

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CULVER CITY
HOUSING AUTHORITY BOARD

REGULAR MEETING OF THE
CULVER CITY HOUSING AUTHORITY BOARD
CULVER CITY, CALIFORNIA

September 22, 2014
7:00 p.m.

Call to Order & Roll Call

Chair Sahli-Wells called the meeting of the Housing Authority Board to order at 7:10 p.m.

Present: Meghan Sahli-Wells, Chair
Micheál O'Leary, Vice Chair
Jim B. Clarke, Board Member
Jeffrey Cooper, Board Member
Andrew Weissman, Board Member

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Reflection/Pledge of Allegiance

John Nachbar, Executive Director, led the Reflection and the Pledge of Allegiance was led by Culver City Unified School District Board Vice President Nancy Goldberg.

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Community Announcements by Authority Members/Information Items from Staff

None.

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Joint Public Comment for Items NOT On the Agenda

None.

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Receipt and Filing of Correspondence

MOVED BY BOARD MEMBER CLARKE, SECONDED BY BOARD MEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY BOARD RECEIVE AND FILE CORRESPONDENCE.

Martin Cole, Secretary, reported that correspondence received for Item J-1 had been distributed to Board Members and made part of the public record.

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Joint Consent Calendar

Item JC-1

**JOINT CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/
AGENDA ITEM: Cash Disbursements**

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY BOARD APPROVE CASH DISBURSEMENTS FOR AUGUST 30, 2014 THROUGH SEPTEMBER 12, 2014.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY BOARD APPROVE MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 8, 2014.

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Order of the Agenda

No changes were made.

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Joint Action Items

Item JA-1

(1) Discussion of the Projected Funding Shortfall for Housing Programs Provided by the City and (2) Provide Direction to the City Manager/Executive Director as Deemed Appropriate

Sol Blumenfeld, Director of Community Development/Assistant Executive Director, provided a summary of the material of record.

Discussion ensued between staff and Board Members regarding appreciation to staff for their work, the importance of the program in the community; City Council support for the programs; the need for additional information; costs of the various elements of the program; available funding options; the elimination of redevelopment; alternative funding mechanisms; costs for the administration of programs; clarification on a typographical error in the report; the finite life cycle of programs; the end of redevelopment and the failure to repay funds to the Low and Moderate Housing Fund; the resulting shortened life of the programs; the finite nature of the funding; maintaining the programs without the benefit of Redevelopment dollars; using the funds to build housing stock; the 2008 Comprehensive Housing Strategy; Rental Assistance Program (RAP) recipients; the Housing Assistance Payment contract; the long waiting list for the Section 8 program; the time frame for elderly and disabled individuals; the City Council decision to focus on new construction; the Regional Housing Needs Assessment; prioritizing programs; density in new housing units; establishment of redevelopment project areas; legislation to create the Low and Moderate Income Housing Fund; requirements; onetime expenses vs. ongoing expenses; the goal to keep as much programming as possible; effects to the General Fund; looking for new funding; concern with creating false hope; the limited options for new revenue; the linkage fee; and the shortfall.

Chair Sahli-Wells invited public comment.

The following members of the audience addressed the Housing Authority:

Steven Rose, President and Chief Executive Officer, Culver City Chamber of Commerce, discussed the Chamber's partnership with the City; the elimination of the Redevelopment Agency; he suggested calling state officials to ask for solutions; he expressed opposition to linkage fees; discussed the creation of low income jobs; and the wide variety in the City's work force.

Chair Sahli-Wells received clarification regarding the basis for determining the linkage fees.

Janice Johnson discussed her health issues and needs; expressed appreciation for assistance received by the City; and she expressed concern about what she would do if the program were to be cancelled.

Responding to Vice Chair O'Leary, Ms. Johnson explained that she was surprised to learn that the program could be discontinued.

Discussion ensued between staff and Board Members regarding the amount of rental assistance provided; percentages; affordability limits; Federal Fair Market Standard; market rents; Zillow; a study indicating that residents of Los Angeles County generally pay 50% of their income for housing; and clarification that the elderly and disabled are exempt from time limits in the RAP.

Michael Grace expressed concern with the potential discontinuation of assistance programs in the City and the message being sent to residents.

Ira Diamond felt that the City had a moral and ethical obligation to continue programs that have existed in the City for years; he discussed Upward Bound, Saint Joseph's, and Section 8; he suggested working with the SHARE Program; and he thanked the City for its work and encouraged the City to find alternate funding.

Booker Pearson, Upward Bound, thanked the City for reprogramming the RAP voucher money to Upward Bound; discussed the increasing number of homeless families in the Culver City school system; families at the poverty level; homeless prevention; costs of foster care, prison,

and rehabilitation; and he urged the continued funding for Upward Bound.

Responding to inquiry, Mr. Pearson discussed the Cost/Benefit Analysis of stopping people from becoming homeless; early identification; linking people to available benefits to get them over the rough spots; the correlation between the time spent homeless and going into foster care; and PTSD suffered by homeless children.

Joseph Rosa discussed the importance of the RAP Program to him; his disabilities; the need for stability; and he hoped the program would continue.

Julie DeRose, St. Joseph Center, discussed their work with the homeless; outreach; emergency housing; Streets to Home; the RAP Program; she noted that they use resources from other programs, not just Culver City; and she urged the City to find resources to continue programming.

Christine Mirasy-Glasco, Upward Bound, thanked the City Council for previous support; discussed the importance of the RAP Program; she noted that the costs of not doing anything were high; she urged the City to continue the investment already made; discussed assessing families in the program; being proactive to help people move on to other programs; and she suggested a transition period to allow the families to plan.

Vice Chair O'Leary discussed the way Upward Bound works.

Jene Blount, Upward Bound, provided background on herself and her experiences with Upward Bound and the Culver City Rental Assistance Program, and she asked that the program be continued so that she can continue to move forward.

Cary Anderson discussed his previous service on the Homelessness Committee; efforts of other cities to use meter revenue to fund homeless programs; panhandlers; donation containers; fundraising; and allocating a percentage of recycling profits to the homeless.

Goran Eriksson, Chair of the Finance Advisory Committee (FAC), discussed the purpose and formation of the committee; the dissolution of the Redevelopment Agency;

the RAP program; permanent recipients; recommendations of the Committee; and automatic increases to CALPERS costs.

Discussion ensued between Board Members and Mr. Eriksson regarding the FAC support of the program; concern with financing the RAP program out of the General Fund; the specialized nature of the program; other funding sources; and the Saint Joseph's program.

Debbie Wallace, Culver City Homelessness Committee, discussed the Upward Bound Program to address homelessness and ending homelessness.

Michelle Weiner thanked the City for addressing the issue; discussed the RAP program; the work of the FAC; moving some of the funds away from safety and protection; taking on a little more risk to provide assistance for others; shifting priorities; looking at solutions in advance; allowing time for people to make adjustments; looking ahead to increasing numbers of homeless; looking for long-term solutions; and using the internet to connect people with resources with people with need.

Jeremy Green, Management Analyst, read written comments submitted by:

April Canete
Karla Meeks
Kelly Kent Marin

Discussion ensued between staff and Board Members regarding City Council interest in a linkage fee; funding an expenditure to analyze the possibility of a linkage fee; assessing the potential funds that could be generated; costs for a full-blown study; a matrix for decision making; the analysis; continuing to fund existing programs; programs and services; public/private partnerships; middle ground; costs to prevent homeless children; lost opportunity costs; the commitment made with passage of the sales tax; what would be cut by taking funds out of the General Fund; City Council priorities for services provided; core priorities; illustrating what a \$100,000 cut would mean to each department; clarification that there are non-renewals; the exemption for the elderly and disabled; clarification that Upward Bound generally does not work with the elderly and the disabled; density bonuses; the feeling

that the Parks, Recreation and Community Services Department usually bears the brunt of cuts; programs created by former City Councils without permanent funding sources; current program participants; legal and moral obligations; not taking on any new participants; support for Upward Bound; the legal standing of the City; a suggestion to work with the League of California Cities Legislative Action Committee to author a new bill to move funding; having the FAC study all programs in jeopardy rather than just the RAP program; legal issues; the clause that the benefits are available only as long as funds are available; the program contract; clarification that there is no legal obligation to provide the services; construction in the City; fiscal management; the reserve; staff cut-backs; sacrifices made during the recession; the importance of balance; meeting the needs of those who cannot afford high rent; looking at possible solutions; leveraging funding from different sources; appreciation for people who came to speak on the matter; and the closing of the trailer park.

The City Council/Housing Authority Board provided general direction to the City Manager/Executive Director for him to review this issue in more detail, including supporting his recommendation to hire a consultant to review the concept of a linkage fee, and to return to the City Council/Housing Authority Board with the additional information at a future meeting.

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Public Comment for Items NOT on the Agenda

None.

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Items from Housing Authority Board Members

None.

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Adjournment

There being no further business, at 10:50 p.m., the Housing Authority Board adjourned its meeting to Monday, October 13, 2014 at 7:00 PM.

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Martin R. Cole
SECRETARY of the Culver City Housing Authority Board
Culver City, California

APPROVED

Meghan Sahli-Wells
CHAIR of the Culver City Housing Authority Board
Culver City, California