Central Valley Low Income Housing

Thursday, May 19, 2016  3:06 PM

Mendelssohn

County wide 1245 sheltered Jan 2016

Continuum of care is primary source
Emergency solutions grant (40% rapid rehousing-homeless prevention_
Emergency food and shelter program - distributed by a local board

Uptick in numbers of homeless or just more visible? Corresponding decrease in shelter use
?Where did tents come from? Not purchased

Categories
Paycheck
Mental health high/low level
Substance abuse

Self reporting from point in time count = 40-50% mental health and/or substance abuse issue

Hierarchy - families--individuals--unsheltered

Shelter capacity
If willing to take anything there is pretty much something available
Stockton shelter runs over capacity 165 ish beds - but housed up to 220
Gospel men's also runs over capacity

Solutions
**Phone interventions to divert from actual shelter but rather work something out for a temporary solution
Committee

Wednesday, July 13, 2016  2:39 PM

Great to take it seriously

Addresses 'bridge housing' - huge absence of permanent housing in this community and price is escalating

Motel addresses at one level

545ish unsheltered homeless (Jan 15 countywide and incomplete) approx 250 in city limits at that time//not sheltered or Section 8 or GA

Tweaks to improve-----

Current proposal not workable in any fashion except a huge increase in amount of funds

Consider RFP to solicit ideas

Seek permanent housing - housing locator program - work with landlords/property managers to take a chance if providers are providing case management/ same concept with employers

??Some want to model after Dough fund (sp) New York

Would love to do culinary training program at shelter (Edward)

Consider involving EDD

Delancey Street

Currently not feasible

Partners, pets, property limitations could be overcome in separate facility

Social services - students????

Build new physical facilities??

Bully pulpit - fundraising, help renovating old facilities

Outreach indicates 90% success rate in finding people interested in permanent housing - with unlimited resources

Transitional housing - everyone said yes, within a month it fell apart and 'very few managed to say the entire 11 months

Unclear if it's 'housing first' (not as defined)--acceptable if locally funded

Proposal seeks families with children -- most of the population is individual/couples

Unclear if it's transitional

Cost as proposed would be 'dangerous and unsafe' -

Questions about who would manage it

Need to have long-term housing options

This type of temporary housing is what shelters are designed to do. Transitioning to what???

Some individuals choose not to participate

Rarely if ever do we have zero beds available - people choose not to participate

SF Navigation Center - bridge housing (what's strategy to permanent housing)

Directives from Feds seeking permanent not transitional housing...last year county lost $737k out of $4.8 million (15%) Continuum of Care funds lost because we were doing transitional rather than permanent housing

Motel is not equipped for permanent housing unless major TI was completed

We already have transitional facilities

Even current shelters have people living much longer than a year

Much more expensive

Lack of rules - attracts people but is dangerous without more expense

Family shelter has been full

Single males - not always full

January - state requiring DV shelter to accept males (Joelle)

Proposal is duplication of what's already being provided with little thought

Expecting service providers to step up and provide more services

CDBG 108 loan

Doesn't address the core population we're trying to get into housing' chronic issues, necessary to get people off the streets

Substance abuse and mental health issues require voluntary treatment

Untrue that most homeless people don't need supportive services

Criminal histories will impede transition to permanent housing/employment

Enterprise zone not available to help criminal backgrounder people

Should first pick which population to focus on

Consider whether same resources allocated to existing providers would provide greater benefit
Don’t currently have enough case managers - partner with schools???

More case managers could expedite cycle through of people and free up room

Current facilities started subpar and have taken major Abuse from clients

No longer have SROs

Management -
Cities responsible for housing
Counties responsible for countywide services
RDA elimination impact on 20% setaside and also lost SROs
One of 11 states where counties provide services on behalf of the state
Most funding by fed/state government
1991 realignment of services to move services closer to local decision-making
Counties wanted to run mental health for severely mentally ill so they are responsible for that and get medi-cal funding so they focused on those with Medi-cal (not criminally involved or indigent)
Health plans are responsible for non-severely mentally ill
Mental health is not an entitlement in CA so it was only funded to level of resources they have
Added funds for counties in 1993
Realignment includes growth money (dedicated funding source)
Cities not eligible for realignment funds
Steinberg (Assemblymember) focused on police and mental health
If county has adopted Laura’s law (enacted after young woman killed in Nevada county by mentally ill person not ill enough for 5150)-can involuntarily treat
Prop 63 millionaires assessment for mental health programs-reasonably flexible funding even if counties won’t admit it - but can’t use the money for parolees
2011 Public Safety realignment - move non non non to counties with money
Moved 1991 money to 2011 and constitutionally protected it
__Counties have 2011 money, 1991 money, Prop 63, and AB109
(?? CoC)
Post-release community supervision rather than calling them parolees because of Prop 63 eligibility
Substance use disorder services (counties opt in)
County obliged under federal law to treat someone who walks in on medi-cal
85% of people walking out of state prison have medi-cal card
Realignment formulas based on activities in 1970’s rather than modern activity levels (remnant of prop 13)
Counties reluctant to commit to ongoing prop 63 expenses because funding level fluctuates
Mental health wellness program (end of Steinberg’s senate term) where counties opt-in—most money is gone; mobile crisis unit beds, housing
Mental health has constitutional realignment money plus prop 63
Opt-in status of SJ county? Mental health wellness program, substance use disorder services, Laura’s law
County provides clinical assessment to determine level of mental illness; county responsibility if county determines patient is severely mentally ill
2012 or 13 is first time childless adult had medi-cal eligibility
Mental health diversion funds in current budget $100m?
Waiting list to get into state hospital
Started jail restoration competency program where jails had empty space; waitlist 940 people
Incompetent to Stand Trial (IST) diversion; SJ on pace to get $1,162k each year x 3 for mental health diversion
Counties say parolees ineligible for mental health services-not true and are obligated (not prop 63 but realignment or ab109)
Joint meeting
Tuesday, May 2, 2017  10:40 AM

- Accessory Dwelling Units
- Tiny Houses
- Housing mitigation fund
  Chuck Wynn - morning of mtg

City would have to declare an emergency

- State legislation - pilot like San Jose
- Locate near St. Mary's/Stockton Shelter?
- CDBG funding proposed project
- CA building codes (tiny homes - small permanent structure);
  Doesn't apply on wheels (hCD mobile homes)
- Housing Services
- Facilitation
- Inmate work crew
- Cm housing committee

Bragging
Pilot

Coalition
St mary's expansion
Marin Case

Monday, May 22, 2017  11:56 AM

Current employees disputing ability to reconfigure PERSable specialty pay for existing employees

California Rule - established by CA Supreme Court: disadvantages must be accompanied by advantages (quid pro quo)

Turns out court usually said 'should' rather than must

Marin court will look at reasonableness as a whole

Will hear Alameda before Marin (has been fully briefed but not scheduled oral arguments)
Charter Review Advisory Committee

Tuesday, February 25, 2014  9:01 PM

Ad Hoc committee Chair concerned about direction workplan, timeline, etc. have been lost 'we were told we could look at everything' separate a group that looks at the whole charter from a group that focuses on just what the council wants. delay Dec 17th meeting avoid public fight history of how we got here Why have oversight committee is they're not providing oversight?

watch June 11th meeting

adhoc committee has agreed with some of the work product and recommendations how we get on ballot what is role of adhoc; committee what is requirement for putting charter amendment on ballot swap chair (Marcy Bame - labor)(Kevin Dougherty)(Bivens) timeline for ballot conflict because 9 members were formed with full autonomy rules before council set parameters

A) What is ad hoc supposed to be overseeing

1. New Chair
2. New scope
3. No adhoc committee
4. ask committee to look at absolutely everything
5. can committee
6. unwind back to just mayor committee - recognize blend has not gone well
7. core principle of independence
8. cant direct staff
9. 2 - layered approach? independent group first then maybe council appointed group
10. Howard said required council buy in since they have to place it on agenda. Conflict now is chicken and egg.
11. Can't support that with staff
Utilities

Thursday, August 7, 2014  12:31 PM

Mechanical engineer
Cypress semiconductor
Tesla x 2 years
Operational expansion
supercharger

Global supply chain into single site
34Gwatt hours per year current world capacity (including phones/laptops, etc.)-need 35

12-14 different companies in Asia (inefficient)
Introduces opportunity for renewals and shifting world's dependence away from fossil fuels

Final decision by end of year

Reno is risk mitigation strategy
No natural gas
Zero emissions but no fossil fuel consumption
Cell-module 1x2 feet; 16 modules (7-8kwh battery pack)= pack
Waste 55mgd permit (using 30)
Dwsp 30 mgd plant 1485 water code
4M gal reservoir on site; 3 x 3M at 8mile
42” pipeline trinity parkway
Built 80mgd (of160 (1 pipe v 2))but using 30(based on capacity) and 60 (pipeline capacity)
Currently using 20-23 mgd; 8 mgd in winter
[might need 3-5mgd water]

Non potable use (deionized or RO?) from Delta or from discharge?

Pretreatment; acid waste neutralization

Effluent - domestic and process (pretreatment) similar to solar manufacturing or semiconductor facility

EC limit (salt) per permit
Capture and reuse own stormwater

Thornton Rd expansion to get from 8mile to site

--grading permit timeline-- (flat pad; not excavating for foundations)
--foundation timeline-- (utility routing)
--going vertical (several months out; haven't ordered steel yet)--
DRAFT Confidential Pallet Fire

Tuesday, May 30, 2017  9:55 AM

Arthur Sanders
Have received about a dozen of complains since 2015; 7 from same person
Began Nov 18, 2015; NSS - was vacant property with weeds issues
By Jan 15, 2016 property secure and clean
Jan 25 prop owner requested extension; hired contractor (vacant warehouse)
March 1 2016 citywide (Code, Fire, CDD) mtg w prop owner - wanting to run pallet business
March 16 - April 2017 pd-lead on dust, debris, rodent
March 4 pd inspection

Fire
March 8 2017 cited $217; cleanliness
March 9, 2017 email from Code Matthew Van Fleet claiming prob w/ pallet company
Fire Chief didn’t personally receive any complaints but department did-news partially reported
April 20 violation; cited again; prop owner was in process of cleaning yard
Facility prior to becoming pallet company was inspected 5.5.16 - vacant but clean

Never got permit to run pallet business; open building permit; applied but never approved
March 4, 2016 request to run pallet business
June 6, 2016 complaint of dust from open pallet business
Received business license 17-123311
Digital Infrastructure and Competition Act of 2006

Wednesday, March 11, 2015  4:36 PM

March 2012 changed ordinance to be under statewide franchise for cable; otherwise individual franchise would have expired

Receive $4.5 million from cable (estimate) = 5%

Digital Infrastructure and Competition Act of 2006 - may require each franchise holder to pay a fee of 1% of its gross revenues = PEG fee (public educational and government access)

Would be 5% franchise + 1% PEG fee

Waited because we didn't know how to spend $450k/year - limited to PEG capital equipment for production and broadcast of television programming

Hired consultant to determine cost of moving and replacement for 400 E. Main-$430k

Could set up studio for special programming
Could work with school districts to program on the channel
Could work with county
Hearing impaired?
400 E. Main

Tuesday, March 25, 2014  6:29 PM

Gabe Karam

4/4/13, 1:40 PM
county has a department looking for that space
looking to offer 36 and intend to pay about 40
give city 4th floor

need to spend 70 mil to move other departments in 7-8 years
cheaper to buy 400 E. Main

**tell him how much space and which floors we need
going to closed session April 16th (county)
wants to convince entity to buy 40% of building (they prefer 60%)

Airpark 599
they say if we change Stockton we'd have to change the other cities as well
Gabe will recommend rejection in closed session April 16th

IT
county overbuilt own IT department
state/fed have own separate cages; contract with county IT to maintain
charges transit district $5k per month
either have own staff or contract
Assured offered $1.90 space to county
Airpark 599

Monday, February 17, 2014  8:46 PM

Airpark 599 mtg w Gabe Karam

City (1989) agreed to serve any county service area in existence in south Stockton master water plan
county gave city their pipe system for city to serve western ranch with understanding that city would
serve county facilities

? Does the agreement deal with the entire study area or just a subset?

proposed 70% development then annex to city/10 years

--If we're providing service to them just like anyone else it would require annexation. Delayed
annexation agreement?

**discuss w/ Locke, meet again in 1-2 weeks?
Tax Sharing Agreement

Sunday, February 23, 2014   11:01 PM
Thursday, December 27, 2018  5:49 PM
Status

Friday, January 15, 2016  9:04 AM

Richard Lichtenstein, Marathon Communications
Jeff Wilson, Kayne Anderson
Anthony Barkett
Luebberke, Carney, Wilson

Purchased 500 acres of central Lathrop along with bonds

State wants federal nexus for funding

☐ Eligibility for Prop 1E money

Project on the books since 2004

$100 million existing Lathrop investment

Chicken and egg - new development could pay for the improvements

Modeling of loss life and property damage

☐ Stockton join the coalition as signer; allows findings of adequate progress by July 1 date; reference fees but not adopt yet
Concern
Monday, July 9, 2018  9:51 AM

Elected not to meet with Mel
Blew off scheduled meeting
Have exchanged pleasantries but opted to meet with electeds instead
Alignment based on 2008 utility master plan
Will serve letter 2011 said follow our utility master plan
$6.6 to do their route (with traffic, etc.)
$6.8 M for our option which doesn’t tear up road
Not asking to pay for over sizing (trenching, etc. is virtually same cost)
42” mainline
Their schedule doesn’t reflect that they are missing an easement
Gravity fed sewer system in their plan would have to go up and down over other utilities
County hospital has pump station goes away once we do utility master plan
We’ve asked for project timeline and schedule from beginning, only saw it from county
Their timelines omits traffic mitigation, easements, utility easements from PG&E, Caltrans EIR comments
They claim they can’t construct during walnut season (not true)
Our option is quicker
Their plan would require amendment to utility master plan - that’s the ‘19 issue because we can’t demonstrate the need has gone away until GP is complete.
Frank Whitney  
Tuesday, February 13, 2018  10:58 AM

Even if no golf, should remain open green area  
Concerned with proposed idea of low income housing  
Would bring down property values  
Says Swenson should be improved and maintained as golf course  
Wrote letter to the editor  
2011/12 Kemper budget had footnote that they also submitted zero subsidy budget by closing VB  
Use subsidy savings to pour back into VB and Swenson infrastructure (clubhouse, paths)  
City of Dinuba - converted golf course to profit center; new amenities and long-range plans on 240 seat event center for rent—different market - isolated  
Voted in favor of Measure M; why can’t it be used to help keep Swenson  
Very thin fairways - needs thickening of grass  
Plays Reserve, more expensive, but thicker fairways  
Ground squirrels; free drop rule around gopher holes  
NW part of town doesn’t have equivalent of Siefert center  
City subsidizes lots of things  
Recreation is a draw  
People using snack bar more now  
Dull service restaurant?  
Anticipates surge as more people retire; like Tiger Woods era  
Not many (affordable) recreational facilities for seniors  
Measure M
High Speed Rail

Ben Tripousis - recently appointed regional director (SF-Merced/Stockton-Sacramento) 4084775631 btripousis@hsr.ca.gov; based in San Jose
Gene Endicott - endicott communications 9167197214 gene@endicottcommunications.com

1st construction segment; award June 2013-Merced-Bakersfield $3.3b ARRA + $2.7 Prop 1a; complete section by 2018
220mph run full trains by 2022
Bay Area complete 2026
6 Caltrain commuter trains + 4 hsr trains per hour per day

SF - LA 2:40
1. middle segment; 2. south; 3. north (stockton)

AE Comm engineers: manages north segment of phase 1
Merced-Sacramento EIR 2017

1.2 million people from Turlock-Lodi; foothills; 75k Bay Area commuters

Germany cement Utah; backfill milibnium mining; returns coal back to baltic states in europe
2/26/13, 2:40 PM
Karen and Tom Migliori

Tuesday, February 13, 2018   1:27 PM
Patrick Dobson
Tuesday, February 13, 2018 10:58 AM

Goal is to save Swenson
Find support needed to create what’s best for our community
Wants to untie the two course
Committee mayor mentioned, vetting process in attempt to save Swenson; separate VB
Creative and inspiring ideas
Competitive environment for management team to come in
If we can demonstrate better numbers, could we get long-term investment
Clearly illustrated to public
Or committee that is empowered to make decisions
Info displayed to community or group
Separate VB

Profitability - raise rates, isolate Swenson management from VB (claims it’s subsidized), tournaments, clubhouse, 7-10k sq ft, junior am, Canadian tour, NCAA, restaurant has 42 license (beer and wine); convert to 48

—potential committee member for revenue solutions
Dan Chapman

Tuesday, February 13, 2018  10:57 AM

Should subsidize Swenson similar to libraries, etc.
Jewel
Plan B = creative, grant funding
Plan C = Lincoln unified residents contributions/tax

This controversy has lit a fire under locals; increased business
Forrest Gelbke

Tuesday, February 13, 2018  1:26 PM

F. Think VB mtg was mistake, Karen clarified that council member initiated
T. Glad city is thinking about cost cutting but doesn’t think city did it’s homework
T. Wife asked for detailed p&l statement - still waiting
T. Sees VB underperforming as golf course; if two underperforming, the worst one should be closed
   Says closing VB would raise Swenson revenue 25% = $200k; city running deficit of $200k
   Problem is Kemper contract paying fees for gross revenue rather than saving money
   Running serious negatives on restaurant

K. Lots of business people here could help
T. Could be fixed with analysis of staffing, times of play, etc., close on slow day
T. Bothered by discounts; discounted by 41% but raised revenue by 2%
T. Greater community involvement
   Not a golfer
T. Question $200k golf path
F. They don’t need cart paths, they could add signage to tell people where to go
K. If people sat down to think things through they could get a different way
   Concerned with traffic and pollution,
T. Seeking more detailed P&L
   Wants to adjust staffing at restaurant
F. More activity in restaurant
   They limit number of kids in restaurant during school hours
   More people on the course
   Food is good for the last 6-8 months
   Seems like 2-3 people working in kitchen is a lot
T. This part of north stockton is a lot of people who grew up here

K. SB35 non-CEQA housing development
Gene Fuss

Tuesday, February 13, 2018  1:27 PM

Missteps with Tubbs announcing
Part of community is vocal against Tubbs
The rest is only concerned that Swenson stay green space
Convinced it can be revenue generator
  1.  Save the land
  2.  Help the golf course
Many elderly on fixed income can’t afford Menlo Roos

Disk golf
Miniature golf
Cart paths
500 seat banquet hall to bring in tournaments
More flexible MOU to encourage that part
Bar is money maker
Conjoined twins metaphor - salvage VB to save Swenson
Wants to see baseball diamonds put in at VB
Will volunteer to help get coaches and bring back baseball
Baseball died there because there weren’t enough people to champion it
Says the tire tracks and vandalism is signal that the people there want something different
Won’t abandon VB but thinks it needs to be repurposed
Knows people who want to invest in stockton
References increase in traffic
City woke up the people who took it for granted
His personal legacy to save Swenson
Love the person, treat the illness
Turned into a statesman
We’ll find a way
Jeni Bonilla

Tuesday, February 13, 2018  1:27 PM

Wants parks person to manage parks and courses
Would volunteer to take that position
Paying $100k
Young and thinking
Pictures helping homeless shelter to be docent
Even housing 10 tiny houses on VB
Would take person managing it
Swenson
Lincoln unified lease out part of land
Facilities for rock climbing structures to be open on wknd
Swipe card for golf or outside
People go to Swenson for low cost golf
Feels remiss that she doesn’t take her kids there but not in her neighborhood
Jim Giles

Tuesday, February 13, 2018  1:27 PM

General mistrust
Disappointed town hall degenerated as quickly as it did
Clear sense of how passionate people are
Has taken position that it’s a problem that needs a solution
County members adjacent to park - upset about being disenfranchised
Back fence neighbors with Kathy Miller
Swenson is true feature of culture and reason we live in that area
Important green space and entry into neighborhood
Would hate to see it developed
Rumor of Kemper wanting long-term zero subsidy contract
Rumors is city wants the capitol (confirmed it’s based on subsidy)
People say why worry since it’s in L-RFP already
Anticipates being able to have a discussion in about two weeks
Options

Tuesday, February 13, 2018  11:05 AM

Increased numbers, if sustained, settle the issue?
Sensitive to math issue and sentiment issue
Combined solution - Tubbs/Lofthus

Profitability
Alcohol license
Cart paths
Clubhouse

No subsidy Kemper option by dumping VB and transferring those funds to VB?
Full service restaurant?

Commit to suspend long-term plans while we implement alcohol, etc.
Invite public to eat there
Non-profit similar to Mikke grove

Sense of urgency was manufactured but why let a good crisis go to waste?
Impressed with the awakening that is helping revenues
Staggered plan - if meet revenue goals, invest in clubhouse, etc.
Role of sierra club
Increased advertising
Annexation
Detachment

Tiger woods?
Advisory vote

Tour facility with Peggy???
Revenue numbers since increase?????
Peggy Guttieri

Tuesday, February 13, 2018  1:26 PM

Grant writing
Homeless
Coffee Wed 9am

Stagg HS plays at Swenson but Lincoln plays at Brookside
Bathrooms
Movie night - permits are an obstacle
Airpark 599

Tuesday, December 25, 2018   1:07 AM
County Easement

Tuesday, December 25, 2018  1:06 AM
SB 5

Tuesday, December 25, 2018   1:07 AM
Twin Tunnels

Tuesday, December 25, 2018   1:07 AM
VA Hospital

Tuesday, December 25, 2018   1:07 AM