



**Woodland Hills-Warner Center Neighborhood Council**  
**Agenda – Public Health & Homelessness Committee**  
**Meeting**

**24 January, 2023 at time 6:30p.m.**

**VIRTUAL MEETING BY  
TELECONFERENCE**

**Zoom Meeting Online or By Telephone**

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**VIRTUAL MEETING TELECONFERENCING and PHONE NUMBER  
FOR PUBLIC PARTICIPATION**

In conformity with the September 16, 2021 Enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, the Woodland Hills-Warner Center Neighborhood Council meeting will be conducted entirely telephonically with a call-in option or internet based service option.

Every person wishing to address the Neighborhood Council must either [dial 1 669 900 6833](#) or go online via Zoom and enter [Webinar ID # 938 9924 1002](#) and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting. When calling-in telephonically, the public is requested to dial \*9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Zoom users should use the “raise hand” feature.

**AB 361 Updates:** Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council’s control, the meeting must be recessed or adjourned.

Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

**\*PUBLIC INPUT ON AGENDA ITEMS** – The public may address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard at the start of the meeting. *Public comment is limited to 2) minute per speaker.*

**\*PUBLIC INPUT ON MATTERS NOT ON THE AGENDA** - Comments from the public on other matters not appearing on the agenda *that are within the Board’s jurisdiction* will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting.

**Public Comment is limited to (2) minute per speaker, unless adjusted by the presiding chair of the committee. The presiding chair may impose time limits per each agenda item as needed.**

## AGENDA

1. Call to Order
2. Roll Call: Chair: Aaron M Quantz, co-Chair: Reina Cerros McCaughey, Mark Schwartz, Annemarie Donkin
3. Public Announcements by city officials and representatives: (3) minutes per speaker
4. Stakeholder Public Comment Period (on items NOT on the Agenda): (2) minutes per speaker
5. Stakeholder Public Comment Period (on items listed on this Agenda) (2) minutes per speaker
6. Approval of Committee Minutes: August 23<sup>rd</sup> and October 25<sup>th</sup> Committee meeting:  
Support Documents:  
[https://whcouncil.org/wp-content/uploads/minutes-agendas-newsletters/HomelessnessMinutes\\_2022-08-23.pdf](https://whcouncil.org/wp-content/uploads/minutes-agendas-newsletters/HomelessnessMinutes_2022-08-23.pdf)  
[https://whcouncil.org/wp-content/uploads/minutes-agendas-newsletters/HomelessnessMinutes\\_2022-10-25.pdf](https://whcouncil.org/wp-content/uploads/minutes-agendas-newsletters/HomelessnessMinutes_2022-10-25.pdf)

### **Items for Discussion and Possible Action:**

*All comment is limited to 2 minutes per speaker, unless adjusted by the presiding chair of the committee.*

7. Item No. (1) Discussion and possible action:

To provide \$1500 to New Friends Homeless Center in support of their Friday evening Hot meals for the needy and homeless.

See Support Documents:

*Roll Call Vote*

- 8 Item No. (2) Discussion and possible action:

Right to Return / Right to Remain / SB 330 and SB 8 Housing Crisis Act Implementation / Occupant Protections Enforced

### COUNCIL TRANSMITTAL: LOS ANGELES HOUSING DEPARTMENT REPORT BACK ON IMPLEMENTATION OF THE HOUSING CRISIS ACT (HCA) (SB 330 and SB 8)

#### SUMMARY:

The General Manager of the Los Angeles Housing Department (LAHD) respectfully submits this report in response to the various motions and amending motions from CF 20-0047/19-0400 and 21-0035 which requested a report back on the enforcement of the occupant protections established by the Housing Crisis Act (HCA). This report specifically focuses on the implementation of the Right to Return and Right to Remain provisions of the Housing Crisis Act. Through this report, the General Manager of LAHD respectfully requests authority to amend the Department's existing relocation contract to include Right to Return services for displaced tenants. LAHD also requests Council to instruct the City Attorney, in consultation with LAHD, to develop an ordinance that would require Right to Return services to be funded through a fee paid by developers as part of a housing development application. Lastly, the Department seeks approval to revise its land use fee following an internally conducted fee study to support additional staffing for HCA implementation.

## RECOMMENDATIONS

I. That the City Council, subject to the approval of the Mayor:

A. AUTHORIZE the General Manager of LAHD, or designee, to execute a contract amendment with Interwest Consulting Group, Inc. (C-138119). This amendment will increase the contract amount by \$200,000 from the Foreclosure Registry Trust Fund, Fund No. 56V/43, Account No. 43WC71-SB330/Relocation and Right to Return Services for a new total contract amount of up to \$4,700,000, to provide additional relocation and Right to Return services, in substantial conformance with the attached draft

LAHD Report on the Implementation of the Housing Crisis Act pro forma Agreement, subject to contractor's performance, funding availability, and approval of the City Attorney as to form

B. REQUEST the City Attorney, with the assistance of LAHD, to draft an ordinance within 60 days for Council approval requiring developers to pay for the cost of Right to Return services as part of the development application based on a new fee or cost study conducted by LAHD.

C. REQUEST the City Attorney, with the assistance of LAHD, to amend LAMC Section 19.14 to include an

updated land use fee amount based on a revised fee study conducted by LAHD and to expand its applicability to cover all affordability covenants required by City ordinances, regulations and planning determinations.

D. AUTHORIZE the Controller to: i. Establish appropriation Account No. 43WC71-SB330/Relocation and Right to Return Services, within the Foreclosure Registry Trust Fund (Penalty sub fund), Fund No. 56V/43. ii. Appropriate from cash balance in the amount of \$200,000 within the Foreclosure Registry Trust Fund, Fund No. 56V/43, Appropriation Account No. 43WC71- SB330/Relocation and Right to Return

Services, to fund Interwest Consulting Group, Inc., a contract amendment to be executed for additional relocation and right to return services.

iii. Expend funds not to exceed \$200,000 upon proper demand of the LAHD General Manager, or designee.

E. AUTHORIZE the General Manager of LAHD, or designee, to prepare Controller instructions and any necessary technical adjustments consistent with Mayor and City Council actions, subject to the approval

of the City Administrative Officer (CAO), and instruct the Controller to implement the instructions.

## BACKGROUND

The HCA, which went into effect January 1, 2020, significantly increased affordable housing replacement requirements and tenant protections throughout the state. In addition to making several changes to the development process, the HCA required the replacement of low-income housing and required displaced tenants to be provided relocation, a Right to Return to the new development, and a Right to Remain in their units until six months prior to start of construction. In 2020, LAHD, City Planning and LADBS provided a report to the PLUM and Housing Committees regarding the provisions and implementation of the HCA. On March 3, 2021, the City Council adopted Council Motion 20-0047/19-0400 instructing the departments to report back in more detail on replacement unit requirements, the HCA's interactions with other state laws, and procedures to enforce the occupancy protections established under the HCA.

9. Item No (3) Discussion and possible action: (from last month's meeting)

: The City's FY 2021-22 Budget included a \$1,000,000 pilot program in partnership with the University of Southern California (USC) to deliver medical services to homeless residents.

The program also places individuals into various types of housing and provides hygiene services at high-needs locations throughout the City. The program received an additional \$1,000,000 in the FY

2022-23 Budget to continue these needed services. This current service contract is ending on June 30, 2022. At this time, a new contract is required to recognize funding provided to LAHD in the FY 2022-23 Budget Resolution.

It is important that a new contract be properly executed with USC through the Los Angeles Housing Department, administrator for this contract, to ensure continuity of service. I THEREFORE MOVE that the City Council instruct and authorize the General Manager of the Los Angeles Housing Department (LAHD) or designee to execute a contract with the University of Southern California (USC) to provide street medicine and housing services in the amount of \$1,000,000 as approved in the City's FY 22-23 Budget, and that the contract commence July 1, 2022 for a term of 12 months, with an option to extend for an additional 12 months.

I FURTHER MOVE that the Council find that the services to be performed by the University of Southern California are for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character for which competitive bidding is not practicable or advantageous and that the work can be performed more economically or feasibly by independent contractors than by City employees.

I FURTHER MOVE that LAHD be authorized to make any technical corrections or clarifications as necessary to the above instructions in order to effectuate the intent of this Motion.

MOTION 72A: AMEND item #72 (CF: 22-0755) to add the following directions: I FURTHER MOVE that the City Council instruct the Office of the City Administrative Officer (CAO) with the assistance of the Chief Legislative Analyst (CLA), Los Angeles Housing Department (LAHD), Community Investment for Families Department (CIFD), the Mayor's Office, the Unified Homelessness Response Center (UHRC), and the Los Angeles Homeless Services Authority (LAHSA), to report in 60 days on the status of the City's partnership with the USC Street Medicine Program, and funding sources and options for expanding street medicine services across the City.

8. Items to be placed on the agenda for the next meeting

### **Adjournment of Meeting:**

The next Committee Meeting will be held **on 28 February** 2023, by teleconference. Please visit the calendar page at [whcouncil.org](http://whcouncil.org) for the complete details and to confirm the date and time.

Meeting dates for 2021 -2022 year: Full Board meeting are held the second Wednesday of every month at 6:30pm. Check the NC website calendar for a complete list of committee and board meetings. Meeting dates and times are subject to change. Check the NC calendar for updated meeting schedules.

Due to COVID 19 ALL in person meetings have been moved to virtual teleconference.

HOWEVER, please check the [www.whcouncil.org](http://www.whcouncil.org) website calendar page for any changes that may occur.

\*THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least (3) business days (72 hours) prior to the meeting you wish to attend by contacting Dena Weiss, at (818)-269-1302 or email [d.weiss@whcouncil.org](mailto:d.weiss@whcouncil.org) or the Department of Neighborhood Empowerment at (213) 978-1551 [EmpowerLa@LACity.org](mailto:EmpowerLa@LACity.org)

\*PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: [www.whcouncil.org](http://www.whcouncil.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Dena Weiss at (818) 340-6554 or email [d.weiss@whcouncil.org](mailto:d.weiss@whcouncil.org)

\*PUBLIC POSTING OF AGENDAS – agendas are posted for public review as follows:

- [www.whcouncil.org](http://www.whcouncil.org) and go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of meeting date and/or time.
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

**A copy of this agenda is also physically posted on the outside of the window of the West Valley Warner Center Chamber located at 6100 Topanga Canyon Blvd, Ste 2330, Woodland Hills, CA 91367. The Chamber is located at the Promenade Mall outside the east entrance of the mall and to the left of Ruth Chris Restaurant. The Chamber office is accessed from Owensmouth Street. Parking is free.**

\*RECONSIDERATION AND GRIEVANCE PROCESS - For information on the WHWCNC process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the WHWCNC Bylaws. The Bylaws are available at our website at [www.whcouncil.org](http://www.whcouncil.org)

SERVICIOS DE TRADUCCIÓN - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Dena Weiss de la Mesa Directiva, al [d.weiss@whcouncil.org](mailto:d.weiss@whcouncil.org) o por correo electrónico avisar al Concejo Vecinal.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)