



## REGULAR MEETING MINUTES

**Date:** 10/4/2023  
**Time:** 6:30 p.m.  
**Location:** Teleconference and  
Arrillaga Recreation Center, Oak Room  
700 Alma St., Menlo Park, CA 94025

### A. Call To Order

Chair Nguyen called the meeting to order at 6:30 p.m.

### B. Roll Call

**Present:** Campos, Leitch, Merriman (arrived 6:35 p.m.), Onap, Portillo, Walker  
**Absent:** Pimentel  
**Staff:** Housing Manager Tim Wong, Management Analyst Adam Patterson

### C. Public Comment

None.

### D. Presentations and Proclamations

#### D1. Presentation: Project Sentinel/tenant resources

Dispute Resolution Program Director Isenia Macias, Fair Housing Coordinator Jakob Uriarte, and Housing and Event Coordinator Gianna Valero from Project Sentinel made the presentation (Attachment).

### E. Committee and Subcommittee Reports

#### E1. Update on upcoming community outreach event

Housing Manager Tim Wong introduced the item.

The Commission received clarification on the requirements of the Brown Act and community events.

The Commission received an update from the Community Engagement Subcommittee on the details of an upcoming housing resources event, including attendees, programming, and funding.

The Commission received clarification on event sponsorship and marketing.

### F. Reports and Announcements

#### F1. Commissioner updates

The Commission received updates on upcoming housing conferences and legislation.

**F2. Future agenda items**

The Commission discussed inviting speakers on pending housing legislation to a future meeting.

**F3. Staff updates and announcements**

Staff provided an update on current and proposed anti-displacement efforts and the status of Housing Element Program H4.G: Prioritize Affordable Housing on City-Owned Parking Lots Downtown.

The Commission received clarification on the anticipated timeline of Housing Element Program H4.G, request for proposals process, recent legislation concerning tenant displacement and status of the Housing Element.

**G. Adjournment**

Chair Nguyen adjourned the meeting at 7:27 p.m.

Adam Patterson, Management Analyst II



# **SAN MATEO COUNTY DISPUTE RESOLUTION CENTER**

*A program of*

***Project Sentinel's Dispute Resolution Program***

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# WHO WE ARE

Project Sentinel is a non-profit organization with almost a half-century of experience striving to achieve equality and fairness in housing opportunities for the people of Northern California.

We are the largest housing agency in Northern California, consistently funded by local jurisdictions and by the U.S. Department of Housing and Urban Development (HUD).

We proudly serve 34 communities and partner with local, state and federal agencies, community-based organizations, legal entities and homeless prevention networks.



**We are very often the life-line,  
last option for desperate  
residents facing housing  
insecurity.**

# SERVICES OF THE SAN MATEO COUNTY DISPUTE RESOLUTION CENTER

- *Community Outreach and Education*
- *Limited-Scope Legal Consultations*
- *Conciliations/Mediations*
- *Social Services Support*
- *Multi-lingual Assistance*
- *Information and Resource Referrals*



# SAN MATEO COUNTY DISPUTE RESOLUTION CENTER



Typical housing disputes  
resolved by the DRC:

- Eviction
- Habitability
- Security Deposits
- Rent Increases
- Neighbor to Neighbor

# DRC by the Numbers



- Year Projection: 205 Persons Served
- Over 48,000 recipients received information about the via email blasts from the Center
- 3 Education Presentations (one per quarter)
- 2 Partner Roundtables
- Legal Consultations and Mediations still building

# FAIR HOUSING

## When can discrimination occur?



- At any point in time during the housing process
- Advertising
- Sale or rental of housing
- Terms or conditions of housing
- Termination of tenancy



# What does the Fair Housing Department do?



- Investigate FH complaints
- Conduct proactive and reactive audits in to deter discriminatory practices
- Educate, advise, and counseling both tenants and housing providers
  - 100% of our cases are tenant-based
  - We are tenant advocates

# What laws cover discrimination in housing?



- Fair Housing Act
- Section 504 of the 1973 Rehabilitation Act
- ADA Title II and Title III
- Fair Employment and Housing Act (CA)

# Discrimination must be based on...

- A protected category!

## Federal:

- ▶ Race/Color
- ▶ National Origin
- ▶ Religion
- ▶ Sex
- ▶ Disability
- ▶ Familial Status

## California:

- ▶ Material Status
- ▶ Sexual Orientation
- ▶ Gender Identity
- ▶ Age
- ▶ Source of Income
- ▶ Immigration Status
- ▶ Primary Language
- ▶ Arbitrary

# What FH cases do we see here at Project Sentinel?



- All kinds! But there are some major themes...
  - ▶ Source of income discrimination
  - ▶ Disability discrimination
  - ▶ Familial status discrimination
  - ▶ Gender/domestic violence

# HUD HOUSING COUNSELING

Counseling services for clients in all stages of homeownership



- First Time Homebuyer Education
  - HUD 8 Hour FTHB Certificate
- Pre-Purchase
- Post-Purchase
- Foreclosure Prevention
- Mortgage Default & Delinquency
- Reverse Mortgage
- Financial & Credit

# THANK YOU!

*Carole Conn, Executive Director*

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*Isenia Macias, Dispute Resolution Program Director*

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*San Mateo County Dispute Resolution Center*

*650-399-2149, <https://www.housing.org/>*

*HUD Housing Counseling*

*408-470-3730, [homeownershipinfo@housing.org](mailto:homeownershipinfo@housing.org)*

*Fair Housing Department*

*1-888-324-7468, [fairhousing@housing.org](mailto:fairhousing@housing.org)*