

**ANTIOCH CITY COUNCIL
QUALITY OF LIFE FORUM**

**Special Meeting
9:00 A.M.**

**January 27, 2007
Antioch Senior Center**

9:00 A.M. ROLL CALL

Mayor Freitas called the meeting to order at 9:10 A.M. on Saturday, January 27, 2007 at the Antioch Senior Center.

ROLL CALL

Present: Councilmembers Simonsen, Moore, Kalinowski and Mayor Freitas
Absent: Councilmember Davis
Staff: City Manager Jakel
Chief of Police Hyde
Community Development Director Brandt
Senior Planner Morris
Prewett Family Park Civic Center Project Manager Karste
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

STUDY FORUM

1. OPEN DISCUSSION ON QUALITY OF LIFE ISSUES IN THE CITY OF ANTIOCH

Mayor Freitas welcomed the public and provided a brief synopsis of the Agenda. He welcomed Facilitator Larry Bienati who explained the purpose of the forum, roles, successes and expectations of the City.

Mayor Freitas distributed to the audience and briefly summarized an Audit Report, dated December 15, 2006 entitled "*The Housing Authority of the County of Contra Costa, Martinez, California, did not adequately determine and support Section 8 Rents.*" He further spoke to a recent letter from County Supervisor Glover and Regional Director for HUD, Richard Rainey, and provided a synopsis of the letters.

POLICE SERVICES UPDATE

Police Chief Hyde presented a Power Point Presentation that spoke to:

- C.A.T. Team Work Update July to December, 2006
- Southeast Property: Section 8 Property
- Section 8 Fraud Facts

- Antioch PAL Program
- Antioch Youth Violence – Victim Research
- Crime View Meetings and Statistics
- Where do Offenders Live
- Improved Patrol Response Times
- Deer Valley Safety Plan
- Marketing Deer Valley Corridor
- Coffee & The Cops Program
- Holiday Adopt-A-Family Program
- CNG Army Peer Support Trainings

REPORT ON KEY DELIVERABLES FROM QUALITY OF LIFE FORUM NO. 3

City Manager Jakel introduced Neighborhood Improvement Coordinator Skaggs, Community Development Director Brandt, Housing and Community Development Specialist Kennedy. He further referred to the Agenda and distributed a handout explaining the notes, observations and actions taken from the last Quality of Life Forum.

Community Development Director Brandt distributed a summarization of the notes, observations and actions taken during the January 2007 Quality of Life Forum regarding the City's Neighborhood Improvement Program.

A break was taken at 9:50 A.M. and reconvened at 10:00 A.M. with all Councilmembers present.

HOUSING AUTHORITY REPORT ON ACTIONS AND ACHIEVEMENTS

Rudy Tamayo, Housing Authority, addressed the Audit Report dated December 15, 2006 and further explained the rental process of Section 8. He also explained the Section 8 process as conducted by the City of Long Beach and the manner in which they operate. Mr. Tamayo proceeded to review the issues of complaints and evictions within the last six months and noted the Housing Authority would be assessed in the near future and would be making recommendations based on the existing scores as found. He noted he was currently working with the City to develop a pilot program for a Good Neighborhood Policy Program.

Supervisor Glover discussed the concerns of the Section 8 program and explained the rental process of the Section 8 program on the local level, as well as the Federal level. He expressed his appreciation to the City of Antioch for providing City Staff with the appropriate resources to handle any concerns. He stated he would partner with the City of Antioch to ensure these concerns were resolved, noting he would work on programs to improve the quality of life in Contra Costa County.

PUBLIC COMMENT

- Gary Gilbert, United Citizens for Better Neighborhoods (UCBN), expressed his concern regarding the accuracy of comments made by Housing Authority representative Tamayo and Contra Costa Supervisor Glover. Furthermore, he felt the representatives from these agencies should work harder to resolve their issues. He stated a “better system” should be implemented to monitor the Section 8 program.
- A citizen expressed concern regarding apartment rentals, stating he felt they should be regulated. He then asked for clarification on the verbiage in the Antioch Municipal Code regarding the storage of boats and trailers.
- Hans Ho, Chairman Crime Prevention Commission, expressed his appreciation to the Police Chief and the City’s Code Enforcement Department. He felt that City residents need to also do their due diligence, in terms of becoming involved in neighborhood watch groups and becoming more proactive in their community.
- A citizen expressed concern to the current guidelines of the foster care, due to the fact that the City’s C.A.T. team brought up the issue that foster care income is not included in the income guidelines for Section 8 requirements. She also expressed concern to the quality of care that any foster child is getting, if the monies received are not spent properly.
- A citizen conveyed his gratitude to the Police Department and the City for bringing these issues forward and expressed a concern regarding the Housing Authority’s remarks and asked how the outcome can be made different if the rules are not changed.
- A citizen spoke on behalf of the Section 8 program and felt that the program served the needs of the community and well as improved the quality of life for its participants.
- A citizen expressed concern to his neighbor that runs a vehicle repair business out of his residence and stated that a call to the City has not taken care of this problem. He requested that this issue be investigated.
- A citizen expressed concern to the manner in which some of these issues were being approached and felt that it can be done in a more peaceful manner.
- A citizen felt that the Section 8 process needs to be reformed on a Federal level.
- A citizen with UCBN expressed concern to issues raised by Supervisor Glover against the UCBN and felt that the Section 8 program needs to be better monitored. She respectfully asked the Housing Authority that if they know that a Section 8 participant is committing fraud and still living in the residence, that they be banned from ever receiving Section 8 funds permanently. She expressed concern to other participants who are on a waiting list that can not get into a home, due to other participants taking advantage of the system. She requested that all Section 8 participants be recertified, provide 12 months of paycheck stubs, as well as have criminal backgrounds checks. She further requested that the Housing Authority respond to the City regarding complaints that are being investigated.

- A resident of Brentwood stated her appreciation to the City Council for recognizing the issues that are being discussed.
- A citizen expressed concern that the Housing Authority and the County are not taking any preventative measures regarding the Section 8 issues.
- A citizen expressed concern to the manner in which the Section 8 program is being conducted and monitored.

COMMENTS FROM THE CITY COUNCIL

Councilmember Kalinowski expressed concern to the Supervisor Glover's lack of actions over the past months. He requested that Supervisor Glover, as a good faith effort, bring to the next Board of Supervisor's meeting on its next agenda, an urgency item that authorizes the expenditures of the funds of the 50/50 split with the City of Antioch on funding the two police officers that will conduct the criminal background checks. Moreover, he expressed concern to the misuse of U.S. Department of Housing and Urban Development (HUD) funds and the lack of management and leadership, and further requested that Supervisor Glover lead the effort in correcting these issues. Councilmember Kalinowski stressed the accusation that these meetings were being an issue of color or discrimination based upon the changing demographics in the City of Antioch, and stated that he took offense to these accusations and felt the needs of the City need to move forward with the help of Supervisor Glover.

Councilmember Moore felt that the City of Antioch was on the right track, in terms of the actions taken by the police department, and felt that the USBN organization would be a good next step to ensure that property values are maintained, as well as the overall quality of life. He expressed his appreciation to the public for their attendance.

Councilmember Simonsen expressed his appreciation to the Housing Authority and Supervisor Glover for speaking and attending the meeting and felt that the standards of the quality of life need to be modified and action be taken regarding the concerns of the community. He expressed his appreciation to Ellen Tauscher's office for their support and attendance of the City's forums.

Supervisor Glover expressed his appreciation to the community for speaking to these issues and noted that he has given his authorities the direction to move forward with these issues. Furthermore, he felt there is an ability to work together through communication and dialogue with the proper authorities on these issues and stated that with resources out of his office, he would be willing to work with the City's code enforcement, particularly in relationship to Section 8 Housing to find the resources, to ensure that complaints are received in a more expeditious and appropriate manner. Supervisor Glover stated that in response to Councilmember Kalinowski's request, he would not commit the Board of Supervisors to any agreement, but did commit that discussions will take place on February 6, 2007.

Mayor Freitas spoke to the concerns of the community and felt that Section 8 was the largest issue to be dealt with. He expressed his appreciation to City Staff and the public for their attendance today.

A break was taken at 11:15 A.M. and reconvened at 11:25 A.M.

BUILDING THE VISION

DESIGN CRITERIA FOR NEW AND UPDATED COMMERCIAL DEVELOPMENT

Senior Planner Morris presented a Power Point Presentation and spoke to:

- Citywide Design Guidelines
- Benefits of the guidelines that are to be followed
- Guidelines Protect and increase property values
- Encourage compatible development
- Enhance pedestrian experience
- Preserve architectural character
- Preserve historical structures
- Quality design attracts developers and businesses
- Design Guideline Sections
- Visual preference survey starting February 5 on City's Website

Mayor Freitas spoke to the design standards that will be implemented in the community.

PREWETT PARK COMMUNITY FACILITY STATUS REPORT

Prewett Family Park Civic Center Project Manager Karste distributed a handout and provided a power point presentation that spoke to Prewett Community Park Project:

- Updated Master Plan Elements/Original phases
- Public Process
- Input Sources
- Community Feedback
- Survey Results
- City Council Work Study Session Agenda for 1/22/07

PUBLIC COMMENTS

- Mary Dodson, stated her appreciation to the City Council for keeping the issues of the Rivertown District and youth groups on the forefront, and also felt that the river was an asset to the City, in terms of future development.
- A citizen expressed concern to the proposed improvements for the Prewett Family Park, in terms of the possibility of additional crime. She requested that a police substation be placed in this area.
- A citizen wanted to ensure that the proposed Prewett Family Park was a secure site, due to the criminal activities that are occurring in the Albertson's area. In

terms of the future redevelopment in the downtown area, she felt that the river could serve as an asset to this development and requested that funding resources on the local level be reviewed.

- A citizen expressed concern to the lack of actions that have been taken regarding Section 8, and requested that the City Council move forward in pushing the County in taking the appropriate steps, due to the concerns of the community.

OBSERVATIONS AND COMMENTS FROM THE CITY COUNCIL

Mayor Freitas stated that a future Quality of Life report will be furnished to the community and stated his appreciation to the public for their attendance. Furthermore, the next Quality of Life Forum will be held in April.

Councilmember Kalinowski spoke to new facilities that have been built in other nearby communities and wanted to make sure that the City of Antioch stay focused and updated on any new technology, in terms of city services.

Mayor Freitas stated his appreciation to Facilitator Larry Bienati.

ADJOURNMENT

There being no further business, Mayor Freitas adjourned the City Council meeting at 12:00 p.m. to the next regularly scheduled City Council meeting of February 13, 2007.

Respectfully Submitted,

Debra Lawson
Minutes Clerk

Approved:

DONALD P. FREITAS, Mayor

Attest:

L. JOLENE MARTIN, CMC, City Clerk