutes

M/S (Bondonno/Richardson) to approve Minutes of January 27, 2009

Motion Passed, Approved 7-0 (Manuel and Miller abstained)

2. Oral Communications

None

3. Public Hearing

None

4. New Items

4.a. Agency Presentations Regarding Applications for Funding-Community Development Block Grant & HOME Investment Partnership Entitlement Funds for 2009-2010

General Administration & Planning

1) ECHO Marjorie Rocha, Executive Director of Fair Housing and Angie Watson-Hajeem, Housing Specialist addressed the Committee about their concerns during last year's deliberations. Marjorie said she asked Rhonda to notify them of any complaints received about tenants not being able to access them on a quarterly basis so they could address them. To date they have received none. Marjorie said their phone lines are staffed between 9:00-5:00 with bi-lingual staff and voice mail to answer after hour calls. They have achieved 106% of their annual goal. Ms. Watson-Hajeem talked about the outreach they are doing.

2) Project Sentinel Ann Marquart, Executive Director, told the Committee their application was submitted based on what they had heard from the Committee last year income. Project Sentinel is an agency dedicated to fair housing services. They are an award winning fair

housing agency with bi-lingual staff and multi-lingual literature. They provide fair housing services to all communities throughout San Mateo County, except Redwood City and are committed to opening a full time office in Redwood City.

Housing

1) Case de Redwood-Building Improvements & Replacements Jan Eunice of American Baptist Homes of the West, management agent for Casa de Redwood, Melody Daugherty, Administrator and Bill Clever, Board President thanked the Committee for the opportunity to present to the Committee. They have 136 units of affordable senior housing and serve the lowest income seniors in the City. The improvements they are requesting funds to make improvements to the health and safety of their residents.

2) Center for the Independence of the Disabled-Housing and Accessibility Modifications Program Ray Pittsinger, Program Manager addressed the Committee. He said they were in their 30th year of operation. They have installed thousands of modifications such as grab bars, hand held showers, rails and ramps in Redwood City. They have kept seniors out of institutions and in their own homes.

3) Service League-Acquisition Mike Nevin, Executive Director, Karen Francone, Director of Service League and HOPE House and Yvonne Frasier, Grants Supervisor thanked the Committee for the opportunity. Their program is growing and they now have five homes they own. This home will be their sixth home in this program and will have reached bed capacity from 30 beds to 44 beds in total when they make this purchase. Their offer of \$500,000 has been accepted and the escrow will close after July and after hearing from the City as to how much money, if any, they would like to allocate for this request. They will also make a request to the County of San Mateo next week for \$50,000 and to other cities who receive CDBG money.

4) Rebuilding Together-National Rebuilding Day Seana O'Shaughnessy, Executive Director, said she saw their organization sandwiched between the City's Minor Home Repair program and the City's Home Improvement Loan Program because they are able to do more comprehensive repairs than the minor home program but less than the home improvement loans. They are celebrating their 20th anniversary this year. They have just recently purchased their building in Redwood City. Kate Comfort-Harr, the new Development Director is also from Redwood City. The work they do is about keeping people in their own homes.

5) City of Redwood City-HOT Acquisition Regina Van Brunt, representing the Downtown Business Group and Wendy Goldberg presented to the Committee. They represent HOT, which stands for Homeless Outreach Team of Redwood City. The purchase of the property will take 12 of the chronic homeless off the streets give them services, care, hope and provide a better quality of life for them. The other source of funding (\$1,000,000) has not been identified at the moment. A good percentage is projected to come from the County's CDBG/HOME funds and another from Mental Health Services that has housing money available, if the person being housed is one of their clients. Melissa Platte, from Mental Health Association, told the Committee that Mental Health Association has \$6,000,000 ready to use and is anxious to use the money on something like this project. They can commit up to \$100,000 per unit for the construction and up to \$100,000 per unit for operating expenses.

Public Service

1) CORA-Domestic Violence Shelter Cory Mathorne, Director of Programs, thanked the Committee for their on-going support and stated they are the only agency in San Mateo County that provides a safe and confidential shelter for domestic violence victims. They currently have 22 beds and serve approximately 100 individuals a year. During the last fiscal year, they served 87 individuals with 19 of those being Redwood City residents. Also, last fiscal year, they showed a 75% increase in their requests for shelter. On average, their clients stay two months.

2) HIP Housing-Home Sharing Program Louise Della-Majora, President, thanked the Committee for their support and encouraged them to renew their commitment at similar funding levels to last year. To date, they have already surpassed this year's grant goals for the year. Barbara Lietke also spoke to the Committee. She said 23,000 families applied to the Section 8 wait list for which there could be 3,600 potential openings in the next three years, so home sharing continues to be a viable solution for many people. They have an over 40% increase in inquiry phone calls for housing resources related to all different types of housing problems, many related to rent increases and trying to find affordable housing mortgage default problems.

3) Interfaith Hospitality Network-Rotating Emergency Church Shelter Support No presentation

4) InnVision-Clara Mateo Emergency Shelter Cindy Lui, Supportive Housing Manager, told the Committee that they are a major provider of serving the homeless and low income individuals in Santa Clara County. They have been in operation since 1973. They operate four permanent emergency shelters, one rotating church, four day time multi-service centers throughout Santa Clara County and transitional and permanent housing in San Jose, Mountain View, Palo Alto and Redwood City. Their funding request is for the Clara Mateo program in Menlo Park that will serve meals, shelter and support services for the homeless in Redwood City.

5) Mental Health Association-Spring Street Emergency Shelter Melissa Platte, Executive Director, thanked the Committee for their on-going support of their program and said they would soon be in their 23rd year of operation. The need continues to grow for the population whose income is typically less than \$12,000 year. They are experiencing an increase in need from clients who have been living in housing that has been foreclosed. They have secured a grant from Peninsula Community Fund (now Silicon Valley Community Foundation) that is specifically to hire someone to work more intensively with their shelter clients to move them into permanent housing.

6) Samaritan House – Safe Harbor Emergency Shelter Sharon Petersen, Director of Program Operations and Mary Anne Vinci, Director of Safe Harbor Shelter, addressed the Committee. They thanked the Committee for all of their support in the past. She continued by saying that 98% of the funding for Safe Harbor comes from Government sources. Samaritan House provides lots of community services and only puts 2% of their general fund into the Safe Harbor operation. Their dining room where they serve hot meals in San Mateo has gone from an average of 1,000 meals per month to 4,500 and there were 459 people

who asked for rental assistance in December, which they could only afford to fund 81. She asked the Committee to consider providing the same level of support as last year. Mary Anne told the Committee of a new health wellness program through Kaiser where they have started a women's preventative health workshop, HIV and AIDS awareness workshops and bi-monthly health awareness and workshops.

7) Shelter Network - Maple Street Emergency Shelter Robert Vernon, Assistant Program Director, said he was very grateful for the continuing support. They continue to provide comprehensive case management for the homeless in Redwood City. Currently this year they have served 165 Redwood City citizens as of January 31st at the Maple Street Shelter, which is 75% of their contract goal for this year. They have also hired a screening and assessment specialist and a clinical case manager, which is a bi-lingual position.

8) Shelter Network – Redwood Family House Transitional Housing Jacob Lyle, Program Director, reported their program provides transitional housing to nine homeless families in Redwood City and serves 30-40 families every year. They have already met their goals for serving Redwood City residents as of February. He thanked the Committee on behalf of Shelter Network for their support in the past and asked them to consider their support.

9) Youth & Family Enrichment Services – Day Break Shelter for Homeless Youth Rena Abrahms, Program Manager, addressed the Committee. She thanked the City for their continued support of Day Break. They are approaching about 20 years of service to the community. She shared a recent success story about a recent graduate from their program.

Non-Housing Community Development Activities

Committee Member Wright recused herself.

1) Talk of Broadway-Job Creation & Expansion John Kim, Owner, told the Committee he was requesting funds to remodel Talk of Broadway to a hamburger place and move Talk of Broadway to the current Bob's Courthouse Coffee Shop. He is trying to create more jobs for youth and help the downtown environment. He would like to bring back the Redwood City culinary training program that was once used at Mime's and retain existing jobs for low-income people and help prevent further closures downtown. He would partner with the community to provide job training and to fill the openings.

Staff & Statute Requests

1) City of Redwood City-General Administration Pat Webb addressed the Committee and said the General Administration, Housing Improvement Support, and HOME Administration were all the City administrative statutory percentages that are put in every year.

2) City of Redwood City-Housing Improvement Support See above General Administration.

3) City of Redwood City-HOME Administration See above General Administration.

4) CHDO Setaside-Cedar Street Apartments-New Construction of Affordable Housing Melissa Platte told the Committee this request was to complete the funding package for the

Cedar Street Apartments, which will provide permanent supportive housing for 14 mentally ill homeless adults. She continued by saying they have received a HUD 811 fund reservation, which pays close to \$2 million toward the construction and includes ongoing operating subsidies so their clients never have to pay more than 30% of their adjusted gross income.

5) West Bay Housing-Acquisition David Brigode, Senior Project Manager, spoke to the Committee. He said West Bay is an affordable housing non-profit development component of the Golden Gate Regional Center, which is the designated service provider for all people with developmental disabilities in San Mateo County. West Bay is seeking funding for down payment assistance for the development of a four bedroom single family home for disabled people with developmental disabilities from Redwood City. Mr. Brigode said West Bay has about 15 similar homes in San Mateo County, five of which are in Redwood City. The clients served will be coming directly through Golden Gate Regional Center.

5. Continuing Items

None

6. Items of Committee Interest

None

7. Adjournment: Motion to adjourn until the next regular meeting of March 4, 2009

M/S: (Wright/Dickinson) to adjourn

Motion Passed, approved 9-0

Members are to complete their individual funding rating and ranking forms and turn them in to staff by 8:00 AM on Monday March 2, 2009. Funding deliberations will begin at 7:00 PM on Wednesday March 4, 2009 in the Council Chambers. The meeting was adjourned at 9:06 PM.