

MINUTES
HOUSING AND HUMAN CONCERNS COMMITTEE
May 26, 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, C. Robinson and C. Wright

Housing and Human Concerns Committee Members Absent: M. Manuel, B. Miller, J. Richardson

Staff Members Present: Webb, Jones-Thomas and Mees

Staff Members Absent: Chin

Guests Present: Greg Greenway and Susan Danielson, Threshold 2008 and Jill Ekas, Planning Manager

1. Approval of Minutes

M/S (Dickinson/Wright) to approve minutes from April 28, 2009.

Approved 6-0

2. Oral Communications

None

3. Public Hearing

3.a. American Reinvestment & Recovery Act Funds 08/09 Action Plan Amendment

Staff member Jones-Thomas addressed the committee and said when the Annual Action Plan was approved, there was an extra \$194,887 available in stimulus funding through the CDBG-R program that the committee was asked to allocate to the Housing First Program, but no regulations had been issued at that time. ARRA regulations recently published emphasizes that the purpose of these funds is to stimulate the economy and create jobs. Staff member Jones-Thomas said there were CDBG funds that were more than two years old and needed to be committed by June. These reprogramming amounts are before the committee in order to meet the timely expenditure deadline by July 31. Currently in the HOME program, there is \$612,813.74 available, the majority of which is allocated to site acquisition for affordable housing. There is also \$247,799.37 available from CDBG which was previously allocated to Kainos Senior housing and the PAL Job Diversion Program, which never materialized and \$36,346.99 available in program income for a grand total of \$1,091,847.10. Staff member Jones-Thomas requested that the first \$200,000 in CDBG go to Service League Transitional Housing Acquisition, which would fund all the activities recommended in the Annual Action Plan with \$696,960.10 going to the Housing First

Acquisition, and the CDBG-R amount of \$194,887.00 going to First Housing Energy Saving Improvements.

The committee asked questions based on the funding recommendations presented to them. Staff member Jones-Thomas said she spoke to Casa de Redwood to see if they could take on an energy savings improvement project, if Housing First cannot proceed as planned. Casa de Redwood would be happy to take this project if Housing First cannot. Staff member Jones-Thomas cautioned the committee if Casa de Redwood were to take the project, it would not save the CDBG or HOME funds that are subject to being lost because of the timeline commitment.

Chair Brosseau asked where the rest of the money is expected to come in for the Housing First Project. Staff member Jones-Thomas said there is an application into the County for \$500,000 and the remainder would probably come from the Redevelopment Agency. Staff member Webb said the Council would give staff direction on whether or not to move ahead with the acquisition of this property.

M/S (Wright/Dickinson) to open public hearing.

M/S (Wright/Dickinson) to close public hearing.

M/S (Bondonno/Dickinson) to submit the application for CDBG-ARRA Funds for energy saving improvements for Housing First and approve reprogramming of prior year CDBG and HOME funds to the Housing First Acquisition.

Approved 6-0

4. New Items

4.a. Greg Greenway-Threshold 2009

Greg Greenway presented a PowerPoint to the committee on Threshold 2008. He said Redwood City has made a commitment to civic engagement as an important part of the policy making process. This partnership with Redwood City represents the first partnership with a local jurisdiction in San Mateo County. Greg said he had been meeting the past few months with the Outreach Subcommittee.

The community challenge that Threshold is trying to address is the lack of public support county wide for affordable housing and community opposition to large projects in new developments. The result is policy makers usually hear only from one segment of the population. Threshold 2008's approach was to address the lack of support through civic engagement to create information and deliberations to create informed dialogue. The benefits include greater understanding, increased public support for housing, and engaged citizens who want to participate in public life.

The work plan for the next phase, Threshold 2009, includes conducting three community conversations in Redwood City through highly trained facilitators involving approximately 25-30 people, continue to recruit participants and facilitators, improve the city's capacity to do this themselves and report the results to policymakers and the public.

Greg said the HHCC would provide assistance by scheduling dialogues, reserving venues, recruiting participants and conversation leaders for training, and reviewing the materials for

content. The committee suggested Marc be the appointed liaison to work with Greg and a staff point person to be named later. The venues and scheduling would be done later. The Outreach Subcommittee would be primarily responsible for this, but the entire committee would be interested in weighing in on the briefing materials prior to the dialogues. Chair Brosseau, Vice Chair Dickinson, and committee members Robinson and possibly Manuel are interested in being trained conversation leaders. The Outreach Subcommittee would assist in the recruitment of participants but the committee would like to be sure to reach people who are unrepresented by trying to include all areas of Redwood City, including Spanish speaking residents. The committee suggested reaching out to some of the organizations the committee has funded in the past, the Hispanic Chamber of Commerce and the City's email list to assist with finding participants.

4.b. Jill Ekas, Planning Manager-New General Plan and Housing Element Update

Jill Ekas gave an update on the General Plan status. She said the draft of the Housing Element was sent to the State Housing and Community Development Department (HCD) on April 10th. The state has 60 days to return any comments back. Once the comments are received, staff will bring them back to the Planning Commission and the HHCC at a joint session on June 23rd. The Planning Commission will be meeting almost weekly in June and July to roll out the various chapters of the Plan, including Natural Resources, Public Safety and a quality of life element, which the HHCC will be asked to give feedback on as well as the Parks & Recreation Department.

The Inclusionary Housing Policy can be worked on before the Housing Element is adopted. The process for developing such a policy or ordinance for the city are hiring the consultant, legal review, public outreach and creating a draft or an outline of such an ordinance. Planning staff would like to have a draft document supported by the HHCC and Planning Commission before getting input from developers. Staff member Ekas said it would be helpful to get a summary of the changes to the draft policy document the HHCC had been working on.

5. Continuing Items

5.a. Finalize Work Plan FY 2009/2010

M/S (Robinson/Dempsey) to approve the Work Plan FY 2009/2010

Approved, 6-0

6. Items of Committee Interest

6.a. Committee Questions and Issues

No report

6.b. Sub Committee Reports

Human Services Subcommittee:

No report

Housing Subcommittee:

Chair Dickinson said the Housing Subcommittee met on May 5th. Phil Bahr spoke on the passive home concept. The subcommittee thought the home improvement program and the HOT program could benefit from the energy savings the passive homes concept presents. The subcommittee is continuing to work on the BMR rental and implementation guidelines and affirmative marketing plan, which will be brought to the full committee soon.

Outreach Subcommittee:

Committee Member Bondonno reported Greg Greenway came to the last Outreach Subcommittee meeting and the discussion was the presentation made by Greg tonight. The subcommittee is still working on the website and the marketing component.

6.c. Other Updates

City Council Report:

Staff Member Webb reported the Affordability Covenants for 885 Woodside Road were approved and the developer said the construction is continuing at the site.

Planning Commission Report:

Staff Member Webb said the Finger Avenue Subdivision was discussed at the last Planning Commission meeting.

Staff Updates:

Staff Member Jones-Thomas reported that Redwood City was number four in the county for foreclosures behind Daly City, South San Francisco and San Mateo with 1.4% of the housing stock. The concentration of the Redwood City foreclosures is in the mobile home park.

Staff Member Webb said the latest unemployment rate for Redwood City was 8.3%, which is the same as the county, and she was appointed to the Workforce Investment Board and would have fresh employment data in future meetings.

Staff Member Jones-Thomas reported the Request for Proposals for a consultant to prepare the Consolidated Plan was issued and the proposals are due in mid June. A member of the HHCC will be asked to review the proposals with staff and the goal is to have the consultant on board by the end of August. Committee Member Bondonno volunteered to review the proposals.

Staff Member Jones-Thomas said there is a vacant unit in the Lincoln Townhomes project, which is currently being completed. Since federal funds were used to acquire the property, five percent of the units are required to be wheelchair accessible and two percent are required to be adaptable for vision and hearing impaired. The City encourages these units to be marketed exclusively to wheelchair users or those who have mobility impairments. Member Bondonno volunteered to participate in the selection of the family for this unit.

7. Adjournment: Motion to adjourn until the next regular meeting of June 23, 2009

M/S: (Dickinson/Robinson) to adjourn

Motion Passed, approved 6-0

Meeting was adjourned at 9:20 PM