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UNTIL APPROVED BY THE
CULVER CITY
HOUSING AUTHORITY BOARD

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

March 23, 2015
7:00 p.m.

Call to Order & Roll Call

Chair Sahli-Wells called the meeting of the Housing Authority Board to order at 7:00 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 Booker Pearson.

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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

Martin Cole, Secretary, reported that correspondence received by the Secretary's Office before 2:00 p.m. had been distributed to the Board Members and all would become part of the record of this meeting.

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

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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 COOPER, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY BOARD APPROVE CASH DISBURSEMENTS FOR FEBRUARY 28, 2015 THROUGH MARCH 13, 2015.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY BOARD MEMBER COOPER, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY BOARD APPROVE MINUTES FOR THE REGULAR MEETING OF MARCH 9, 2015.

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Order of the Agenda

No changes were made.

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Joint Action Items

Item JA-1

JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY AGENDA ITEM: (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, Community Development Director, provided a summary of the material of record.

Tevis Barnes, Housing Administrator, provided background on the Rental Assistance Program (RAP); discussed alternatives; the Section 8 program; the RAP waiting list; RAP participation term limits; families using the RAP program; families that leave the program; the annual amount of subsidy; options to help families transition; and providing access to a Relocation Specialist if the program is discontinued.

Discussion ensued between staff and Council Members regarding the Section 8 program; administrative costs; the possibility of RAP participants moving to the Section 8 program; the current waiting list; families currently in the program; landlord participation; program requirements; incentive areas; new developments; the ratio of fair market to affordable housing; the maximum number of affordable housing units that could be built; encroachment in existing residential areas; affordability assumptions; the number of units possible per site; different income designations; base densities; thresholds; incentive zoning; basic assumptions; applying the incentives to the entire area; state density bonus law; relaxation of development standards; underlying zoning; R-2 in existing residential neighborhoods; adding potential affordable housing; whether any other cities in Los Angeles County fund housing programs through their General Fund; the former Redevelopment Agency mandate to provide affordable housing; set-aside funds; state recognition that redevelopment resulted in displacement of low-moderate income households and resulting allocation of funds to address the issue; the breakdown of funding for the Homeless RAP, the regular RAP, and the homeless outreach program; proceeds from the sale of the Pacific Theater; and the cost for three full time staff members to administer programs.

Mayor Sahli-Wells invited public participation.

The following members of the audience addressed the City Council:

Marty Hente, Habitat for Humanity, provided background on himself; asked that the City Council approve the proposal to build 10 affordable housing units on the Globe Avenue site and allocate \$400,000 to close the funding gap; he discussed the breakdown of units in the project and who they would be made available to; he asserted that affordable housing was not available in Culver City; and he noted that Habitat for Humanity would work with staff to realize the project.

Mayor Sahli-Wells clarified that the item being discussed this evening was saving housing programs, and she asked about the timeline for a specific discussion of the Globe Avenue project.

Martin Cole, Assistant City Manager/City Clerk, indicated that staff would alert Mr. Hente when the Globe Avenue project is scheduled to come before the City Council.

Diane Tyau, Habitat LA, Westside Church Coalition, urged the City Council to move discussion of the Globe Avenue project forward; she expressed support for the Habitat for Humanity project on Globe Avenue; and she asked the City to consider a grant to support the project.

Discussion ensued between staff and Council Members regarding concern that due to the large number of people present to speak on the Globe Avenue project which is not on the agenda, people dependent on the RAP might not be heard; a suggestion that those present in support of the Globe Avenue project speak at another time when that item is on the agenda; clarification that the City is waiting for Habitat to come forward with a proposal for the Globe Avenue project; agreement from staff that information be disseminated to the public on the topic; clarification that the property on Globe Avenue had been acquired by the former Redevelopment Agency for the purpose of building affordable housing; costs of the property; and the City donation of the land.

Sal Princiotta thanked the Housing Authority for their

support and he asked the City Council to preserve the housing assistance programs; discussed his experience with mediation when his rent was increased; he felt that many people were not aware of the availability of mediation; he discussed the importance of helping homeless people; he offered his assistance; and he suggested that renters be able to earn equity after a certain period of time.

Rosalind Lewis received clarification regarding specific developments in the City.

Mayor Sahli-Wells clarified the item being discussed; noted that those who want to speak on items not on the agenda are allocated time at the beginning or at the end of the meeting; and she requested that people stick to the specific agenda item.

Roxann Anderson described the experiences of her sister Louise who is a RAP participant, and she expressed concern with the difficulties that would ensue if her sister were forced to move or take on a roommate.

Joseph Rosa asserted that the RAP program was crucial for him; he discussed his previous experience living in his car; indicated that he did not have family support; noted that the RAP program had provided a roof over his head; he described his health issues; and he hoped that the program would continue.

Tom Wilson, Upward Bound House, discussed the CalWorks program; the number of homeless families in Los Angeles; the fact that children in foster care come from homeless families; the number of people from foster families that end up in prison; costs to run foster care programs; work by Upward Bound to eradicate homelessness; and he urged the City to continue funding at its current level for family homelessness.

Booker Pearson, Upward Bound House, discussed the partnership with the City; the My Brother's Keeper initiative; their commitment to ensure that there are no homeless children in the City; work with the school system; work with the Housing Authority to plan to move RAP participants to more affordable housing and more benefits; the housing locators for benefits for children; and he discussed the shelter in the City and average length of stay.

Discussion ensued between Council Members and Mr. Pearson regarding the number of currently homeless children in the City; the number of children served; other funding; rapid re-housing; establishing a permanent home with 6-12 months of rental assistance; the Federal model; supplanting Section 8; the 16,000 homeless families in CalWorks; increasing numbers; and the commitment to assist homeless families in the City.

Janice Johnson discussed the importance of the RAP program for her; concern with finding another affordable handicap unit; she discussed services in the City; she asked that the City protect and keep the housing program for the disabled, elderly, and families less fortunate; she felt that affordable housing saved lives just like the Fire and Police Departments; she thanked the property owners that accept the programs and keep the units affordable; and she was concerned that those less fortunate were reduced to dollar figures.

Vanessa spoke in support of the RAP program and discussed her experiences with Upward Bound and the RAP program.

Karla Meeks indicated that her daughter attended Farragut Elementary School; discussed her experience with Upward Bound and the RAP program; and she expressed hope that the City would find a way to continue to help those in need.

Mark Lipman discussed the mid-year budget report; a budget surplus from recurring funds; revised budget totals; he asserted that the City had the money to make the programs work; he urged the City to take care of their residents; discussed the importance of maintaining the social safety net; and the size of the Police Department budget.

Carlene Brown discussed the importance of taking care of others in the community; keeping the program alive; the 600 people being served; the importance of not choosing to sacrifice people; using proceeds from the theatre sale; and a suggestion for an annual fundraising drive to support the programs.

Dr. Kin Gyi discussed speakers with disabilities; her experience at Culver Crest; and she suggested a redundant program that could be eliminated with savings to go to the housing program.

Kevin Lachoff discussed the abolishment of the Redevelopment Agency; noted that the Chamber supported affordable housing and one-time funding for purchase and investment; felt that housing quality and affordability should be addressed at the national, state or county level; he asserted that incentives could be offered to create more affordable units; he suggested consideration of zoning and development incentives; expressed concern with committing to recurring expenses with cyclical funding; discussed the loss of the dedicated source of funding; the burden on the General Fund; the Measure Y sales tax; increases to property and sales taxes; and he expressed concern with overtaxing.

Marilyn Kaplan discussed her experiences as a landlord with Section 8 families and RAP families; management of Section 8 properties; she did not want to see the program lose funding; she discussed her positive experiences with the Housing Authority in the City; and expressed support for the program.

Discussion ensued between staff and Council Members regarding program participants; concern that during the time that redevelopment money was available, predecessors created programs that alleviated their duty to build affordable housing in the City; money in set-aside funds; the utilization of programs rather than building affordable housing; the Great Recession; creative ways to support residents; disagreement that it would be irresponsible to continue the program without being able to identify permanent funding; fixed income program participants; City responsibility for the problem; figuring out a way to continue the programs; using proceeds from the sale of the Pacific Theaters; General Fund revenue; City reserves; the long-range financial forecast; the required spend down of reserves over time; financial planning; the coming ramp up of expenditures; clarification that the proceeds of the Theater sale were already built into the financial structure; increases by the state for public employee retirement payments; significant costs for urban runoff mitigation; sunseting of the sales tax provisions; large looming liabilities facing the City; serious fiscal challenges to the City for the next 10-15 years; the reasoning of previous City Councils; concern with using short term funds to pay for an ongoing program; people currently on the street that are not being served;

encouraging construction of affordable housing units; increased density; the 4043 Irving Place development; the Globe Avenue project; tensions in the community; encouraging creation of additional affordable housing; developer incentives; increased density and height; mansionization; changing the character of neighborhoods; the creation of an unsustainable rental assistance program; whether the program is a General Fund obligation; providing assistance for a limited period of time; providing opportunities for participants to identify other available options; appreciation to those who spoke; support for continuation of the funding; the indefinite phase out; those on the five year program; financial responsibilities; priorities; clarification that the list is closed and new people will not be added; prioritizing RAP recipients as new units are built; the larger discussion of affordable housing coming forward; curated density; qualified participants; the annual recertification; the move-in date into the unit; costs to maintain the existing program through the upcoming fiscal year; concern with tying the hands of future City Councils; identifying new sources of funding; uncertainty of the City Council vs. the uncertainty for people to remain where they are living; the ability of future Councils to agendaize the issue; program costs and staff costs; adjusting staff to match the workload; the existing level of homeless services; hotel/motel vouchers; the availability of shelter beds; the growing need; the relationship with St. Joseph's and Upward Bound; previous action to convert the Homeless RAP to administrative dollars for Upward Bound; ensuring that no children are homeless in the City; funding to deal with the increase in numbers; mental illness; saying no to other programs to support these programs; whether funding the program would hurt the City; clarification that the program would not be indefinite but would continue as long as current program participants remained; a suggestion to stamp congratulations on the outside of the letter sent to program participants that remain; and the importance of being open to other funding resources.

Mayor Sahli-Wells proposed a motion to approve the indefinite phase out of the RAP Program, continue to support the Homeless RAP and Homeless Outreach Programs; that the City further consider funding sources as laid out in the staff report to ensure that the City can pay for housing with certain fees to provide ongoing resources to fund staff that is absolutely necessary to keep the

programs going; and when having the affordable housing community discussions that the other proposals made in the staff report be discussed along with those that come up during the course of the community meeting. Vice Mayor O'Leary seconded the motion.

Vice Mayor O'Leary requested that letters sent to RAP participants be marked congratulations on the outside to let them know that the program will continue, and he asked that participants share their stories so that they may be shared in the pursuit of revenue sources.

Additional discussion ensued between staff and Council Members regarding clarification that the City Council could not commit future City Councils to continue funding for the program; concern with what is communicated to the participants; and a suggestion to bifurcate the motion.

Council Member Clarke proposed a substitute motion to establish a policy to fund the RAP until such time as people can be transitioned into affordable housing units and provide additional funding to homeless services as necessary to maintain the current level of service without increase.

Further discussion ensued between staff and Council Members regarding the lowest level of payment by RAP participants; the affordability mix of a particular development; and clarification that most projects do not address those in the extremely low income category.

The substitute motion failed due to lack of a second.

Mayor Sahli-Wells agreed to bifurcate her motion to separate out the RAP indefinite phase out from the Homeless RAP and the Homeless Outreach programs. Council Member Weissman seconded the motion to bifurcate.

MOVED BY MAYOR/CHAIR SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER/BOARD MEMBER WEISSMAN THAT THE CITY COUNCIL/AUTHORITY BOARD APPROVE THE PHASE OUT, OVER AN INDEFINITE PERIOD, THE RENTAL ASSISTANCE PROGRAM (RAP). THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COOPER, O'LEARY, SAHLI-WELLS
NOES: CLARKE, WEISSMAN

MOVED BY MAYOR/CHAIR SAHLI-WELLS, SECONDED BY VICE
MAYOR/VICE CHAIR O'LEARY AND UNANIMOUSLY CARRIED THAT THE
CITY COUNCIL/AUTHORITY BOARD:

DIRECT STAFF TO FURTHER CONSIDER THE PROPOSALS IN THE STAFF
REPORT (AND ANY THAT ARE BROUGHT UP AT THE FUTURE COMMUNITY
MEETING ON THE CREATION OF AFFORDABLE HOUSING) REGARDING
HOMELESS OUTREACH AND HOMELESS RENTAL ASSISTANCE PROGRAMS,
FUNDING SOURCES, INCLUDING FEES; TO SUPPORT THE PROGRAMS
AND THE RELATED STAFF; AND INCLUDE CONGRATULATIONS IN THE
LETTER TO EXISTING RAP PARTICIPANTS INFORMING THEM OF THE
CITY COUNCIL'S DECISION AND REQUEST, BUT NOT REQUIRE, RAP
PARTICIPANTS SHARE THEIR STORIES ABOUT THE RAP PROGRAM WITH
THE CITY.

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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 11:44 p.m., the Housing
Authority Board adjourned its meeting to April 13, 2015.

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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