

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

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

June 11, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Housing Authority was called to order at 7:07 p.m.

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

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Linda Shahinian.

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Closed Session Report

Chair Weissman indicated nothing to report from closed session.

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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

None.

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Order of the Agenda

No changes were made.

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Joint Action Item

Item J-1
(Out of Sequence)

**JOINT CITY COUNCIL/Housing Authority/Parking Authority/
Successor Agency AGENDA ITEM: Budget Study Session - City
Manager's Proposed Budget for Fiscal Year 2012-2013:
Presentation of the Results of a Ballot Measure Feasibility
Study and Presentation of the Proposed Budgets for the City
Council, City Manager's Office, City Clerk's Office, City
Attorney's Office, Information Technology Department, Human
Resources Department, Finance Department, Transportation
Department and Parks, Recreation & Community Services
Department, Fire Department, Police Department, Community
Development [including the Parking Authority, Housing
Authority and Successor Agency], and Public Works Department
[including Capital Improvement Projects] (Note, the Fire
Department, Police Department, Community Development
[including the Parking Authority, Housing Authority and
Successor Agency], and Public Works Department [including
Capital Improvement Projects] are Scheduled for June 5,
2012.)**

Sol Blumenfeld, Community Development Director, discussed
the proposed Community Development budget for 2012-2013.

Discussion ensued between Board Members and staff
regarding the elimination of redevelopment; impacts to

the community; appreciation to staff for their work to maintain momentum; concern with funding for the arts and affordable housing; taking action through the legislative subcommittee; clarification that the rental assistance and homeless programs remain; properties to be sold; available proceeds; reductions in parking structure operations; affordable housing projects; commercial projects; location of funds; phantom savings; contracts run through the Agency; contractual services; funding for cultural programs; Art in Public Places; the Climate Action Plan; Federal funding; graffiti removal services; working with the school district; community service hours for high school students; the definition of family; AIP grant funding; the Jazz Bakery; assessment districts; and the Community Facilities District.

Charles Herbertson, Public Works Director, provided an overview of the proposed Public Works budget for 2012-2013.

Discussion ensued between staff and Board Members regarding funding sources; praise for the graffiti removal program and other work done; the SC Energy Leadership Partnership; Ballona Creek Restoration funding; measuring the success of the new parking meters; establishing a resident sustainability committee; the transfer station; curbside programs; street permits; the food waste program; coordination with the school district; rain gardens; grant funding; Safe Routes to School; bike thefts near the Expo Line; bike lockers; backward beekeepers; the sidewalk study; ADA requirements; Blair Hills Park drainage; the proposed crosswalk at Jefferson and Hetzler; location signage at Ballona Creek; beverage container recycling; notification to residents when work is being done and why; contractual services; parking maintenance; frequency of going out to bid; the new parking policies in Santa Monica; Fire Station #3; Expo noise on the east end; monitoring Expo; ideas to direct visitors from the Expo to stores and restaurants; the timeliness of project completion; staffing levels; mural maintenance; landscaping and lighting districts; installation of new lights; energy efficiency; and appreciation to Mr. Herbertson for actions on the Schaeffer Street trees.

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Item J-2
(Out of Sequence)

**JOINT CITY COUNCIL/HOUSING AUTHORITY/PARKING AUTHORITY/
SUCCESSOR AGENCY AGENDA ITEM: Adoption of a Resolution
Adopting the Fiscal Year 2012/2013 Budget for the City of
Culver City, the Housing Authority, the Parking
Authority, and the Successor Agency**

MOVED BY VICE CHAIR COOPER, SECONDED BY BOARD MEMBER
O'LEARY AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY
RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING
OF NOTICE AND ALL CORRESPONDENCE RECEIVED IN RESPONSE TO
THE PUBLIC HEARING NOTICES.

MOVED BY BOARD MEMBER SAHLI-WELLS, SECONDED BY BOARD
MEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE HOUSING
AUTHORITY OPEN THE PUBLIC HEARING.

Chair Weissman invited public comment.

There was no response.

MOVED BY BOARD MEMBER CLARKE, SECONDED BY BOARD MEMBER
O'LEARY AND UNANIMOUSLY CARRIED, THAT THE HOUSING
AUTHORITY CLOSE THE PUBLIC HEARING.

MOVED BY VICE CHAIR COOPER, SECONDED BY BOARD MEMBER O'LEARY
AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND BOARDS:
ADOPT RESPECTIVE RESOLUTIONS APPROVING THE FISCAL YEAR
2012/2013 BUDGET FOR THE CITY OF CULVER CITY, HOUSING
AUTHORITY, PARKING AUTHORITY, AND SUCCESSOR AGENCY.

Chair Weissman thanked staff for their extraordinary efforts
on the budget.

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Consent Calendar

Item C-1
(Out of Sequence)

Cash Disbursements

MOVED BY BOARD MEMBER SAHLI-WELLS, SECONDED BY BOARD
MEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE HOUSING

AUTHORITY ACCEPT CASH DISBURSEMENTS FOR APRIL 28, 2012 –
JUNE 1, 2012.

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 10:09 p.m., the Housing
Authority adjourned its meeting to Monday, June 25, 2012.

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Martin R. Cole
SECRETARY of the Culver City Housing Authority

APPROVED

Andrew Weissman
CHAIR of the Culver City Housing Authority

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CULVER CITY
HOUSING AUTHORITY

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

July 23, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Housing Authority was called to order at 7:10 p.m.

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

Absent: Micheál O'Leary, Board Member

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Barbara Honig.

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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 SAHLI-WELLS AND SECONDED BY VICE CHAIR COOPER TO RECEIVE AND FILE CORRESPONDENCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN
NOES: NONE
ABSENT: O'LEARY

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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 SAHLI-WELLS AND SECONDED BY BOARD MEMBER CLARKE THAT THE HOUSING AUTHORITY ACCEPT CASH DISBURSEMENTS FOR JUNE 30, 2012 - JULY 13, 2012. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN
NOES: NONE
ABSENT: O'LEARY

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Item JC-2

Joint City Council/Housing Authority Agenda Item: (1) Adoption of a City Council Resolution Approving the Transfer to the Culver City Housing Authority of the Rights and Obligations Under the Section 8 Annual Contributions Contract between the City of Culver City and the United States Department of Housing and Urban Development; and (2) Adoption of a Resolution by the Culver City Housing Authority Board Approving the Transfer to the Housing Authority of the Rights and Obligations of the City of Culver City Under the Section 8 Annual Contributions Contract between the City of Culver City and the United States Department of Housing and Urban Development

Board Member Sahli-Wells discussed the importance of services provided through Section 8 Housing; the need for

affordable housing; the Housing Authority for the City of Los Angeles; she suggested having a legislative roundtable with elected officials, state representatives, the City's Congress Member and Senators to look at possibilities for affordable housing in the post redevelopment world; she noted that help was necessary to replace redevelopment funding for affordable housing; and she received consensus to direct Tevis Barnes to look into creating a legislative roundtable for affordable housing.

Board Members expressed support for the legislative roundtable committee but proposed that it not be limited to just affordable housing.

MOVED BY BOARD MEMBER SAHLI-WELLS AND SECONDED BY BOARD MEMBER CLARKE THAT THE HOUSING AUTHORITY ADOPT A RESOLUTION APPROVING THE TRANSFER TO THE HOUSING AUTHORITY OF THE RIGHTS AND OBLIGATIONS OF THE CITY UNDER THE SECTION 8 ACC WITH HUD. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN

NOES: NONE

ABSENT: O'LEARY

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Consent Calendar

Item C-1

Approval of an Amendment to the Existing Professional Services Agreement with St. Joseph's Center to Perform Case Management, Needs Assessment, Job Development Services and Supportive Service Referrals for the Family Self Sufficiency Program

Board Members commended St. Joseph's Center on the good work they are doing.

MOVED BY BOARD MEMBER SAHLI-WELLS AND SECONDED BY BOARD MEMBER CLARKE THAT THE HOUSING AUTHORITY:

- 1) APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ST. JOSEPH'S CENTER TO SERVE AS THE FSS PROGRAM COORDINATOR TO PERFORM CASE MANAGEMENT, NEEDS ASSESSMENT, JOB DEVELOPMENT SERVICES AND SUPPORTIVE

SERVICE REFERRALS FOR THE FAMILY SELF-SUFFICIENCY (FSS) PARTICIPANTS IN AN AMOUNT NOT TO EXCEED \$65,558 FOR FISCAL YEAR 2012/2013; AND

2) AUTHORIZE THE HOUSING AUTHORITY COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

3) AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE HOUSING AUTHORITY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN

NOES: NONE

ABSENT: O'LEARY

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Item C-2

Approval of an Amendment to the Existing Professional Services Agreement with St. Joseph Center for the Provision of Homeless Outreach, Supportive Service and Data Collection for the Period of July 1, 2012 through June 30, 2013

MOVED BY BOARD MEMBER SAHLI-WELLS AND SECONDED BY BOARD MEMBER CLARKE THAT THE HOUSING AUTHORITY:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ST. JOSEPH CENTER FOR THE PROVISION OF HOMELESS OUTREACH, SUPPORTIVE SERVICES AND DATA COLLECTION IN THE AMOUNT OF \$123,441 (INCLUDING REIMBURSABLE COSTS) FOR JULY 1, 2012 THROUGH JUNE 30, 2013; AND

2. AUTHORIZE THE HOUSING AUTHORITY COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CULVER CITY HOUSING AUTHORITY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN

NOES: NONE

ABSENT: O'LEARY

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Order of the Agenda

No changes were made.

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 10:37 p.m., the Housing Authority adjourned its meeting to Monday, August 6, 2012.

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Martin R. Cole
SECRETARY of the Culver City Housing Authority

APPROVED

Andrew Weissman
CHAIR of the Culver City Housing Authority

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CULVER CITY
HOUSING AUTHORITY

SPECIAL MEETING OF THE
CULVER CITY HOUSING AUTHORITY
CITY OF CULVER CITY,
CALIFORNIA

August 6, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Housing Authority was called to order at 7:02 p.m.

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

Absent: Jeffrey Cooper, Vice Chair

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Ronnie Jayne.

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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

None.

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Item C-1

Meeting Minutes

Discussion between staff and Board Members ensued regarding contracting out the meeting minutes; costs associated with the minutes; assurances the minutes would be caught up by September; concern with waste and the repetitive nature of the minutes for the different bodies that meet; clarification that separate records are required for each legal body; and corrections to spellings of names of residents who speak at meetings.

MOVED BY BOARD MEMBER O'LEARY AND SECONDED BY BOARD MEMBER CLARKE THAT THE HOUSING AUTHORITY APPROVE THE MINUTES FOR THE SPECIAL MEETING OF JUNE 4, 2012 AND THE ADJOURNED SPECIAL MEETING OF JUNE 5, 2012.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, O'LEARY, SAHLI-WELLS, WEISSMAN
NOES: NONE
ABSENT: COOPER

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Order of the Agenda

No changes were made.

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 8:43 p.m., the Housing Authority adjourned its meeting to Monday, August 13, 2012.

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Martin R. Cole
SECRETARY of the Culver City Housing Authority

APPROVED

Andrew Weissman
CHAIR of the Culver City Housing Authority

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

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

August 13, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Housing Authority was called to order at 7:16 p.m.

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

Absent: Meghan Sahli-Wells, Board Member

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Samantha Shanman.

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Community Announcements by Board 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 O'LEARY AND SECONDED BY BOARD MEMBER CLARKE THAT THE HOUSING AUTHORITY RECEIVE AND FILE CORRESPONDENCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O'LEARY, WEISSMAN
NOES: NONE
ABSENT: SAHLI-WELLS

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Consent Calendar

Item C-1

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

MOVED BY BOARD MEMBER O'LEARY AND SECONDED BY BOARD MEMBER CLARKE THAT THE HOUSING AUTHORITY APPROVE CASH DISBURSEMENTS FOR JULY 14, 2012 - AUGUST 3, 2012. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O'LEARY, WEISSMAN
NOES: NONE
ABSENT: SAHLI-WELLS

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Order of the Agenda

No changes were made.

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 10:17 p.m., the Housing Authority adjourned its meeting to Monday, September 10, 2012.

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Martin R. Cole
SECRETARY of the City of Culver City Housing Authority

APPROVED

Andrew Weissman
CHAIR of the City of Culver City Housing Authority