



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MICHEÁL O'LEARY, Chair
ANDREW WEISSMAN, Vice Chair
JIM B. CLARKE, Board Member
JEFFREY COOPER, Board Member
MEGHAN SAHLI-WELLS, Board Member

John M. Nachbar, Executive Director

HOUSING AUTHORITY BOARD REGULAR MEETING Monday, June 22, 2015

PUBLIC COMMENT: At the times provided on the Agenda, the Housing Authority will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the Housing Authority. The Housing Authority cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the Housing Authority, the City Clerk requests you complete a Speaker's Card and present it to the City Clerk before the agenda item is called. You will be called to the podium when it is your turn to address the Housing Authority. Providing your name and other information requested on the Speaker's Card is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the Housing Authority has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. For specific items listed on the agenda, requests to address the Housing Authority must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the Housing Authority for up to three minutes (up to four minutes if time is ceded). Persons who are present in the Housing Authority Chambers may cede one minute of time to one other person who is present and wishes to address the Housing Authority by presenting a Speaker's Card to the City Clerk. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the Housing Authority.

AUTHORITY OF PRESIDING OFFICER: Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the Housing Authority, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business.

AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES: Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the City Clerk's Office at City Hall. The City also posts this information on its website (www.culvercity.org) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the Housing Authority agenda packet.

CELL PHONES AND OTHER DISTRACTIONS: Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the Housing Authority Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION AND ACCOMMODATION: Housing Authority meetings are regularly scheduled for the second and fourth Mondays of every month. Housing Authority Agenda information is available at least 72 hours before each Housing Authority meeting. Housing Authority/Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers, on Channel 37 by Verizon FIOS subscribers and, for AT&T Uverse subscribers, by going to Channel 99. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the City Clerk at the meeting.

NOTE: AT OR ABOUT 11:00 P.M., COUNCIL MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.



Agendas are
Available on the web at
www.culvercity.org

AGENDA

Housing Authority Board

REGULAR MEETING

Monday, June 22, 2015
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Chair Micheál O’Leary
Vice Chair Andrew Weissman
Board Member Jim B. Clarke
Board Member Jeffrey Cooper
Board Member Meghan Sahli-Wells

Executive Director John M. Nachbar

CLOSED SESSION

1. [Conference with Real Property Negotiators](#)
Re: 4044-4068 Globe Avenue
Agency Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director; and Murray Kane, Authority Special Counsel
Other Parties Negotiators: Habitat for Humanity of Greater Los Angeles
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

**COMMUNITY ANNOUNCEMENTS BY BOARD MEMBERS/INFORMATION
ITEMS FROM STAFF**

JOINT PUBLIC COMMENT - Items NOT on the Agenda

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and

all other bodies in session) and NOT on the agenda must file a speaker's card with the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the City Council (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting. Comments received in writing will be distributed to the City Council Members before consideration of an item on the agenda and become part of the official record of the meeting. Comments received in writing will be distributed to the City Council Members before consideration of an item on the agenda and become part of the official record of the meeting.

JOINT CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- JC-1.** [JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AGENDA ITEM: Cash Disbursements for May 30, 2015 – June 12, 2015.](#)
Approve Disbursements.

CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- C-1.** [Approval of Minutes for the Regular Meeting of June 8, 2015.](#)
Approve Minutes.

ORDER OF THE AGENDA

Note: The City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

JOINT PUBLIC HEARINGS

- JPH-1.** [JOINT CITY COUNCIL/SUCCESSOR AGENCY BOARD/HOUSING AUTHORITY BOARD/PARKING AUTHORITY BOARD AGENDA ITEM: 1\) Adoption of a City Council Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2015/2016; and 2\) Adoption of Respective Resolutions Adopting the Fiscal Year 2015/2016 Budget for the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency; the Culver City Housing Authority, and the Culver City Parking Authority.](#)
Adopt respective resolutions approving the Fiscal Year 2015/2016 Budget for the City of Culver City, Successor Agency, Housing Authority, and Parking Authority.

PUBLIC COMMENT - Items NOT On The Agenda (continued)

ITEMS FROM BOARD MEMBERS

Note: At this time, Housing Authority Board Members may: (1) make individual comments on matters not on the agenda, (2) request the City Manager to report back to the Housing Authority Board concerning a particular matter, (3) provide brief reports on official travel taken since the last Housing Authority Board meeting or other activities, or (3) provide direction to the City Manager to place items on a future agenda for consideration by the Housing Authority Board.

ADJOURN

Note: At this time, the City Council shall consider adjourning the meeting. In the case a date and time is not included as part of the motion of adjournment, then the next meeting of the City Council shall be held at the date and time and in the place specified in the agenda posted for that meeting.

**Next Housing Authority Meeting
July 13, 2015
7:00 PM**

Upcoming Public Meeting Tentative Schedule

	Day	Time	Location
City Council			
July 13, 2015	Monday	7:00 PM	Council Chambers, City Hall
July 27, 2015	Monday	7:00 PM	Council Chambers, City Hall
Parks and Recreation Commission			
July 7, 2015	Tuesday	7:00 PM	Patacchia Room, City Hall
Cultural Affairs Commission			
July 14, 2015	Tuesday	7:00 PM	Council Chambers, City Hall
Planning Commission			
July 8, 2015	Wednesday	7:00 PM	Patacchia Room, City Hall
Civil Service Commission			
July 1, 2015	Wednesday	7:00 PM	Council Chambers, City Hall
- Regularly scheduled meetings may be canceled and Special Meetings may be called - Times and dates may be changed. - Meetings may be added or changed - The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.			

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website:

www.culvercity.org