

MINUTES

**CITY COUNCIL MEETING
December 17, 1987
WEST HOLLYWOOD PARK
647 N. SAN VICENTE BLVD.
7:00 P.M.**

CALL TO ORDER: Mayor Pro Tem Helen Albert called the meeting to order at 7:09 P.M.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Mark Winogrand, Community Development Director.

ROLL CALL: PRESENT: Heilman, Land, Schulte, Mayor Pro Tem Albert
ABSENT: Mayor Viterbi
ALSO PRESENT: City Manager Brotzman

REPORT ON POSTING: The Deputy City Clerk reported that the agenda for this meeting was posted on Friday, December 11, 1987, at City Hall, the San Vicente Library, the Sheriff's Station, and Plummer Park.

ADJOURN TO STUDY SESSION: At 7:10 P.M. Mayor Pro Tem Albert adjourned the meeting to a study session on affordable housing.

PRESENT: Housing Manager Dan Cohen, Community Development Director Mark Winogrand, Channa Grace, Los Angeles Community Design Center, Sal Guarriello.

1. AFFORDABLE HOUSING REPORT:

RECOMMENDATIONS

1. Direct staff to research senior housing standards, residential care facilities standards, and accessory unit compliance standards.
2. Direct staff to further research development of rehabilitation guidelines.
3. Direct staff to explore the possibility and interest of pooled bond issues.
4. Continue to direct the lobbyists to press for more housing legislation.

Dan Cohen, Housing Manager, gave the staff report.

Following the affordable housing report, the Councilmembers directed questions to Dan Cohen and Mark Winogrand and held discussion.

The following directions were given to staff:

Councilmember Land--agreed with the recommendations, but would like staff to look into: the limited equity coop and work more with the CDC in promoting that and coming up with ideas regarding the limited equity coops; also, setting special standards for

ORIGINAL

special zoning for senior housing; also, incentives to rent to families and incentives to promote building for families.

Councilmember Heilman--would like to look into housing that is suitable for single parent households.

Councilmember Schulte--would like to encourage construction of multiple family units--make that a part of staff research.

2. JOINT STUDY SESSION WITH RENT STABILIZATION COMMISSION:

PRESENT: Rent Stabilization Department Director Richard Muller; Rent Stabilization Commission members: Chairman Doug Routh, Babette Lang, Bill Carey, Woody McBreairty, Robert Switzer; Senior Hearing Examiner John Polak.

RENT STABILIZATION YEARLY REPORT:

An introduction was given by Doug Routh.

Richard Muller presented the Rent Stabilization Yearly Report, which covered the following subjects:

- RENT ADJUSTMENTS AND MAINTENANCE OF HOUSING SERVICES.
- INFORMATION SYSTEMS
- REVENUE (Registration fees and penalties)
- FEE REBATES
- PUBLIC INFORMATION AND CONSTITUENT SERVICES
- "JUST CAUSE" EVICTIONS
- "ELLIS" EVICTIONS
- TENANT RELOCATION FEES
- RENT CERTIFICATION PROJECT
- SERVICES ADDED TO A UNIT OR A BUILDING

Following this were questions by Council.

Directions to Staff: Staff was directed to come back at the end of January with a listing of some of the items discussed, with a timeline and how they are to be addressed.

Richard Muller stated that he could move more quickly on some of the more important items such as the eviction issue and the vacancy increase area.

Commissioner Babette Lang asked that Council appropriate more funds for the Rent Stabilization Department.

Commissioner Switzer stated that one problem of the Rent Stabilization Commission is not having the resource to quickly check on past decisions of the Commission. Now that legal counsel has been hired (for the Rent Stabilization Department), he would like to see development of a case digest system for the

Commission's opinions in order to protect the consistency of opinions.

Chairman Doug Routh suggested that any help Council can give in the area of inspections and enforcement, which are very important, will make it easier to enforce the ordinance.

Councilmember Schulte requested options about increasing staff in the Rent Stabilization Department.

Mayor Pro Tem Albert called a recess at 9:07 P.M.
The Council reconvened at 9:24 P.M.

3. THE HOMELESS PROGRAM AND DISCUSSION ABOUT A NON-PROFIT HOMELESS CORPORATION: The purpose of this study session is to discuss the future direction of the City's Programs for the Homeless. **RECOMMENDATION:** It is recommended that the City Council direct staff to proceed with an identified programming and administrative goal for the Programs for the Homeless.

PRESENT: Jodi Curlee, Social Services Administrator; Lloyd Long, Human Services Department Director; Sandra Jacoby Klein, Chair, Human Services Commission; Kevin Flynn, State licensed psychologist, consultant for the Transition House, Los Angeles; homeless staff: Rene Seidel, Sue Wilcox, Grace Rosales.

Jodi Curlee presented the staff report, analyzing the following programming and administrative options:

Programming Options:

- Outreach Team/Casework
- Drop-In Center/Casework
- Transitional Center

Administrative Options:

- Sole Service Contract with Existing Non-Profit
- Contract with City-Created Non-Profit
- Direct City Administration

Following this the Councilmembers directed questions to staff and held discussion.

Councilmember Schulte stated if we're going to move on this, we should move quickly, and set some time deadlines. Also, we need to build in a capacity to deal with the people who are "fixtures" on the street, and are incapable of taking care of themselves.

Kevin Flynn, consultant for the Transition House, reported that Transition House is a national model, and serves the entire range of the mentally ill. Transition House has a contract with County Mental Health, to temporarily house mentally ill individuals who are homeless, until they can get into a psychiatric care program.

Councilmember Land stated that she had a little hesitancy about going with a City-created new non-profit when maybe we can combine things and not have everything new.

The direction given to staff was: to move toward structuring a nonprofit (corporation) that would handle a transitional shelter program, to include drop-in; and to define more clearly what the outreach component is doing inhouse. To come back with some definition on that, and some budgetary figures and some recommendations about how we form the nonprofit board. To bring that back to Council in 30 days, at the meeting of January 19, 1988.

Jodi Curlee stated, as she understood, Council wanted her to explore the CDC option, posit some number of board members, and some method of funding them.

Councilmember Heilman requested some of the items that were listed in the Drop-In Center be moved to the Transitional Shelter or the Outreach Team.

Jodi Curlee stated she would move some of Drop-In items into Outreach Team for this transition period.

City Manager Brotzman suggested this should be a nonprofit that is truly oriented toward the homeless program in its entirety, so that it could assume the entire range of functions of the homeless issue--any one of the four program options that have been outlined.

Councilmember Schulte requested clarity regarding the mental health component--will it be a contractual arrangement in-house? In a transitional shelter, what is the mental health responsibility?


Councilmember Heilman also requested an update on the food program, and asked about the issue of park hours. Mayor Pro Tem Albert and Councilmember Schulte suggested park hours be held off till after the holidays.

Sandra Jacoby Klein commented, do not overlook that the homeless are in a community of residents. Unless residents are included in things going on, whether volunteer programs or educational programs, programs for the homeless can be sabotaged. Santa Monica had a program on how to live with the homeless in the community. We need to educate the community, have public hearings, and so forth.

The meeting was adjourned at 10:42 P.M. to Monday, December 21, 1987.

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APPROVED BY MOTION OF THE CITY COUNCIL THIS 18TH DAY OF JULY,
1988.



MAYOR

ATTEST:



CITY CLERK