Minutes for Shelter & Housing Sub Committee

11/27/17

Present: Steven Karnazes, Sandra Troxell, Karol Shulkin, Jerry Breiner, Lauri Kail, Judy Alexandre

1. Jeff Lambert will present at the next VSSTF meeting on the city's affordable housing plan. Judy reviewed the presentation regarding inclusionary housing and Affordable housing that was presented at the City's Shelter and Homeless subcommittee in Nov.
    o Dec 2017 the city's work plan is due.
    o Feb 2018 it will go to the planning commission.
    o April (Spring) 2018 the inclusionary fees plans and recommendations are due.
    o Summer 2018 NEXUS and the CEQA will completed
    o Fall 2018 all recommendations, studies, zoning proposals etc. will go to council
2. We need to make sure that we advocate for the following in this process:
    o Very affordable housing and extremely affordable housing
    o Attend and be involved in the public planning commission review
3. We discussed what to recommend for inclusionary housing and believe that in lieu fees are not helpful in the building of the needed housing units and do not meet the needs of the community or assist in moving to significantly decrease homelessness. We want VSSTF to:
    o want units, not in lieu fees
    o want units set aside for section 8 permanently
    o If there are in lieu fees we want them set aside (lock box)for case management for permanent supportive housing units
    o Want inclusionary housing to have affordable (AH), very affordable (VAH)and extremely affordable units (EAH)

4. We would like VSSTF to request the city to present the plan to us their plan as they know it and provide a means of allowing us make input into the plan as is possible., this should include:
   o How many very affordable and extremely housing units they are willing to support being built under current zoning limitations and housing element.
   o Zoning changes
   o Plan for new VAH and EAH units
5. We want the VSSTF to advocate for identification of available parcels & affordable & extremely affordable housing. Karol has agreed to work with the SBVHA to help get this information.
6. We want VSSTF to advocate for re zoning and zoning modifications if need allow for the development of the needed VAH and EAH units
7. We want VSSTF to advocate for a strategy in working with developers and the city by:
   o Possible roundtable of all interested parties.
   o Work with the city in some way to have them be welcoming and supportive of low income housing developers and development
   o other
8. We discussed the Measure O meeting held on Nov. 16, 2018. We appreciate the presentation on homelessness by Jeff Lambert. There were many questions and Steve, Sandra and Judy were a tag team in responding to specifics. Police Chief Corny supported the shelter, the need for housing and clarified "loudly" that the problems in the Keys area were not from Riverhaven, rather those that were not housed or case managed. After the discussion we decided to recommend to VSSTF that VSSTF request:
   o 15% of the monies to be used for the shelter (5%) and for housing development (10%)
   o That we work with other advocacy groups in a unified voice
9. We discussed the development of the year round bridge to housing shelter and the need of qualified, experienced operators to have housing available for shelter residents to be transitioned. There must be a place for those leaving the shelter to be housed. We need the shelter to be built AASAP and the site acquired for this to happen. In order to help this process move

forward and have an operator by June 2018 we would like for VSSTF to request:

- o That the city allow for the immediate designation of an approved site for small alternative housing units (about 15 untis)
- o These home would be permanent or bridge housing
- o They would be tiny homes, container (connex units), prefab units or rehabbed older mobile homes
- o One possible site is next to Riverhaven. Other sites can be identified and zoned by the city.

10. Steven provided a brief update on the Winter Warming Shelter. There will be regular social services provided.