

TRACY HOMELESSNESS ADVISORY COMMITTEE SPECIAL MEETING MINUTES

October 21, 2021, 7:00 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy

1. CALL TO ORDER – Council Member Arriola called the meeting to order at 7:04 PM
2. ROLL CALL – Roll call found Council Members Arriola and Davis present.

Councilmember Arriola asked that Community Members and Stakeholders introduce themselves; Casey Rain (San Joaquin County District Attorney's Office), Jamie Medina (Ready Front & Community Action Services), Vanessa Carrera (Assistant to the City Manager), Ana Contreras (Tracy Police Department, Code Enforcement Division), Debra Manon, Cynthia Paris, Arch Bakerink, Bubba Paris (Tracy Community Connections Center), Gerald Yerian (Business Owner), Midori Lichtwardt (Assistant City Manager), Ilene Macintire (Senior Civil Engineer), and Carissa Lucas (Public Information Officer) were all present.

3. ITEMS FROM THE AUDIENCE – Nothing from the audience
4. DISCUSSION ITEMS

4A. ADOPTION OF JULY 15, 2021 SPECIAL MEETING MINUTES AND SEPTEMBER 8, 2021 SPECIAL MEETING MINUTES

**ACTION:** Motion was made by Council Member Davis and seconded by Council Member Arriola to adopt July 15, 2021 special meeting minutes and September 8, 2021 special meeting minutes. Motion found all in favor; passed and so ordered.

4B. TEMPORARY EMERGENCY HOUSING FACILITY CONSTRUCTION UPDATE

Vanessa Carrera, Assistant to the City Manager and Ilene McIntire, Senior Civil Engineer, provided the staff report.

Bubba Paris commented that his understanding was that the project would be further along. Vanessa Carrera explained that the timeline is still on track to meet the Spring 2022 opening timeline. Ilene McIntire clarified that the project is still moving along as scheduled and provided and update on the NEPA process.

Council Member Arriola clarified that originally the plan was to be up and running by winter but was pushed back to spring due to the NEPA process and the funding involved.

Ilene McIntire explained that the NEPA process requires a 15-day public comment period and that was sent to various state agencies

Council Member Davis asked about how the public is being updated via social media or any type of outreach regarding progress on the Temporary Housing Facility outside of the advisory committee. Vanessa Carrera shared that staff is

working with the Public Information Officer to put together messaging and updates on the project as well as on other homelessness initiatives.

4C. RECEIVE UPDATE ON PROJECT HOMEKEY VIABILITY REPORT

Vanessa Carrera, Assistant to the City Manager and Ilene McIntire, Senior Civil Engineer, provided the staff report.

Bubba Parris explained that his staff looked at the project and explained that this is something that can be done but it would require a strong commitment from the City. He added that it would be difficult for Tracy Community Connections Center to implement.

Jamie Medina stated that he understood that it would be state money that would purchase the hotel and support the housing conversion. He asked if the City had met with County and County Housing Authority staff in regard to the viability of the project. Vanessa Carrera explained that City had already spoken to County staff and had an upcoming meeting with County Housing Authority Staff. Ana Contreras explained that the allowable use is general highway commercial, and the project would require an approval of a conditional use permit.

Arch Bakerink shared his concerns that the City is not structurally set up to do any of the projects presented. He is hoping that a specific staff can be set up within the City to assist with the housing situation. He stated that it is more about housing than just homelessness.

Council Member Davis thanked staff for the staff report and shared her pride in the fact that the Temporary Housing Facility project is continuing. She shared that the City of Tracy needs community partnership and County support to find solutions that would work for all on a regional level.

Council Member Arriola asked for clarification on the staff report. He also explained that the City is in the process of multiple staff changes, and that needs to be taken into consideration for success. He also shared that he agrees with Mr. Paris in regard to Phases 2 and 3 of the Temporary Emergency Housing Facility project.

Midori Lichtwardt explained that Phase 3 is an aspirational goal, and that Council has not approved that phase as of yet. She mentioned the anticipation of the potential for HHAP Funding in September of 2022, although timing constraints may be an issue. She stated that in the interim there will be a need for funding and that the City could work with both governmental and non-governmental partners for assistance.

Bubba Paris shared that he has gone to San Jose and looked at what they were doing to assist their homeless population in terms of a tiny homes project.

Jamie Medina stated that there are agencies that are willing to partner with the City of Tracy but that those entities would like the City to commit.

Council Member Arriola asked about the status of the RFP for an operator for the Transitional Housing Facility. Vanessa Carrera stated that it is slated for late November or December. Council Member Arriola stated that affordable housing is

important to the Council and that it would be coming back to Council for further discussion.

Council Member Davis expressed her support for affordable housing. Bubba Paris shared his idea of a project called “Tracy First” a system of low-income housing designed for individuals that were born in or have worked a certain amount of years in Tracy.

**ACTION:** Motion was made by Council Member Arriola and seconded by Council Member Davis to adopt and concur with staff recommendations in opposition for Project Room Key due to the liability of this project for the following reasons: 1) it is not viable within the current time frame. 2) lack of core services within the City of Tracy. Motion found all in favor; passed and so ordered.

**ACTION:** Motion was made by Council Member Arriola and seconded by Council Member Davis to propose and introduce to Council, the creation and viability of a Department of Social Services and Housing as a permanent division within the City of Tracy. Motion found all in favor; passed and so ordered.

**ACTION:** Motion was made by Council Member Arriola and seconded by Council Member Davis to assess the possibility of a tiny homes project within either Phase 2 or 3 of the Temporary Emergency Housing Facility project before the second deadline of Project Room Key funding. Motion found all in favor; passed and so ordered.

**ACTION:** Motion was made by Council Member Arriola, Council Member Davis did not second to reconsider introducing hotel project if it remains available during round 3 Project Room Key funding in 2022. Motion failed.

4D. UPDATE ON THE IMPLEMENTATION COMPONENT OF THE STRATEGIC PLAN ON HOMLESSNESS

Vanessa Carrera, Assistant to the City Manager and Ilene McIntire, Senior Civil Engineer, provided the staff report.

No Public Comment.

**ACTION:** Motion was made by Council Member Arriola and seconded by Council Member Davis to add as a standing agenda item to have updates on the Strategic Plan. Additionally, prior to next advisory subcommittee meeting to work with public relations department to provide public updates as well. Motion found all in favor; passed and so ordered.

5. STAFF ITEMS –

Midori Lichtwardt followed up on the affordable housing items that are slated for Council discussion, she stated that those discussions range from December 2021 to April 2022.

Vanessa Carrera provided an update on the Warming Center request for Proposals. Proposals are due to City Manager’s Office are due on November 4, 2021 at 5:00 pm. An informational meeting will be held via Microsoft Teams on October 26, 2021 at 7:00 pm. Jamie Medina asked if there are any potential

locations for the Warming Center, Vanessa Carrera stated that is up to the proposer.

6. COMMITTEE ITEMS AND COMMENTS –

Council Member Arriola reminded the committee that the next meeting will be held on January 20, 2022.

7. ADJOURNMENT – Time: 7:53 p.m.

**ACTION:** Motion was made by Council Member Davis and seconded by Council Member Arriola to adjourn. Motion found all in favor; passed and so ordered.

The agenda was posted at City Hall on October 18, 2021. The above are action minutes.

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Chairperson

ATTEST:

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Deputy City Clerk