

SAN BENITO COUNTY
Housing Advisory Committee

Committee:

*Board of Supervisor Bea Gonzales, District 5;
Board of Supervisor Betsy Dirks, District 1;
Chair of the Planning Commission, Robert Gibson, District 4;
Planning Commissioner, G.W. Devon Pack, District 5;
Development Community Public Member, Victor Gomez;
Affordable Housing Public Member, Seth Capron, and
Financial or Accounting Public Member, Jonathan Casey*



AGENDA

Monday, November 7, 2022

11:00 A.M.

San Benito County Administration Building
Board of Supervisors Chambers
481 Fourth Street, Hollister, California

Webinar ID: 824 7379 5594

Webinar Password: 145559

Pursuant to AB 361, and the resolution adopted thereunder, relating to the convening of public meetings in response to the COVID-19 pandemic, and pursuant to the recommendation from Dr. Gellert dated January 5, 2022, members of the Committee are allowed to attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.

The meeting will be available through Zoom those who wish to join or require accommodations with the instructions below:

This meeting can be accessed in the following methods:

Through Zoom (<https://zoom.us/join>) per the instruction stated below

Participating by Zoom:

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associated with an instant or scheduled meeting (found at the top of this text). The chat feature is disabled for all participants. Additionally, the video function is not available to the public. Zoom regularly provides new versions of the Zoom desktop client and Zoom mobile app to release new security features and fix bugs. To ensure you can join the meeting and participate through public comment, please launch the web address to download the Zoom application: <https://zoom.us/support/download>. Furthermore, we recommend upgrading to the latest version of Zoom once it is available. Please visit <https://support.zoom.us/hc/en-us/articles/201362233-Upgrade-update-to-the-latest-version> to ensure you have the newest Zoom update.

A. Zoom on Web-browser:

a. If joining through web-browser, launch the address <https://zoom.us/join> or open the direct link listed below: <https://zoom.us>

B. Or launch the Zoom app on your Tablet or Smartphone:

b. Select **"JOIN A MEETING"**

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d. The participant can launch audio through their computer or set it up through the phone.

e. **Public Comment:** Select the **"Participants Tab"** and click **"Raise hand"** icon, and the Zoom facilitator will unmute you when your turn arrives.

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c. It will then ask for a **Participant ID**, press the **"#" key** (pound key) to continue.

d. Once you enter the Zoom meeting, you will automatically be placed on mute.

e. **Public Comment:** If you are using a phone, please press **"*9"** (star-nine) to raise your hand, and the Zoom facilitator will unmute you when your turn arrives.

Written Comments & Email Public Comment

Members of the public may submit comments via email by 5:00 PM on the Friday prior to the meeting to the Assistant Planner, Stephanie Reck, at sreck@cosb.us

Public Comment Guidelines

A. The Committee welcomes your comments.

B. If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.

C. Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.

D. Please keep your comments, brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact **Stephanie Reck**, at (831) 902-2289, or email sreck@cosb.us

The San Benito County Housing Advisory Committee welcomes you to this meeting and encourages your participation.

- *If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. When addressing the Committee, please state your name for the record. Please address the Committee as a whole through the Chair.*
- *If you wish to speak on an item contained in the agenda, please seek recognition from the Chairman prior to consideration of the item.*

11:00 A.M. CALL TO ORDER

1. TELECONFERENCE INSTRUCTIONS

Arielle Goodspeed, Principal Planner, read the teleconference instructions to members participating remotely.

No public comment at this time.

2. PLEDGE OF ALLEGIANCE

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, led the pledge of allegiance.

No public comment at this time.

3. ROLL CALL

Committee Members:

1. *Bea Gonzales, Board of Supervisor District 5;*
2. *Betsy Dirks, Board of Supervisor District 1;*
3. *Robert Gibson, Chair of the Planning Commission, District 4;*
4. *G.W. Devon Pack, Planning Commissioner, District 5;*
5. *Victor Gomez, Development Community Public Member;*
6. *Seth Capron, Affordable Housing Public Member; and*
7. *Jonathan Casey: Financial or Accounting Public Member.*

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, Betsy Dirks, Board of Supervisor, Robert Gibson, Chair of the Planning Commission, were present in chambers. Victor Gomez, Development Community public member, Seth Capron, Affordable Housing public member, Jonathan Casey, Financial or Accounting public member were present via zoom. G.W. Devon Pack, Planning Commissioner-Vice Chair of the Housing Advisory Committee, was absent.

4. ACKNOWLEDGE CERTIFICATE OF POSTING

Robert Gibson, Chair of the Planning Commission, motioned to acknowledge the certificate of posting.

Betsy Dirks, Board of Supervisor, seconded that motion.

Motion passed four (6) to zero (0).

No public comment at this time.

5. **PUBLIC COMMENT: Opportunity to address the Committee on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Section 54954.2.**

No public comment at this time.

REGULAR AGENDA

6. **Proposed resolution pursuant to AB 361- Adopt proposed resolution authorizing teleconferencing options for meetings of the Committee for the period of November 1, 2022, through December 1, 2022, pursuant to AB 361.**

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, motioned to adopt the proposed resolution pursuant to AB 361.

Betsy Dirks, Board of Supervisor, seconded this motion.

Motion Passed (6) to (0).

7. **Adopt October 3, 2022, minutes.**

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, motioned to approve the minutes.

Robert Gibson, Chair of the Planning Commission, seconded this motion.

Motion Passed (6) to (0).

8. **Overview: Housing support for San Benito County families in K-12 schools.**

Stephanie Reck, Assistant Planner, invited Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, to present this item.

Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, thanked the HAC for having her with us. It was shared that the County's Office of Education (SBCOE) provides support to homeless students and their families through the Foster Youth and Homes Services programs. SBCOE's services are designed to support educational needs, we do not look at the direct oversight of getting housing for our students. However, we do provide educational opportunities for various laws around foster and homeless youth and work to coordinate services with Children Services and other agencies. We started a program called Project Access which provides after school tutorials and other support services, like providing 5 nights in a hotel, for foster and homeless youth. Some of the additional needs that we have identified are tutorial services, health services, and clothing needs, community resources, and ways to connect people to resources. However, we cannot provide all of this without the proper funding, but we try to provide as much of this as possible. SBCOE receives only a small amount of funding, the HAC can assisted by providing direct housing support, like rent subsidies, help with utilities, and additional temporary housing accommodations. The HAC had asked us for some information on the homeless student population that is data we do not collect in regard to why our students are

homes. If you have a survey that can help us gather this information, we can implement it and it will provide us with some insight on how to help our students and their families. Additional information we would like to gather, with the support of a survey, encompass how and why students are homeless, what programs are most beneficial, and what other needs do the students and families have. This could be a joint project between SBCOE and the HAC.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, asked if SBCOE could define the parameters of what qualifies a student as homeless.

Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, stated that there is the obvious interpretation where if you don't have a home and you sleep in a car for example, you qualify as homeless. Doubling up also qualifies someone as homeless and that occurs when your children or grandparents lose their home and they come to live with a family member who does have a home. Many of our homeless families are not always identified because they do not report that they are doubling up.

Gwen Baquiran, Director of Student Services at the County of San Benito Office of Education, stated that we will be having a training next Thursday which is an awareness for students who are experiencing homelessness. A topic is how to better identify homeless students because this will help us better identify their needs and determine how best to support them for them to have continued access to educational needs. We will go into details about the educational definition of homelessness. I encourage our community members to participate in that workshop. This month is national homeless month, and this is something we can't the community to commemorate and be aware. We want to community to be aware of the other support we are providing like project access.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, asked if SBCOE has a date certain for that workshop.

Gwen Baquiran, Director of Student Services at the County of San Benito Office of Education, stated that the workshop is via zoom and will be on November 16th from 10am to 11am. The event is titled McKinney Vento 101 Workshop and provides Education for Homeless Children and Youth program basics and eligibility for McKinney-Vento rights and services.

Stephanie Reck, Assistant Planner, stated that she will send the flyer out to the HAC members.

Betsy Dirks, Board of Supervisor, asked if SBCOE have statistics on how many children are considered McKinney-Vento at this time.

Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, stated that she does not have the information in front of her, but she presented it at the last meeting. (the number of homeless students for the year 2021-2022 was 251 of 11897 students at 2.11% of the student population).

Betsy Dirks, Board of Supervisor, asked if that number could be more if the students had any siblings. Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, stated that was correct.

Betsy Dirks, Board of Supervisor, stated that it would be important for our county workforce development and homeless services providers to be aware of those numbers so they can possible help address some of those situations and make sure the communication is getting across to

people. Our Community Food Bank and Our Father's House should also have that information so they can support the students and to ensure we are cross-checking other supports.

Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, stated that the other point to remember is that once a student is deemed homeless, they remain with that designation through the end of the school year, even if they were able to find housing in that time.

Betsy Dirks, Board of Supervisor, asked what the resources are that homeless students can benefit from.

Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, stated that project access, access to hotel rooms, food and school supplies, and other outside resources in terms of the community. One of the things we need to work on is, where do our students find those resources and how can we put them in a place where they are easy to find and access. We also need to look at what we are missing because we don't have as many resources as other counties.

Betsy Dirks, Board of Supervisor, asked if SBCOE has a list of missing resources in reference to what is provided in other counties.

Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, stated that she does not have this information handy but that is something we can look at. I suggest you also speak with those running the homeless shelters, because we are only looking at services in terms of educational needs. So those who work with other homeless families may have a more robust understanding of what supports are missing.

Betsy Dirks, Board of Supervisor, stated that would work and it may be beneficial to create a system where we can cross reference that easier. I wonder if we can create a resource page with our new information's officer.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that she would hope the new information's officer could work this out. I have seen firsthand what Santa Cruz County does for its homeless population, student particulars, and Santa Clara County in comparison to what San Benito is doing. As a supervisor there is the power and ability to bring change and it is sad that I can't and I feel helpless, I want to do more of our community collectively, as it is a community effort.

Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, I think we can conduct some type of needs assessment where we all work together, school, student, homeless shelter, PD, and Sheriffs.

Betsy Dirks, Board of Supervisor, I do want to share that we are in the process of acquiring facilities that would have permanent and transitional housing available too, which will continue to serve those needs. We have a rental deficiency in the county, and we have a housing crisis. We also have around 50 Section 8 vouchers allotted to our county that cannot be used at this time.

Seth Capron, Affordable Housing public member, asked how long the respite hotel housing is available to students and if the whole family can be temporarily housed during that time.

Gwen Baquiran, Director of Student Services at the County of San Benito Office of Education, stated that with regard to Project Rest and Project Access, this is the first time that we are providing support for temporary hotel accommodations for up to 5 days. This really is not enough.

Two weeks ago, was the first time I was able to handle this situation, which is extremely heartbreaking, and there was noting much we could do but provide a 5-day voucher. A hotel that is associated with this project was able to provide the entire family of 5 to 6 persons with accommodations. We then connected with family with Enrique Arreola, Deputy Director of Community Services and Workforce Development, who was able to support them with some subsequent weeks of temporary placement. What this project has done is make sure there is some stability, even if for a short period of time, where the kids didn't miss a single day of school because they had temporary accommodations during a point of transition. Our county was also able to provide the family with duffle bags with comfort items like blankets, books, and fidget toys to help them with the transition. The family was very grateful for this, and we were able to address their needs and provide them with this accommodation within one hour of the family coming to use and requesting support.

Stephanie Reck, Assistant Planner, asked the committee to clarify whether they would like staff to support SBCOE in drafting the survey that would be used for the purposes of gathering further information on the homeless population and services that are missing.

Betsy Dirks, Board of Supervisor, stated yes, I think that would be something we want staff to work on. Of course, we would partner and help with that, but I don't want to commit time. I don't know what Enrique Arreola, Deputy Director of Community Services and Workforce Development's, schedule looks like as I assume he would have to be involved in that. So, I would want clarity on that and how in-depth it would be, so I want clarity on that.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that she is reluctant to dedicate staff time because we don't know timewise what that would take. However, if we have some type of survey that has been done in that past that we can bring in a possible update and use I think we should do that.

Betsy Dirks, Board of Supervisor, stated that I also don't know how much time you have in your office because we are all very short staffed and especially with this time of the year. It becomes even timelier with the situation we are talking about. If someone has a google form, we could use that may help because we would need to get it out to the schools and possibly have it on hand if someone comes into our office for when people come in to get homeless services.

Joel Ellinwood, Assistant County Counsel, stated that from the county's perspective the primary perspective for things like the point-in-time count is from the Health and Human Services Agency and not from the Resource Management Agency or the housing staff. We have no representative here from Health and Human Services or have any information from them, but I imagine the county's Office of Education is in touch with them as they provide the resources for temporary shelter, so we have a lot of agencies and there is a need to coordinate it and there is also a limitation of resources.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that we are mindful of that fact and are reluctant to dedicate staff time, but we would like to look at what has been done in the past. We are not walking away from this as we would like to see what we can do, but we are outside of the realm of what we can do within the scope of this meeting.

Betsy Dirks, Board of Supervisor, stated that she is on the Homeless Taskforce as well and they are having another discussion soon. If SBCOE does not have a representative at that table I would suggest you reach out to Tracey Belton, Director of Health, and Human Services, to get on the

table because there are so many community-based organizations who attend and support with homelessness and they can help disseminate this information.

Jennifer Logue, Deputy Superintendent at the County of San Benito Office of Education, stated that one of the reasons I suggested the survey is that you also had questions that I don't have the answers to as we don't collect that information. So, in order to collect that information, we would have to conduct a survey. If you have one available that you would like to use, I am happy to work with you on that and look at it. We are only coming from the education perspective so that is only a small portion of that population and we also do work very closely with Health and Human Services.

Stephanie Reck, Assistant Planner, stated that it sounds like we need to conduct some additional resources to see what has been done in the past and work to get a joint meeting with HHS and SBCOE to see how we can move forward in establishing a survey and possibly getting one out.

No public comment at this time.

9. Overview: Mortgage supports for landlords with tenants who miss rent.

Stephanie Reck, Assistant Planner, stated that during our August HAC meeting various members of the HAC brought up concern about what a possible moratorium on eviction would do to landlords. Staff were not able to get information from other jurisdictions who have established similar provisions prior to this meeting, but staff is still working to connect with them staff connected with various housing agencies and rental management companies local to San Benito. The process for eviction is as follows: 3-day notice to pay rent or quit, establish communication with the renter, set up a payment plan, connect them with other recourses, apply security deposit to missed rent, and then apply for covid-19 rent relief on behalf of the tenants. While these services do not directly benefit the landlord, they indirectly support the landlord but supporting the renter to make their monthly payment. The current trend for eviction is minimal in regard to a monetary breach of rent. Management companies work out payment plans to avoid evictions and connect at-risk tenants to resources. Management companies also work to educate their tenants on the eviction process. Unit turnaround is also quick when eviction occurs. There appear to be limited supports that are direct to landlords, outside of litigation, especially without any monetary programs to support missed payments. Property Management companies appear to be a good resource for landlords as they can work to support the tenant and connect them to other resources. There are some Landlord Tenant Workshops in the area that would be great resources for information, however these workshops have been postponed. These workshops are organized by the Santa Cruz Superior Court Self-Help Services in Partnership with the Senior Citizens Legal Services which has a branch here at the Epicenter in Hollister and they cover both Santa Cruz County and San Benito County. These workshops are not limited to senior citizens and staff will follow-up on the workshops and will update the HAC when they resume.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, asked if Santa Cruz County has a spot at the Epicenter for Self-Help?

Stephanie Reck, Assistant Planner, stated that it is the Senior Citizens Legal Services that has a location at the Epicenter.

No public comment at this time.

10. Direction: Future agenda items to be addressed.

Stephanie Reck, Assistant Planner, stated that before we discuss future agenda items that staff would like to provide committee member with a reminder that Chapter 21.03 the Affordable Housing Regulations will be presenter with the amendments, we have made to the Planning Commission on November 16th at 6pm or soon thereafter as the matter may be heard. Reminders for this event will go out later this week and encourage all HAC members who are available to participate in the public hearing. It is also our intention to present the ordinance to the Board of Supervisors on December 13th at 9am or soon thereafter as the mater may be heard and that reminders will also be sent out for that meeting as well. Now, at this time are there any future agenda items committee members would like to address staff to itemize at the next meeting.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that there are not items at this time.

No public comment at this time.

11. Schedule: Next meeting date.

Stephanie Reck, Assistant Planner, stated that staff would like to direct your attention to the fact that the first Monday in December is the 5th and the Bord of Supervisors has designated it as Employee Appreciation Day. The week after this staff will be presenting the Affordable Housing Regulations to the Board of Supervisors. Due to this schedule staff recommend that we cancel the HAC meeting for December and reconvene in the new year.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that sounds like a good idea.

Stephanie Reck, Assistant Planner, stated that in considerations for January, the first Monday is a holiday as New Year's Day will be observed, and staff will be on leave from the 2nd to the 8th. Due to this staff recommend January 9th as the potential meeting date for the HAC. This should not interfere with the Board of Supervisors as potential meeting dates in January are the 17th and the 24th, and this will be confirmed later this month, so if anything changes staff will follow-up with updates.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated this works for committee members. I wanted to say my appreciation as staff make it so easy to participate in this meeting as you are professional and efficient. You have made this committee a pleasure to be on, so I provide my sincere appreciation.

Betsy Dirks, Board of Supervisor, stated that I concur with that statement and also all of the support staff who have supported with these meetings, you have all been a pleasure to work with and are appreciated. Victor Gomez, Development Community public member, Robert Gibson, Chair of the Planning Commission, and Jonathan Casey, Financial or Accounting public member, agreed with this.

Seth Capron, Affordable Housing public member, stated that staff have really stepped up to educate themselves on the subject of housing as they were hired to be a planner and not a housing coordinator. So I wanted to thank staff for that.

Stephanie Reck, Assistant Planner, thanked committee members.

ADJOURNMENT:

As required by Gov. Code Section 54957.5 any public record distributed to the San Benito Housing Advisory Committee less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the office of the Clerk of the Board, San Benito County Administration Building, 481 Fourth Street, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the office of the Clerk of the Board.

Victor Gomez, Development Community public member, motioned to adjourn the meeting.

Betsy Dirks, Board of Supervisor, Seconded this motion.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, Betsy Dirks, Board of Supervisor, Victor Gomez, Development Community public member, Robert Gibson, Chair of the Planning Commission, and Jonathan Casey, Financial or Accounting public member, and Seth Capron, Affordable Housing public member, voted for this motion.

G.W. Devon Pack, Planning Commissioner-Vice Chair of the Housing Advisory Committee, was absent.

Motion passed six (6) to zero (0).

In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48-hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.