

CITY OF ANAHEIM
HOMELESS POLICY WORKING GROUP

UNAPPROVED MINUTES

November 3, 2017

Agenda Posting: A complete copy of the Homeless Policy Working Group Agenda was posted on Tuesday, October 31, 2017 at 8:30 a.m. at Anaheim City Hall and at the Anaheim West Tower.

I. CALL TO ORDER

The meeting was called to order at 8:30 a.m. on Friday, November 3, 2017 at the Gordon Hoyt Conference Room, Anaheim West Tower, 201 S. Anaheim Blvd., Anaheim, California.

The following Policy Member were present:

1. Mike Robbins, People's Taskforce
2. Linda Lehnkering, Poverty Taskforce
3. Captain Eric Carter, City of Anaheim
4. Matt Bates, CityNet
5. Helen Myers in place of Mayor Pro Tem James Vanderbilt
6. Council Member Jose Moreno, City of Anaheim
7. Council Member Denise Barnes, City of Anaheim
8. Natalie Wieckert, County of Orange
9. Jesse Ben-Ron, State Assembly
10. Sebastian Calderon, State Senate
11. Esther Wallace, West Anaheim Development Council
12. Jay Burress, Visit Anaheim

The following Policy Member were absent:

1. Mayor Pro Tem James Vanderbilt, City of Anaheim – *Out due to military obligations.*
2. Eve Garrow, ACLU – *Out due to a work conflict. Eve, in an email to Chair Moreno gave full support to the draft recommendations sent to the Working Group in advance of the meeting and discussed on October 3. A copy of the email was distributed to the group.*
3. Kevin Sorkin, Central Anaheim Resident – *Out due to a work conflict.*
4. Norma Campos Kurtz, State Assembly – *Assembly Member Daly's office will be abstaining on all recommendations to the City Council.*

The following staff members were present:

Kristine Ridge, Assistant City Manager
Sal Figueroa, Council Aide to Council Member Moreno

II. PUBLIC COMMENT

Wes Jones stated projects like Alfresco Gardens are attractive in the fact that they are very low cost and they are immediately doable. This project would be very beneficial in getting the homeless off the streets. It is not ideal, but it is preferable to a warehouse where you have 400 people laying shoulder to shoulder on mats. He thanked the Working Group and said he trusted they would do their best to do the right thing.

Adam Wood with the Building Industry Association representing a 1,100-member organization stated addressing homelessness is an important issue that requires partnerships and consensus across many disciplines. He is concerned with some of the language proposed specifically when they are talking about developing and sustaining funding streams, taxes and fees, and rent stabilization. He stated those are all terms that lack definition from the Working Group and jeopardizes a builder's ability to plan projects in the city. This is a time that they need to partner and work together to increase the overall stock of housing supply. Fees and taxes adds to that cost. He asked the Working Group not to promote undefined language that further increases the price and lowers supply of housing stock.

Matthew Buck, Vice President of Public Affairs at California Apartment Association, stated his members operate over 2 million units throughout the state, 300,000 of those in Orange County. He commended the Working Group for the recommendations they have put in place. The only concern he has is the recommendation to explore rent stabilization. That does not work and it will actually hurt their ability to help the homeless in the city and affordable housing for that matter. He has information he can provide that shows that rent stabilization is not the answer. He looks forward to partner with them. They have affordable housing members and experts that are looking to partner with the City to help them get through this.

Mark Daniels stated he applauds the building and trade industry and the folks that work along those line, though he thinks their ship has sailed. Things that should have been done twenty years ago need to happen now. He stands with Wes Jones, Nancy West and the Alfresco Gardens plan as a measure for right now. He asked the Working Group to please adopt the Alfresco Gardens Plan.

Matthew Skaggs stated he took a tent count on October 30 at the riverbed. From Chapman to Orangewood Avenue, there are 203 tents; from Orangewood to Katella Avenue, there are 115 tents; from Katella to Taft/Ball Road, there are 218 tents; that is a total of 536 tents with approximately 800 homeless people needing housing. This is a fact. All the shelters are full and most of all the transitional housing are full and there is no affordable housing available for anybody, there is an 8-10 year wait period for Section 8 Housing and over 35,000 are on a waiting list. The only solution now is Alfresco Gardens while permanent housing is being built. People are watching how homelessness is being addressed and those who do not support building housing or contracting are not going to be reelected.

Nicholas Dunlap stated he is a volunteer Board Member for the Apartment Association of Orange County. There is one item of concern on the recommendations and that is the exploration of rent stabilization. Rent control is not a solution that is worthy as they have seen in the Bay area. They represent about 10,000 units in Anaheim that is roughly 300 business and apartment owners. He stated quite honestly what they need is purpose-built low-income and workforce housing, not rent stabilization and the other recommendations that are only going to work against the industry.

Frank Alvarez is a business owner and has an office at 206 N. State College. He has done business and owns property in Anaheim for over 20 years. He is a board member of the Apartment Association of Orange County and a member of the Apartment Association of California Southern Cities, Foothill Apartments Association and has been in the apartment business for over 30 years. He agrees with most of the Working Group recommendations, but does not agree with the exploration and evaluation of rent stabilization. He is a general contractor and realtor and specializes in the multi-family housing industry and he performs rehabilitation work. What he has seen in his 30 years of experience is that rent stabilization and rent control does not work. It is a great default, it is very easy to point in that direction, but what happens is different. Sixty percent of the current housing stock in California has passed its life expectancy. Creating a rent stabilization program will hurt their income and that income is very necessary to protect the life expectancy and preserve proper, safe habitable and liability free housing. He asked the Working Group to reconsider rent stabilization in the City of Anaheim.

Lou Penrose identified himself as the Executive Director of the Apartment Association of Orange County representing over 3,000 rental-property owners. He truly applauds the work that the Working Group has done on some the cornerstones and short-term framework. They are important and as a Catholic, he can tell them that the short-term are things that need to take place immediately, but as an Apartment Association member, he can tell them that the rent stabilization terms in the long-term factor are a challenge for them. The problem with rent stabilization is that it sounds perfect, it is the perfect answer to affordability, but that is where it ends, it ends in the name. He can show them lines of data from cities from across the nation where they have been working with these cities and working affordability housing advocates to come up for solutions. They do have good solutions for them. They are always facing the control the rent option, and unfortunately, that has an opposite effect. It starts limiting supply and causes the exact opposite effect of what they are all trying to come together to do. He supports everything moving forward, except the rent stabilization.

Alan Dauger is a long-time resident of Orange County, a member of the Board of Directors of the Apartment Association of OC and a rental property owner in Anaheim and other cities in the County. He very much applauds the work of the committee to try to address the problem of homelessness in the County that has become drastically more visible in the last few years. As a cyclist, he used to ride the Santa Ana River Trail and it is now impossible. Housing must be provided for these folks somehow, but you do not

provide housing by restricting its price. He strongly urges that they eliminate Bullet Number 3 of the Long-term Framework. Rent stabilization is a disaster and it reduces the supply of housing in every city.

Jocelin Jimenez, Director at Orange County Business Council, represents 250 businesses in Orange County and three million employees statewide. A key initiative for local cities assure adequate supply of all types of housing for Orange County's workforce.

Addressing the issue of homelessness is critically important, but they are concerned with several approaches outlined in the policy framework, specifically they are troubled with policies that can ultimately be detrimental to housing. On behalf of the business community, she encourages them not to send policies forward that may harm housing supply. In particular, they are concerned with policies related to rent stabilization and to the taxes and fees.

Tim Houchen stated he is an Anaheim resident who was formerly homeless. He is the Executive Director of Hope for Restoration and a member of the Anaheim Housing and Community Development Commission. He agrees that they need solutions in the interim while they wait for housing for folks at the riverbed. He thanked staff for allowing him to promote the event that his organization is organizing, Homeless Persons Memorial Day on December 21. The event will be spread over two venues, one in downtown Santa Ana and the other in the Anaheim Riverbed. They will have speakers and a recorded message from the Governor.

Lou Noble stated many are here today protecting their millions of dollars in real estate that is all it is. When people are kicked out of their houses, are there affordable apartments available? Things are going to get worse because there are no rental units available. There are too many greedy property owners out there that are kicking people out and then the people cannot find a place because rent is so high. Real estate market here is just moving it up. The homeless only get crumbs, not even the Alfresco Gardens Model. They need Alfresco Gardens in every city to make it work until there is affordable housing.

Dave Duran has attended many homeless and council meeting in various cities. He asked that the Working Group come to terms with the idea that critical thinking is not a lost art, meaning that we the people entrust that this committee can recognize truth, motive and an end-result. In this room, they have testimony from groups that are arguably the root cause, one of the contributing factors to homelessness. He does not see the low-wage payers in the room as being guilty to contributing to homelessness. He sees other groups in the room that are arguably guilty of contributing to homelessness because of cost. This committee is making history; they get to decide what part of history they want to fall on, the good side or the wrong side. He asked the group to take that into consideration.

Bill Taormina finished Mathew Skaggs comments. "It costs the taxpayers \$350 a day to keep one inmate in jail; it costs taxpayers \$10,500.00 per month per person. The homeless are not the problem in the County; the Board of Supervisors are with over

\$700M and no accountability. Housing a homeless person with a working program makes better sense. The County is spending \$9,000 per month, per individual that they should not be spending. This is gross mismanagement of public funds. Nancy West, founder and designer of Alfresco Gardens.org, has a solution that is already working for many cities. This is not any way supposed to replace permanent, as some misguided individuals have suggested before hearing out what this concept and project is really about. This is about giving people a safe and secure healthy way to begin getting back on their feet. Permanent housing is years away from being built, but while everybody waits, thank God there is Alfresco Gardens.

Bill then proceeded with his own comments. He addressed the BIA, which he is a member of, that soon the private business community would be coming with a plan that will take all of the issues that they have brought up to create a solution and they will look to their members for investment dollars. The private sector is involved deeply and legacy families of this County are addressing the problem that will come out early next year as a result of what they have heard there. He will be coming to them in seeking their advice and guidance.

Jeanine Robbins stated she wanted to remind everyone of the top two causes of homelessness, the first one is lack of a livable wage and the second one is lack of affordable housing. When she hears stories of people getting their rent raised from \$1,000 to \$1,400 and from \$1200 to \$1700, it breaks her heart. In a sense, she is in support of form of rent stabilization. When she hears the developers talk about multi-family units, she knows they are talking about apartment buildings. When she hears multi-family, she thinks of two, three or even four families living in one unit. That is what she considers a multi-family unit. As far as rent stabilization, there has to be something in place to prevent the greed from taking over that has risen to the top due to the lack of housing, lack of housing countywide. There has to be a limit to what is allowed.

Chair Moreno thanked everyone who came out to speak and asked if there was any one else from the public who would like to speak. There being none, Chair Moreno moved to the next item on the agenda.

He reminded the audience they are not a policy-making body they are a policy-recommendation body. It will ultimately be the Council's decision to determine which of the policies they move forward with and which policies they explore as a body in the interest of the City of Anaheim.

III. APPROVAL OF MINUTES

Chair Moreno asked the Working Group to review the minutes. While the Working Group reviewed the minutes, Chair Moreno restated the Homeless Policy Working Group's Purpose and Objectives as voted on and approved by all members of the panel.

Chair Moreno asked for a Motion to approve the minutes from the October 3, 2017 Homeless Policy Working Group meeting.

MOTION: Council Member Denise Barnes offered a Motion to approve the minutes from the October 3 meeting and Jesse Ben-Ron seconded the Motion. Chair Moreno asked for questions or comments. There being no questions or comments, the minutes were approved (Vote: 10-0; Absent: Garrow, Sorkin, Kurtz, Abstained: Myers for MPT Vanderbilt, Burress).

Chair Moreno asked for a Motion to approve the minutes from the October 20, 2017 Homeless Policy Working Group meeting.

MOTION: Council Member Denise Barnes offered a Motion to approve the minutes from the October 20 meeting and Esther Wallace seconded the Motion. Chair Moreno asked for questions or comments. There being no questions or comments, the minutes were approved (Vote: 10-0; Absent: Garrow, Sorkin and Kurtz, Abstained: Myers for MPT Vanderbilt and Burress).

IV. APPROVAL OF THE POLICY FRAMEWORK RECOMMENDATIONS

Chair Moreno advised that the group discussed that the overall policy framework that they are recommending to the City Council is a framework of a Housing First Model. The County of Orange utilized this model in its 10-year plan and the Federal Government Inter-Agency Commission on Homelessness recommends Housing First Model based on academic research. He asked the Homeless Policy Work Group if anyone had any objections to recommending the Housing First Model as the Policy Framework that guides the work of the City. There being no objections, the panel will recommend to the City Council that in its approach to address homelessness in the City of Anaheim, that they use a Housing First Model as their Framework.

Chair Moreno thanked the members who voiced their concerns at the October 20 meeting. As a result, members had an opportunity to consult their legislatures to make sure that they are agreeable to the recommendations as put forth by the Working Group. He asked the panel if there are particular bullet points that members would like to pull for discussion. He will ask for a vote of the body to approve the items not pulled.

Chair Moreno reported that he met with Assembly Member Tom Daly. Mr. Daly expressed he was not aware that this was a voting body and that his District Director Norma Campos Kurtz, a member of this panel would be abstaining on all efforts from here on in with regards to voting on recommendations to the City Council.

The Homeless Policy Working Group Policy Summary Discussions and Ideas updated at the October 20 meeting and sent out to the Working Group in advance of the meeting are as follows:

Policy Cornerstones:

1. Policy guidelines need to be sustainable.
2. Policy should recognize the Citywide Impact and given the highest priority.
3. Recommendations to embrace the Housing First Model as a foundation of the policy but recognize the interim need for some form of emergency shelter.
4. Clearly define terms and categories used within the body of the final policy document.
5. Recognition that homeless is a regional issue and collaboration with other agencies, providers and private sector businesses is essential.

Short-term Framework:

1. Formally reach out to the County of Orange through a resolution.
2. Encourage the Council to support efforts for basic sanitation needs for public health and homeless individuals' dignity.
3. Conduct review of Anaheim Police Department's enforcement practices relevant to anti-camping and storage codes.
4. Support temporary emergency shelter of various types to protect those currently unsheltered.

Long-term Framework:

1. The city develop a sustained funding stream to fund a housing first model.
2. Analyze and evaluate taxes and fees to address a housing first model.
3. Explore and evaluate rent stabilization efforts and/or policies for the City of Anaheim.
4. Urge state legislators to amend legislation that can allow cities to directly access resources should the County not utilize the funds to address the condition of homelessness.
5. Incentivize the of city-owned land or Housing Authority land by leasing it at an affordable rate to a developer who would like to build permanent, dormitory-styled housing within a Housing First approach (Yergens-Rogers Hall, Tiny Homes, etc.).
6. Incorporate policy criteria to ensure existing municipal codes, as amended, or implemented in the future are not punitive or unduly burden those individuals that are homeless but address the impacts on neighborhoods.
7. Ensure annually that the fiscal year budget provide adequate funding to continue, change or enhance homeless services provided while remaining nimble to meet the current circumstances (e.g. Mobil Services for Health Crisis, Re-integration programs).
8. Support planning and zoning changes to prioritize the development of affordable housing ensuring equitable distribution of affordable units and any other types of transitional shelters throughout the City.

The following recommendations were pulled for discussion:

From Short-term Framework:

2. Encourage the Council to support efforts for basic sanitation needs for public health and homeless individuals' dignity.
3. Conduct review of Anaheim Police Department's enforcement practices relevant to anti-camping and storage codes.

From Long-term Framework:

2. Analyze and evaluate taxes and fees to address a housing first model.
3. Explore and evaluate rent stabilization efforts and/or policies for the City of Anaheim.
4. Urge state legislators to amend legislation that can allow cities to directly access resources should the County not utilize the funds to address the condition of homelessness.
8. Support planning and zoning changes to prioritize the development of affordable housing ensuring equitable distribution of affordable units and any other types of transitional shelters throughout the City.

Esther Wallace shared she is concerned homeless in her neighborhood are doing criminal activity, such as using drugs next to schools and at parks, leaving needles behind. There should be some responsibility by the homeless to conduct themselves in a way that it does not cause them to be criminalized.

Chair Moreno suggested adding a bullet point that the Policy Working Group supports the enforcement of laws and codes regarding public safety. The other thing they can redo is amend Item No. 3 of the Short-term framework to include this recommendation.

Chair Moreno moved to take action on the recommendations that were not pulled for discussion. He read off the recommendations and asked for a vote of the body.

The overall Policy Framework to the City Council recommendation is a Housing First Model to address homelessness in the City of Anaheim.

Policy Cornerstones:

- *Policy guidelines need to be sustainable.*
- *Policy should recognize the Citywide Impact and given the highest priority.*
- *Recommendations to embrace the Housing First Model as a foundation of the policy but recognize the interim need for some form of emergency shelter.*
- *Clearly define terms and categories used within the body of the final policy document.*
- *Recognition that homeless is a regional issue and collaboration with other agencies, providers and private sector businesses is essential.*

Short-term Framework:

- *Formally reach out to the County of Orange through a resolution.*
- *Support temporary emergency shelter of various types to protect those currently unsheltered.*

Long-term Framework:

- *The city develop a sustained funding stream to fund a housing first model.*
- *Incentivize the use of city-owned land or Housing Authority land by leasing it at an affordable rate to a developer who would like to build permanent, dormitory-styled housing within a Housing First approach (Yergens-Rogers Hall, Tiny Homes, etc.).*
- *Incorporate policy criteria to ensure existing municipal codes, as amended, or implemented in the future are not punitive or unduly burden those individuals that are homeless but address the impacts on neighborhoods.*
- *Ensure annually that the fiscal year budget provide adequate funding to continue, change or enhance homeless services provided while remaining nimble to meet the current circumstances (e.g. Mobil Services for Health Crisis, Re-integration programs).*

The following point was added to the recommendations by Esther Wallace via an email communication:

- To recognize that the county homeless population is growing, due to voluntary migration, dumping from non-county jurisdictions, economic hardship, or causes as not yet determined and that the measures taken to remove the entire homeless population from the streets will not be 100% successful.

Chair Moreno asked if there were any objections to those points so that he could entertain a motion for approval.

Linda Lehnkering asked for clarification on Esther's point with regards to "the entire homeless population from the streets will not be 100% successful" and advised she did not agree that should be on there. It seemed to her that by saying that you are setting yourself up for failure.

Esther stated one reason is the homeless keep coming in. Anaheim is doing a lot, and because of this, people are coming here to get the services that Anaheim offers. She does not see that as setting them up for failure, but instead it is just being realistic.

Linda would recommend changing the statement to say the increase in homelessness is due to economic stressors and there is just an increase in homelessness in general. If you

are going to say something like that then maybe the policy you want to suggest is Anaheim's tax dollars should go to formerly Anaheim residents.

Chair Moreno pointed out Esther's point was more of a statement, not so much a policy. It is a statement of what contributes to homelessness, so he paused the conversation and will come back to that item.

Jay Burress suggested that Esther's statement be incorporated in the Policy Cornerstones specifically where it refers to being sustainable, that it is ongoing, and Esther agreed.

Chair Moreno asked if there were any objections to the remaining items.

After some discussion, the point under Short-term Framework that relates to temporary emergency shelter was changed to read as follows:

- Support temporary, year-round emergency shelters of various types to protect those currently unsheltered.

MOTION: Mike Robbins offered a Motion, seconded by Linda Lehnkering and MOTION CARRIED (VOTE: 11-0, Absent: Vanderbilt (Myers yes vote), Garrow (submitted support vote by email), Sorkin, Kurtz, Abstained: Calderon and Ben-Ron) that the Homeless Policy Working Group does hereby recommend a Housing First Model to the City Council to address homelessness in the City of Anaheim with the following Policy Cornerstones and Framework:

Policy Cornerstones:

- Policy guidelines need to be sustainable.
- Policy should recognize the Citywide Impact and given the highest priority.
- Recommendations to embrace the Housing First Model as a foundation of the policy but recognize the interim need for some form of emergency shelter.
- Clearly define terms and categories used within the body of the final policy document.
- Recognition that homeless is a regional issue and collaboration with other agencies, providers and private sector businesses is essential.

Short-term Framework:

- Formally reach out to the County of Orange through a resolution.
- Support temporary, year-round emergency shelters of various types to protect those currently unsheltered. (*Temporary meaning that it is transitional for the resident to transition them to permanent housing and year-round meaning that the shelter is open year-round*).

Long-term Framework:

- The city develop a sustained funding stream to fund a housing first model.
- Incentivize the use of city-owned land or Housing Authority land by leasing it at an affordable rate to a developer who would like to build permanent, dormitory-styled housing within a Housing First approach (Yergens-Rogers Hall, Tiny Homes, etc.).
- Incorporate policy criteria to ensure existing municipal codes, as amended, or implemented in the future are not punitive or unduly burden those individuals that are homeless but address the impacts on neighborhoods.
- Ensure annually that the fiscal year budget provide adequate funding to continue, change or enhance homeless services provided while remaining nimble to meet the current circumstances (e.g. Mobil Services for Health Crisis, Re-integration programs).

The Working Group then moved on to discuss the bullet points that were pulled for discussion.

With respect to the 2nd Bullet Point under Short-term Framework that relates to supporting basic sanitation needs, Helen Myers reported Mayor Pro Tem Vanderbilt feels that it is the responsibility of the County to provide the basic sanitation needs because they have the greatest amount of money available for these sort of things and we can't identify that all the people that are in Anaheim's jurisdiction are from Anaheim.

Mike Robbins advised basic sanitation could save lives. Offering basic sanitation needs prevents the spread of disease and they are protecting Anaheim residents. The County is not doing it at this time, so Anaheim needs to step up and make sure that it is taken care of immediately.

Jay Burress stated the way he reads that is that they are supporting efforts, and it could very well be that they are supporting County efforts. Helen agreed with that, but advised Mayor Pro Temp Vanderbilt does not want it to be the burden of the City to take it all on.

Chair Moreno asked for a MOTION to approve that as a recommendation.

MOTION: Linda Lehnkering offered a Motion, seconded by Council Member Denise Barnes and MOTION CARRIED (VOTE: 11-0, Absent: Vanderbilt (Myers yes vote), Garrow (submitted support vote by email), Sorkin, Kurtz, Abstained: Calderon and Ben-Ron) that the Homeless Policy Working Group does hereby recommend the following as part of the Short-term Framework:

2. Encourage the Council to support efforts for basic sanitation needs for public health and homeless individuals' dignity with strong consideration for appropriate locations.

With respect to the third bullet point under Short-term Framework that relates to the review of the Anaheim Police Department's enforcement practices, Helen reported that Mayor Pro Tem Vanderbilt does not feel there is a need to make a review of the Anaheim Police Department's enforcement practices relevant to the anti-camping and storage codes. He does encourage that the City have more storage access or make it easier for people to access their possessions more readily than they currently are.

Mike Robbins indicated they heard from county personnel and others over this three month-period, and all agreed that criminalizing homelessness does not work.

Matt Bates supports the bullet point as written. There has been a lot of public input about this particular issue. His sense from direct observation is that APD has some good policies and procedures in place, but he does not think everyone in the City is familiar with them. Eve Garrow in her email mentioned a commitment to public education is necessary in the draft recommendations, so the more clarity and the more education that could be put forward on this topic would be useful to the public at large.

Captain Carter has no problem with the recommendation as written.

Chair Moreno recommended that they include policies and practices to further educate the public of what they currently do, how it is supposed to be done and how the public is assured that it is done. They are not asking for a change, just a review. Matt's point is well taken, they received testimony stating APD is not enforcing enough and others who said it is not being implemented, so it is helpful to clarify the record for the public and to reaffirm the values by which they want to see that worked out.

Helen Myers stated that based on that clarification, she would agree.

Chair Moreno asked for a MOTION to approve that as a recommendation.

MOTION: Council Member Denise Barnes offered a Motion, seconded by Matt Bates and MOTION CARRIED (VOTE: 11-0, Absent: Vanderbilt (Myers yes vote), Garrow (submitted support vote by email), Sorkin, Kurtz, Abstained: Calderon and Ben-Ron) that the Homeless Policy Working Group does hereby recommend the following as part of the Short-term Framework:

3. Conduct review of Anaheim Police Department's enforcement *policies and* practices relevant to anti-camping and storage codes.

Chair Moreno moved on to the items pulled under Long-term Framework.

Natalie Wieckert reported Supervisor Shawn Nelson is not supportive of the second bullet point under Long-term Framework that has to do with taxes and fees.

Jay Burress reported the business community also does not support the taxes and fees.

After discussion, the Working Group agreed to delete the second bullet point under Long-term Framework related to evaluating and analyzing taxes and fees to address a housing first model because this is already addressed under the first bullet point which recommends that the city develop a sustained funding stream to fund a housing first model. They will leave it up to Council to figure out how best to provide the funding.

Chair Moreno moved to the third bullet point pulled under the Long-term Framework recommendations.

Helen Myers reported that Mayor Pro Tem Vanderbilt does not support exploring and evaluating rent stabilization efforts and/or policies for the City of Anaheim.

Council Member Barnes does not believe that the Homeless Working Group should be making any recommendations on a rent control or rent stabilization policy in the City. To do so would be a disservice to the great work that has been done by the committee and would be a distraction of addressing the issues that are of more pressing and timely nature. She thinks this recommendation should be removed from the final list. She realizes that she may have added this recommendation through comments that she made at the October 20 meeting. She wants to be clear; she does not support rent control. However, she has spoken to many senior citizens in West Anaheim and there is a disturbing trend that needs attention. Too many seniors cannot afford rising rents on their fixed income. They have programs in place that can help seniors and she is hopeful that they can discuss those programs publicly and spread the word to seniors that there is help available. She will work with her colleagues on the City Council and staff to double their efforts to engage the seniors in Anaheim so that they are aware of all the programs that are available to them whether that be helping through their utility bills, meal programs, transportation assistance or rental assistance programs. She feels that will be the fastest and most effective way to help the seniors.

Mike Robbins reported he spoke to an economic advisor about this item and it is a very difficult item to put in place. He feels the recommendation is beyond the scope of the Working Group and does not recommend this item.

Captain Eric Carter agrees with Mr. Robbins that the recommendation is beyond the scope of the Working Group and because of the complexity of it, it will distract and labor any progress they may have.

Jay Burress agreed with Mike Robbins and Captain Carter.

Chair Moreno supports this item because it does not say to impose rent control or to do anything other than to evaluate and explore rent stabilization. Rent stabilization could be a cap on rent or it could be the City taking a position through its housing programs on what kind of rents we offer through housing. It could discuss ways to engage with the

private sector on ways to reduce fees and to allow rents to be more stabilized. It is unfortunate that they cannot simply encourage the City Council to have a conversation.

After further discussion by the Working Group, the third bullet point of the Long-term Framework was amended to read as follows:

3. Explore and evaluate *affordable housing efforts* and/or policies for *extremely low-income and low-income* households for the City of Anaheim.

Chair Moreno reiterated his plead to the panel is to at the very least have something that speaks to a recommendation of looking at housing costs in the city that contributes to homelessness.

Chair Moreno asked if anyone in the panel opposed to shifting to that and there being none, he entertained motion.

MOTION: Council Member Denise Barnes offered a Motion, seconded by Mike Robbins and MOTION CARRIED (VOTE: 11-0, Absent: Vanderbilt (Myers yes vote), Garrow (submitted support vote by email), Sorkin, Kurtz, Abstained: Calderon and Ben-Ron) that the Homeless Policy Working Group does hereby recommend the following as part of the Long-term Framework:

3. Explore and evaluate *affordable housing efforts* and/or policies for *extremely low-income and low-income* households for the City of Anaheim.

Chair Moreno stated the next bullet point for discussion is:

4. To urge state legislators to amend legislation that can allow cities to directly access resources should the County not utilize the funds to address the condition of homelessness.

Natalie Wieckert stated the County has concerns related to pulling funding from the County.

Chair Moreno stated his intent there is when the County does not utilize the funds for homelessness. The State provides the money through the County, but they have heard from many commenters including concerns from this group that the County is not distributing those funds in a way that is the most effective for the City of Anaheim to address this issue. His intent here is when the Council senses that, that there can be a way for cities to access those funds directly.

Chair Moreno asked for further comments or questions. There being none, he asked for a motion.

The recommendation “*To urge state legislators to amend legislation that can allow cities to directly access resources should the County not utilize the funds to address the condition of homelessness*” died for lack of a Motion.

Chair Moreno stated the last bullet item for discussion is:

8. Support planning and zoning changes to prioritize the development of affordable housing ensuring equitable distribution of affordable units and any other types of transitional shelters throughout the City.

Natalie Wieckert stated the Supervisor Nelson’s office does not support this recommendation and would prefer for the City to look at eliminating fees for building housing.

Chair Moreno stated this is about planning and zoning changes to prioritize development of affordable housing. He supports this as they look at developers who want to shift from commercial zoning to mixed-use residential. He thinks if they cannot rezone parts of the City to include affordable housing, he does not know how else they can do that.

Captain Carter suggested changing support planning and zoning changes to evaluate planning and zoning changes etc.

Chair Moreno suggested evaluate strongly planning and zoning changes etc.

Chair Moreno asked for a Motion to support the recommendation with a shift to evaluate strongly.

Helen Myers supports the recommendation as written.

Matt Bates supports the recommendation as written.

Natalie Wieckert would prefer for it to say evaluate and explore.

Chair Moreno asked for a vote to support the recommendation as written “*Support planning and zoning changes to prioritize the development of affordable housing ensuring equitable distribution of affordable units and any other types of transitional shelters throughout the City*”.

MOTION: Council Member Linda Lehnkering offered a Motion, seconded by Mike Robbins and MOTION CARRIED (VOTE: 8-3, No: Wieckert, Barnes and Carter; Absent: Vanderbilt (Myers yes vote), Garrow (submitted support vote by email), Sorkin, Kurtz, Abstained: Calderon and Ben-Ron) that the Homeless Policy Working Group does hereby recommend the following as part of the Long-term Framework:

8. Support planning and zoning changes to prioritize the development of affordable housing ensuring equitable distribution of affordable units and any other types of transitional shelters throughout the City.

Chair Moreno recommended and Esther agreed to put Esther's suggested wording in the introduction and possibly some preamble language to the work of the group that they recognize the multi-facet contributors to homelessness.

Esther agreed to delete "and that the measures taken to remove the entire homeless population from the streets will not be 100% successful" from her statement.

Chair Moreno advised staff would put a draft together of the recommendations and send it to the panel members for their review. If there are no objections from the panel, that will go to the Council. If there are objections to the document, then they may need to reconvene again as a group to iron out any difference that is not reflective of what the panel determined and the Working Group agreed to. As of now, there is no scheduled meeting, hopefully the final draft will meet what they understood as the spirit and the decisions that they made together as a group.

Chair Moreno thanked the Working Group members for their input and commitment to this process over the last three months. He also asked the Working Group members to attend the Council meeting at which the recommendations are presented either to give public comments or to be there to be recognized by the Council for their efforts and work on this important task. He further thanked the public for their consistent participation, their interest, their engagement and their push and pull to make sure they provide a balanced approach to the work of addressing homelessness in the City of Anaheim. Finally, he thanked staff members Kristine Ridge, Sal Figueroa, Jackie Rodarte and Maggie Solorio for all their work.

V. WORKING GROUP MEMBER COMMUNICATIONS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:45 a.m.