



AGENDA
REGULAR MEETING
Commission on Homelessness
Monday, October 1, 2018, 3:00 p.m.

Oxnard City Council Chambers, 305 West Third Street, Oxnard CA 93030

1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENT

A person may address the Commission only on matters on the Special Meeting agenda. The presiding officer shall limit public comments to three (3) minutes per speaker. Public Comments will be heard during the Commission consideration of the item on the agenda.

3. INFORMATION/CONSENT ITEMS

SUBJECT: Minutes of Special Meeting of September 10, 2018 (001)

RECOMMENDATION: Approve minutes of meeting of September 10, 2018.

4. REPORTS FROM CITY STAFF AND GUEST

SUBJECT: Program update from Homeless Assistance Program Coordinator

RECOMMENDATION: Receive report on Year-Round and Foul-Weather Shelter Efforts

5. COMMISSION BUSINESS

SUBJECT: Declarations of Shelter Crisis

RECOMMENDATION: Receive report on action by County of Ventura and various cities within County on Declarations of Shelter Crisis and follow-up actions.

SUBJECT: Sub-committee on Tiny Homes

RECOMMENDATION: Receive report from Sub-Committee, and guest Mr. Phillip Tremeti

6. NEW BUSINESS

7. ANNOUNCEMENTS OF UPCOMING EVENTS

8. ADJOURNMENT

In accordance with the Americans with Disabilities Act and City of Oxnard policy, if you need special assistance to participate in a meeting, please call 385-8095 (TDD 487-2850). Notification 72 hours prior to the meeting will assist the City in making reasonable arrangements to ensure meeting accessibility.

**City of Oxnard Commission on Homelessness
DRAFT Minutes of the Special Meeting of September 10, 2018**

On Monday, September 10, 2018, at 3:00 p.m. the Special Meeting of the Commission on Homelessness convened in the Council Chambers at 305 West Third Street, Oxnard, CA 93030. The following Commissioners were in attendance: Chair Francine Castañon, Vice-Chair Lucy Cartagena Martinez, Commissioner Peggy Rivera, Commissioner Yukio Okano and Commissioner Francisco Jaena. City of Oxnard staff members present were Jason Benites, Assistant Chief of Police, Oxnard Police Department; and Karl Lawson, Commission liaison, who acted as Recording Secretary. Chair Castañon presided.

1. ROLL CALL AND CALL TO ORDER

Chair Francine Castañon called the meeting to order at 3:00 p.m., and chaired the meeting. Roll was called and a quorum was deemed present. Commissioner Jaena attended the meeting until 3:55.

2. PUBLIC COMMENT

Ms. Amanda Herrera, Social Supervisors for the Society of St. Vincent de Paul-Los Angeles, informed the Commission that the Society would be closing its Oxnard office effective October 1, 2018, and ceasing to provide homeless services as of that date. Ms. Herrera was joined at the podium by the SVDP homeless services staff: Ana Castro, Nicholas Starkey, and Gina Thiessen. Ms. Herrera expressed her appreciation to the City and to the members of the Commission on Homelessness for their support over the years, and their dedication to the homeless community. Each of the other members of the SVDP staff also addressed the Commission briefly, and echoed Ms. Herrera's remarks.

Ms. Carolina Gallardo-Magaña of South Oxnard addressed the Commission. Ms. Gallardo-Magaña informed the Commission that she was a candidate for the City Council for District #6.

Ms. Maria Collier, of Community Action of Ventura County, spoke to the Commission to provide an update on developments at CAVC. She stated that CAVC had unfortunately been forced to close down the showers at its day center for homeless individuals, due to the fact that heavy usage and acts of vandalism had resulted in damage to the showers and the stalls. With respect to laundry service, Ms. Collier stated that it was not true that CAVC was no longer providing laundry service. Rather, there was a one-week period when laundry service was not available, but it has been restored. She also advised the Commission that CAVC provides services to an average of forty persons every day, and that a staff of three case managers services a caseload of over one hundred individuals. In the past year, a total of more than 20,000 services were provided, and the budget of the organization is not sufficient to sustain that level of services. Ms. Collier noted that CAVC's service delivery system now requires recipients of services to cooperate by providing effort and engaging in active remediation actions.

Chair Castanon thanked the speakers, and all of the Commissioners expressed the gratitude of the Commission to the Society of St. Vincent de Paul for its services over the years.

3. INFORMATION/CONSENT ITEMS

SUBJECT: Approval of Minutes of Meeting of July 16, 2018

Commissioner Okano moved approval of the minutes as distributed, and Commissioner Rivera seconded the motion. The motion carried unanimously.

4. REPORTS FROM CITY STAFF

SUBJECT: Report of Homeless Assistance Program Coordinator

Mr. Lawson advised the Board that Homeless Assistance Program Coordinator Mark Alvarado was unable to attend the meeting due to a scheduling conflict, and that he would be presenting the report on Mr. Alvarado's behalf. Mr. Lawson provided a brief update of program activities, and introduced Mr. Barry Zimmerman, Director of the County of Ventura Human Services Agency.

Mr. Zimmerman described the united effort of the County of Ventura, the City of Ventura, and the City of Oxnard to facilitate the establishment of an effective shelter system for homeless persons. He noted that the highest need for shelter existed in the western part of the County, inasmuch as over two-thirds of the County's homeless persons are found in this region. Working together with the County, the two cities are each working towards locating two 24-hour year round shelters, one in each city. The County Board of Supervisors has committed significant funding towards this effort, as have the two cities. In addition, the parties are poised to implement a Foul-Weather Shelter system, to replace the previous night-time only warming shelter model.

The goals agreed upon by the three local entities include the implementation of trauma-informed service delivery system, under which providers de-escalate individual situations and then proceed to stabilization. Mr. Zimmerman stated that while the preferred model is the "Housing First" system, the shortage of available housing units makes that difficult, and that an increase in housing inventory supply is necessary.

After follow-up discussion, the Commission thanked Mr. Zimmerman for the County's support. Mr. Lawson expressed the staff's appreciation for the dedication and leadership that the County has shown during the recent efforts.

5. COMMISSION BUSINESS

SUBJECT: Annual Activity Report to City Council

Mr. Lawson directed the Board's attention to the staff report at page 009 of the agenda packet. Commissioner Jaena moved to approve the Annual Activity Report as presented, and Vice-Chair Cartagena-Martinez seconded the motion. The motion carried unanimously. The Annual Activity Report and transmittal memo are included as Attachment No. 1 to these minutes.

SUBJECT: Draft Five-Year Working Plan Document

Mr. Lawson directed the Commission's attention to the Draft Five-Year Plan Working Document, beginning at page 004 of the agenda packet. He noted that many of the strategies set forth in the plan originated with recommendations made by the Commission in its adopted Resolutions over the past four years. Mr. Lawson further commented there had been some modifications incorporated into the draft, based upon input provided by Commissioners at the meeting of July 16 and the convening on August 6, 2018; input from the City Council's Homeless Sub-committee at its public meeting of July 23; and recommendations from leadership and staff of other City departments.

Mr. Lawson presented a slide presentation to the Commission, and walked through the key elements of the plan. A copy of that slide presentation is included with these minutes as Attachment No. 2.

Following the presentation, staff responded to questions from the Commission. Chair Castañon then invited the Commissioners to provide comments. The Commission conducted a lengthy discussion, including input from staff, on the Plan. Vice-Chair Cartagena Martinez made a number of suggestions, including:

- (1) That a new "Core Area" goal be added to establish a City program to educate people on how to prevent themselves from becoming homeless, by teaching household budgeting, cash management, counseling to get more education and better jobs, etc.;
- (2) With respect to Page 19, Goal 1, delete Options B and C; that only "Option A" be presented on policing, rather than three options; and that the plan explicitly not include budgeting the cost of a pickup truck, because the police department should absorb that within its existing budget allocation;
- (3) With respect to Page 21, Goal 4, that this Goal on "Illegal encampment removal" be deleted entirely, and be sent back to the City Attorney for review;
- (4) With respect to Page 26, Goal 12, that the reference to "Hobson Park" be removed from this goal, since many parks have these types of problems, and that more money be proposed to do these types of programs in all parks, rather just in those parks where groups of neighbors voice complaints in public meetings;
- (5) With respect to Page 27, Goal 15, that the reference to "Downtown" ambassadors be removed, and replaced with Citywide ambassadors, since the whole city needs ambassadors;
- (6) With respect to Page 28, Goal 16, the Environmental Design matrix should also name as partners the Parks and Recreation Commission, CAGs, and Neighborhood Councils;
- (7) With respect to Page 30, Goal 19: Jobs for Homeless Youth, propose an amount greater than \$75,000;
- (8) With respect to Page 32, Goal 23: that this Goal of providing a safe traffic crossing for the residents of the Gabriel's House/Kingdom Center women's shelter be eliminated, that it has no place in a Homeless Plan, because it is a Public Works department/Traffic responsibility;

(9) With respect to Page 33, Goal 25: that the City should develop a program aimed at educating/case-managing non-homeless families on how improve household money management in order to avoid homelessness.

Each of Vice-Chair Cartagena Martinez' proposals was discussed by the full Commission. Chair Castañon invited members of the public and Assistant Police Chief Benites to comment.

Mr. Abel Magaña, of the Downtown Oxnard Business Improvement District, expressed his support for the downtown ambassadors, and recommended that the Plan incorporate a goal of providing outdoor/public restrooms for homeless individuals in the downtown area. He also recommended the implementation of the proposed Safe Sleep initiative as soon as practicable.

Ms. Barbara Macri-Ortiz recommended that the plan include a goal of building more affordable housing by directing the Development Services Department to make it easier for affordable housing projects to be approved, and that the Plan incorporate the broader housing production goals set forth in the City's Housing Element. She further spoke about the economic instability resulting from high rents, and severe rent increases, which places many lower-income households in jeopardy of becoming homeless. Ms. Macri-Ortiz presented a document regarding rent control policy (Attachment No. 3 to these minutes).

Ms. Maria Collier, of Community Action of Ventura County, also spoke on the impact of rents as a percentage of household income. She stated that Ventura County had the eighth-highest rent burden level in the entire nation, with only a 2% vacancy rate; that a Housing Authority voucher for \$1400 to \$1600 is insufficient to rent in the local market; that CAVC has clients who are paying \$300 per month to rent not rooms or beds, but floor space only; and that key is expanding the supply of housing. Ms. Collier urged the City recommend adoption of rent control laws.

Ms. Darlene Miller-Gonzales recommended that the Plan designate the former Armory building as the site of a year-round homeless shelter.

Assistant Police Chief Benites addressed the issue of the clean-up of homeless encampments, and noted the high cost of performing this work. Chief Benites stated that the City had historically not budgeted for the cost of clean-ups, and that is why it is recommended that this cost be recognized in the Plan. The clean-up of encampments does not refer to the removal of persons, but rather refers to the physical removal of material, including waste, after the persons have vacated the encampment.

Chief Benites also addressed the three different Options set forth in Goal 1 on Page 19, stating that the it is not the goal to criminalize homelessness; that the department will arrest for drug sales, needles and other illegal paraphernalia, fighting, and other crimes; that there is a certain percentage of the population that is service-resistant; and that the purpose of presenting the three options, with costs, is to provide an analysis of the staffing requirements and costs related to the level of service to be performed.

The Commission took action on the following specific proposals presented by Vice-Chair Cartagena Martinez:

- (a) Rejected deleting Options B and C from Goal 1 on Page 19;

(b) Rejected deleting the reference to "Downtown ambassadors" from Goal 15 on Page 27;

(c) Adopted naming the Parks and Recreation Commission, the Citizen Advisory Groups, and the Neighborhood Councils as partners in Goal 16 on Page 28;

(d) Rejected deleting the proposed traffic crossing for Gabriel's House/Kingdom Center shelter;

Commissioner Rivera moved, and Commission Okano seconded, a motion that the full Commission recommend the Five-Year Plan with the following modifications:

With respect to Goal 4, Page 21, the Commission recommends changing phrase "promptly clear encampments" to "promptly clear abandoned or vacated encampments" (new wording recommended by Vice-Chair Cartagena Martinez);

With respect to Goal 12, page 26, the Commission recommends changing "Misuse of Open Space in Hobson Park East" to "Misuse of Open Space in All Parks with City Facilities";

With respect to Goal 16, Page 28, the Commission recommends adding as partners the Parks and Recreation Commission, the Citizen Advisory Groups, and the Neighborhood Councils.

The question was called, and the motion passed unanimously.

SUBJECT: Sub-Committee and Commissioner Reports

The Commission recommended tabling this report until the October meeting. Without opposition, it was so ordered.

6. NEW BUSINESS

None

7. SUBJECT: ANNOUNCEMENTS OF UPCOMING EVENTS

The Commission was informed of the upcoming events:

Tuesday, September 18: Oxnard City Council meeting. Agenda items include the presentation of the Five-Year Plan; adoption of a Shelter Crisis Declaration; and adoption of a Memorandum of Understanding with the City of Ventura and the County of Ventura on Foul-Weather Shelter system.

Monday, September 24: Ventura City Council meeting; adoption of a Shelter Crisis Declaration; and adoption of a Memorandum of Understanding with the City of Oxnard and the County of Ventura on the Foul-Weather Shelter system.

8. ADJOURNMENT

There being no further business, the meeting stood adjourned at 5:05 p.m.

(Minutes prepared by Karl Lawson)

Oxnard Housing Department
& Rehabilitation Division

435 South "D" Street
Oxnard, California 93030
(805) 385-8095
Fax (805) 385-7416



TO: Honorable Mayor and Members of City Council
Alexander Nguyen, City Manager
FROM: Karl Lawson, Secretary, Commission on Homelessness 
DATE: September 24, 2018
SUBJECT: 2017-18 Annual Activity Report of the Commission on Homelessness

The Commission on Homelessness is a Citizen Advisory Group established by Section 2-125 of the Oxnard City Code, for the primary purpose of advising the City Council on matters pertaining to homelessness in the City.

Pursuant to Section 2-129(E) of the Code, the Commission is required to submit an annual report of its activities to the City Council. At its meeting of September 10, 2018, the Commission adopted the attached Annual Activity Report for 2017-18, and voted unanimously to authorize the Chair to submit the Report to Council. The Report also includes copies of the four Resolutions adopted by the Commission during 2017-18, which set forth specific policy recommendations to the Council.

Attachment
Annual Activity Report

2017-18 ANNUAL ACTIVITY REPORT CITY OF OXNARD COMMISSION ON HOMELESSNESS

1. THE COMMISSION

The 2017-18 Commission on Homelessness consisted of the Commissioners listed below. Chapter 2-125 of the City Code provides for a seven-member Commission; as of the date of the adoption of this Report, there are two (2) vacancies on the Commission.

Francine Castañon, Chair
Lucy C. Martinez, Vice-Chair
Yukio Okano
Peggy Rivera
Francisco Jaena
Grant Leichtfuss (January 2017 – January 2018)
Christine Rutter (March 2017 – September 2017)
David Havens (October 2017 – November 2017)

2. COMMISSION MEETINGS

The Commission on Homelessness conducted ten (10) official meetings during calendar year 2017, and six (6) meetings from January to June of 2018. All Commission meetings were conducted in the Oxnard City Council Chambers, with posting of the agendas and agenda packets on the City of Oxnard website. Commission meetings are televised on the Oxnard City Government Channel.

3. RESOLUTIONS OF THE COMMISSION

In 2017-18, the Commission on Homelessness adopted four (4) written resolutions in which a total of seventeen (17) distinct policy recommendations were set forth. Those resolutions were transmitted to City Council and to the Council's two-subcommittee (known as the "Homeless Committee"). Copies of the resolutions are attached to this Annual Report, and can be summarized as follows:

<u>Number</u>	<u>Date Adopted</u>	<u>Subject(s)</u>
2017-01	8/28/17	Recommending establishment of a Safe Sleep Program
2017-02	12/4/17	Safe Sleep Program (9 programmatic/policy recommendations)
2018-01	1/8/18	Downtown Safety and Hygiene (7 policy recommendations)
2018-01	2/5/18	Downtown Safety and Hygiene; rescission of Resolution 2018-01, and adoption of eight policy recommendations

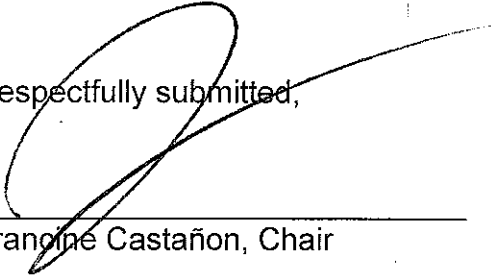
4. FUNDING APPLICATION REVIEW

The Commission also participated in the evaluation and review of applications submitted to the City for funding under the Community Development Block Grant (CDBG), HOME Investments Partnership Act (HOME), and Emergency Solutions Grant (ESG) programs. Vice-Chair Martinez (with Commissioner Jaena as alternate) was designated to represent the COH on the City's Entitlement Grant Proposal Review Committee in 2017, and Commissioner Jaena (with Commissioner Okano as alternate) was similarly designated to serve on the 2018 Proposal Review Committee. The Proposal Review Committee interviewed all internal and external applicants for CDBG, HOME, and ESG funding, and that Committee presented its recommendations to the City. Those recommendations were presented to the City Council at Public Hearings, following which Council approved funding allocations.

5. ADOPTION

Pursuant to Chapter 2-129(E) of the Oxnard City Code, the 2017-18 Annual Activity Report of the Commission is hereby presented to the Oxnard City Council, having been adopted by a majority vote of the Commission at the Special Meeting of September 10, 2018.

Respectfully submitted,



Francine Castañon, Chair

Date: September 18, 2018

Attachments

Resolutions Nos. 2017-01, 2017-02, 2018-01, and 2018-02

A RESOLUTION OF THE COMMISSION ON HOMELESSNESS OF THE CITY OF OXNARD ADOPTING RECOMMENDATION OF THE SAFE SLEEP SUB-COMMITTEE

WHEREAS, the City Council has established the Commission on Homelessness and charged the Commission with advising the City Council on all matters pertaining to homelessness in the City; and

WHEREAS, the powers and duties of the Commission, as set forth in the City Code, include recommending programs, strategies and funding for preventing and reducing the incidence of homelessness in the City; and

WHEREAS, the Commission has established a Safe Sleep Sub-committee to analyze and produce recommendations on the possibility of instituting a program to permit homeless persons to sleep in their vehicles; and

WHEREAS, that Sub-Committee has consulted with numerous entities and has examined the various ways that other jurisdictions have implemented similar programs; and

WHEREAS, Community Action of Ventura County, a one non-profit homeless services provider, has proposed conducting a Safe Sleep pilot program at their facility in Oxnard; and

WHEREAS, additional information and legal guidance is needed to determine whether and how the existing City Code might need to be amended to allow for one or more pilot programs to be established; and

WHEREAS, the preliminary recommendation of the Safe Sleep Sub-Committee is that specific assistance is needed City staff to obtain this information and legal guidance, and the Sub-Committee has requested such assistance.

NOW, THEREFORE, BE IT RESOLVED that the full Commission on Homelessness endorses the recommendation of the Sub-Committee, directs and authorizes the Sub-Committee to meet with appropriate staff for this purpose, and authorizes the Sub-Committee to present the results of those consultations with the City Council Homeless Committee.

PASSED AND ADOPTED THIS 28th day of August, 2017, by the following vote:

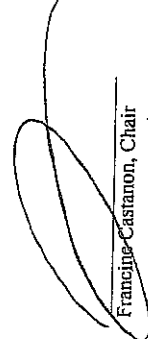
AYES: Commissioners Castanon, Leichtfuss, Martinez, and Okano

NOES: None

ABSENT: Melgoza

ABSTENTIONS: None

ATTEST:


Karl Lawson, Executive Secretary

A RESOLUTION OF THE COMMISSION ON HOMELESSNESS OF THE CITY OF OXNARD ADOPTING FINAL RECOMMENDATION FOR A SAFE SLEEP PROGRAM

WHEREAS, the City Council has established the Commission on Homelessness and charged the Commission with advising the City Council on all matters pertaining to homelessness in the City; and

WHEREAS, the powers and duties of the Commission, as set forth in the City Code, include recommending programs, strategies and funding for preventing and reducing the incidence of homelessness in the City; and

WHEREAS, the Commission has established a Safe Sleep Sub-committee to analyze and produce recommendations on the possibility of instituting a program to permit homeless persons to sleep in their vehicles; and

WHEREAS, the Commission adopted Resolution No. 2017-01 on August 28, 2017, setting forth parameters for developing a recommendation for a Safe Sleep program; and

WHEREAS, subsequent to the adoption of that Resolution, the Safe Sleep Sub-Committee has consulted with non-profits, other cities, and representatives from various City Departments, including the City Attorney and the Housing Department; and

WHEREAS, the Safe Sleep Sub-committee made a presentation on October 16, 2017, to the City Council sub-committee known as the Homeless Committee, which consists of two members of the Oxnard City Council; and

WHEREAS, the Council members requested that the Safe Sleep Sub-committee provide more detail on a proposed Safe Sleep program, and return with a formal recommendation from the full Commission on Homelessness;

WHEREAS, the Safe Sleep Sub-Committee reported to the full Commission on Homelessness at the Commission meetings of November 6, 2017 and December 4, 2017, to present its detailed recommendations; and

WHEREAS, the full Commission on Homelessness has reviewed the recommendations of the Safe Sleep Sub-committee and provided its input.

NOW, THEREFORE, BE IT RESOLVED that the full Commission on Homelessness endorses the attached recommendation of the Sub-Committee, and directs and authorizes the Sub-Committee and Commission Chair to present the recommendation to the City Council Homeless Committee and the full City Council for its consideration.

PASSED AND ADOPTED THIS 4th day of December, 2017, by the following vote:

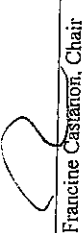
AYES: Commissioners Castanon, Jaena, Leichtfuss, Martinez, Okano, and Rivera

NOES: None

ABSENT: None

ATTEST:


Karl Lawson, Executive Secretary


Francine Castanon, Chair

ATTACHMENT TO RESOLUTION NO. 2017-02

Recommendation of the Safe Sleep Sub-Committee of the Commission on Homelessness regarding the establishment of a Safe Sleep program by the City of Oxnard. The recommendation consists of the following:

1. That the Safe Sleep Program (SSP) be established initially on a pilot basis, to be reviewed for effectiveness and performance at an interval to be determined by City Council.
2. That a non-profit organization be selected and contracted with to administer the implementation of the SSP, including the review, selection, and supervision of sites (such as churches, non-profit organizations, farm labor camps, among others).
3. That the City develop a process (acceptable to City planning staff, the City Attorney's office, and other City departments) by which a SSP site can be designated, including application by property owner, type of review of application, and process by which review is conducted.
4. That access to restroom facilities be a condition for any SSP (either existing facilities or rented/purchased portable facilities).
5. That the City develop the appropriate type of agreement to be executed between the property owner and the City and/or non-profit, which shall set forth any required insurance provisions; include a limit on the number of vehicles permitted at the SSP site at any one time; and establish the hours of operation of a given SSP site, which shall be no less than 8 hours and no more than 12 hours per night.
6. The SSP site include security during safe sleep hours, to ensure that only approved clients are utilizing the site.
7. That the non-profit organization administer the registration, intake and referral process for homeless individuals with vehicles who wish to be referred to one of the SSP sites; and that said process shall identify all individuals authorized in the applicant's vehicle, and all registration and insurance requirements for the vehicle.
8. That the eligibility criteria for participation shall target persons who have been homeless for less than one year, who have the potential to transition into bridge or permanent housing with proper support, and who agree to participate in case management services with a homeless services agency or provider.
9. That SSP participants must adhere to the rules, restrictions and responsibilities associated with the SSP, and shall sign an agreement setting forth said rules. Those rules shall include, at a minimum, a prohibition on alcohol and recreational drug use, cooking outside of the vehicle, loud music or amplified sound; violence to others or property. Rules shall also require participants to properly dispose of trash and pet waste, to refrain from using any SSP site facilities without advance permission, and to properly supervise children, and to respect the property and privacy of others.

(end)

RESOLUTION OF THE COMMISSION ON HOMELESSNESS OF THE CITY OF
OXNARD ADOPTING RECOMMENDATIONS OF THE DOWNTOWN SAFETY AND
HYGIENE SUB-COMMITTEE

WHEREAS, the City Council has established the Commission on Homelessness and charged the Commission with advising the City Council on all matters pertaining to homelessness in the City; and

WHEREAS, the powers and duties of the Commission, as set forth in the City Code, include recommending programs, strategies and funding for preventing and reducing the incidence of homelessness in the City; and

WHEREAS, the Commission has established a Downtown Safety and Hygiene Subcommittee to analyze and produce recommendations on strategies and programs to address issues relating to safety and hygiene which are related to homelessness; and

WHEREAS, that Sub-Committee has consulted with the downtown business community, stakeholders, and other entities and has examined various ways that other jurisdictions have addressed similar concerns; and

WHEREAS, the Sub-Committee has set forth its specific recommendations as follows:

- (1) That the Commission re-affirm its previous recommendation, set forth in Resolutions 2015-01 and 2016-06, that the City Council consider declaring a State of Emergency for homelessness.
- (2) That the Commission re-affirm its previous recommendation, set forth in Resolution 2016-07, that the City retain a grant-writer to pursue grant funding for projects that ameliorate and/or address homelessness issues.
- (3) That the Commission recommend that the City allocate sufficient funding to restore the Economic Development Department back to full staffing capacity.
- (4) That the Commission recommend that the City identify a property where a tent city could be created, and establish a tent City utilizing funding made available by declaring a State of Emergency, retaining a service provider to oversee such tent city.
- (5) That the Commission recommend that the City identify a property where a village for "Tiny Homes" could be created, working with developers, and utilizing funding made available by declaring a State of Emergency for such a development.
- (6) That the Commission recommend that the City Attorney and the Police Department develop a "homeless court" in Oxnard, and update existing ordinances that address issues of homelessness.
- (7) That the Commission recommend that the City establish a dump waste site (for vehicles such as motorhomes to empty their waste tanks); and that a system be created whereby the dumping fee and water fees are waived.

NOW, THEREFORE, BE IT RESOLVED that the full Commission on Homelessness endorses the above recommendations of the Sub-Committee, and directs and authorizes the Chair to transmit this Resolution to the City Council Homeless Committee for appropriate action and follow-up.

PASSED AND ADOPTED THIS 8th day of January, 2018, by the following vote:

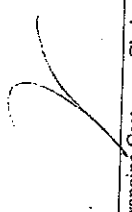
AYES: Vice-Chair Martinez, Commissioner Okano, Commissioner Rivera

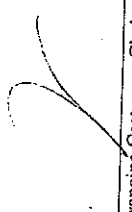
NOES: None

ABSENT: Commissioners Leichtfuss and Jaena

ABSTENTIONS: Chair Castanon

ATTEST:


Kar Lawson, Executive Secretary


Francine Castanon, Chair

AMENDED RESOLUTION OF THE COMMISSION ON HOMELESSNESS OF THE CITY OF OXNARD ADOPTING RECOMMENDATIONS OF THE DOWNTOWN SAFETY AND HYGIENE SUB-COMMITTEE

WHEREAS, the City Council has established the Commission on Homelessness and charged the Commission with advising the City Council on all matters pertaining to homelessness in the City; and

WHEREAS, the powers and duties of the Commission, as set forth in the City Code, include recommending programs, strategies and funding for preventing and reducing the incidence of homelessness in the City; and

WHEREAS, the Commission has established a Downtown Safety and Hygiene Sub-committee to analyze and produce recommendations on strategies and programs to address issues relating to safety and hygiene which are related to homelessness; and

WHEREAS, that Sub-Committee has consulted with the downtown business community, stakeholders, and other entities and has examined various ways that other jurisdictions have addressed similar concerns; and

WHEREAS, on January 8, 2018, this Commission adopted Resolution No. 2018-01; and

WHEREAS, it is the desire of the Sub-Committee to rescind the previously-adopted Resolution and replace it with this amended Resolution, and the following recommendations:

- (1) That the Commission re-affirm its previous recommendation, set forth in Resolutions 2015-01 and 2016-06, that the City Council consider declaring a State of Emergency for homelessness, or recommendation, whichever is the proper wording, to get the necessary funding for these programs and services needed in the resolutions pertaining to the City's homeless issues;
- (2) That the Commission re-affirm its previous recommendation, set forth in Resolution 2016-07, that the City retain a grant-writer to pursue grant funding for projects that ameliorate and/or address homeless issues;
- (3) That the Commission recommend that Council allocate staff or funding, whichever is needed, to the Economic Development Department so that they can secure that any future development in the Downtown area includes public bathrooms; that the City re-allocate the Community Development Block Grant (CDBG) funds that had been previously allocated by City council for programs within the Parks division, but which will not be expended in this fiscal year, so that funds could be re-directed towards providing additional restrooms in downtown public areas; and that the Commission recommend that the City allocate sufficient funding to restore the Economic Development Department back to full staffing capacity;
- (4) That the Commission recommend that the City identify city-owned property where a "Tent City" could be created and overseen by a non-profit organization to be selected and contracted with to administer the implementation of services that offers wrap-around

community service and drug and alcohol rehab treatment, including medical detox, counseling and post-rehab support, paid through the declaration of emergency for our City's Homeless;

- (5) That the Commission recommend that the City identify city-owned property where a "Tiny Village" can be created and overseen by a non-profit organization be selected and contracted with to administer the implementation of the "Tiny Village"; and direct the City to work with planning, and developers to bring in developers that could make it happen;

- (6) That the Commission recommend that the City Attorney and the Police Department develop a "Homeless Court" in Oxnard, and update existing ordinances that address issues of homelessness; and further recommend that the City Attorney and Police Department develop a "pathway program" so that all or future City Ordinances become "case eligible" for the Homeless Court, notwithstanding any felony or heinous crimes under California penal codes;

- (7) That the Commission recommend that the City establish a dump waste site (for vehicles such as motorhomes/recreational vehicles to empty their waste tanks, and to get water); and that a system be created whereby the dumping fee and water fees are waived; and

- (8) That the City hire a grant writer to work with our housing liaison on securing funding for development or programs in our City on Homeless issues only.

NOW, THEREFORE, BE IT RESOLVED that the full Commission on Homelessness endorses the above recommendations of the Sub-Committee, and directs and authorizes the Chair to transmit this Resolution to the City Council Homeless Committee for appropriate action and follow-up.

PASSED AND ADOPTED THIS 5th day of February, 2018, by the following vote:

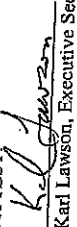
AYES: Commissioners Castanon, Jaena, Martinez, and Okano

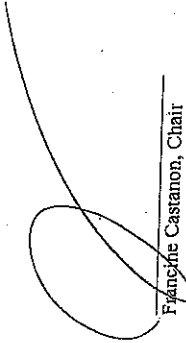
NOES: None

ABSENT: Commissioner Rivera

ABSTENTIONS: None

ATTEST:


Karl Lawson, Executive Secretary


Francine Castanon, Chair

HOMELESS FIVE-YEAR PLAN AND STRATEGY

Commission on Homelessness

By: Mark M. Alvarado and Karl Lawson

September 10, 2018

BACKGROUND

- Addressing Homelessness is an Oxnard City Council Strategic Priority Area Approved in 2016.
- A Goal Set for Oxnard City Council is a Quality of Life Strategy to Address Homelessness Through the Development and Implementation of a Multi-Tier Strategy. This Priority Includes the Formation of a Five-Year Plan to Prevent and Reduce Homelessness in the City of Oxnard.

VISION

To Work Together as a Community to Provide Immediate Solutions for Addressing Vagrancy and Reducing Homelessness Through Enhanced Resources, Services and Partnerships.

HOMELESS PLAN DEVELOPMENT

June

- First Draft Finalized

July

- City Manager Review
- Commission on Homelessness
- City Council Homeless Committee

August

- Commission on Homelessness
- Homeless Services Team

September

- Commission on Homelessness

HOMELESS SERVICES TEAM

Established July 2018, with representatives from the following City Departments:

- City Manager's Office
- City Attorney
- Police
- Fire
- Public Works
- Development Services
- Housing
- Cultural and Community Services

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HOMELESS SERVICES TEAM

• City Manager's Office:

- Alexander Nguyen City Manager
- Ashley Golden Interim Asst. City Mgr.

• City Attorney's Office:

- Jason Zaragoza Assistant City Attorney

• Police Department:

- Jason Benites Assistant Police Chief
- Kevin Baysinger Police Commander

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HOMELESS SERVICES TEAM

• Fire Department:

- Sergio Martinez Fire Marshall

• Public Works:

- Todd Housley Environmental Resources
- Rebecca Guevara Environmental Resources
- James Torres Environmental Resources

• Development Services

- Roger Brooks Code Compliance Manager
- Claudia Pedrosa Downtown Revitalization Manager
- Kathleen Mallory Planning and Environmental Services Manager

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HOMELESS SERVICES TEAM

• Housing:

- Arturo Casillas Housing Director
- Mark Alvarado Homeless Assistance Coordinator
- Karl Lawson Housing Compliance Mgr.

• Cultural and Community Services:

- Chelsea Reynolds Interim Director

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SCOPE OF THE PLAN:

- Focused on Reducing Homelessness.
- Focused on Transient and Vagrancy Issues.
- Utilize Data and Statistics.
- Identifies Available Community Resources.
- Follows Best Practices.
- Comprehensive with a Whole Person Care Approach
- Represents a significant expansion of City efforts aimed at homelessness

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GOALS

- Establish and Operate a 24-hour, Year-Round Emergency Shelter/Navigation Center
- Increase and Strengthen Community Partnerships and Alliances.
- Coordinate Street Outreach.
- Increase Emergency Sheltering for Adults with Children.
- Increase Mental Health and Social Services for Homeless.
- Develop Temporary and Permanent Housing Choices for Homeless.
- Provide Follow Up Program Services for Homeless Clients Placed in Housing.

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CORE PLANNING AREAS

- Target Vagrancy and Negative Chronic Transient Behavior.
- Establish and Develop a Year – Round 24 Hour Homeless Shelter and Navigation Center.
- Focus Resources and Funding to Develop a Quality Coordinated Entry and Exit System Out of Homelessness.
- Improve and Expand Street Outreach and Community Partnerships.
- Develop and Build Housing Programs Serving the Homeless.

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STRATEGIC AREA

- 29 Strategies Representing 9 City Departments.
- Multiple Community Partnerships.
- Projected Cost Estimates.
- Specific Timelines.
- Monthly Homeless Services Team Meetings
- Annual Review and Evaluation of Effectiveness.

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CONCLUSION

- Homelessness in Oxnard has Escalated into a Community Wide Health and Safety Issue\
- Multi-Departmental Approach
- Attention to City Parks and Public Facilities.
- Resources for Abating Encampments
- Alleviate Negative Impacts on Area Businesses
- The Homeless Five Year Plan and Strategy is a Business Tool for the Future
- The Homeless Plan Provides the Needed Direction for Coordinating Services and Addressing Chronic Homelessness in Oxnard Simultaneously

13

QUESTIONS?

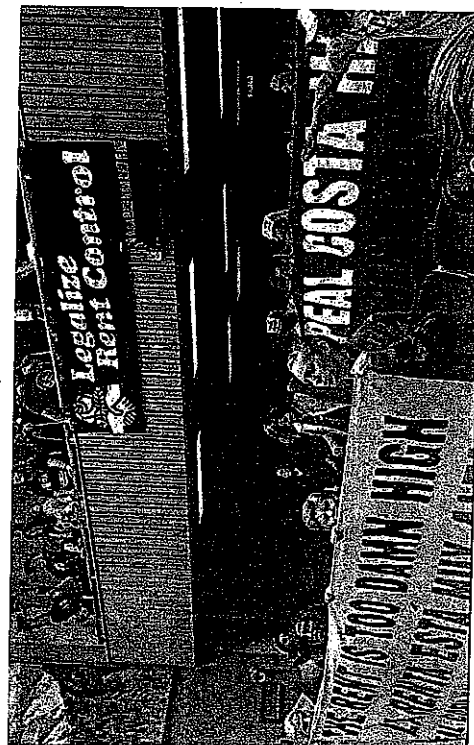
We know how to control housing costs

An urban economics and housing expert explains the truth about rent control

BY PETER DREIER • AUGUST 23, 2018

Editors note: This is the testimony Professor Peter Dreier gave June 21 at a joint hearing of the state Senate Judiciary Committee and the Assembly Committee on Housing and Community Development.

My name is Peter Dreier. I am the Dr. E.P. Clapp Distinguished Professor of Politics, and chair of the Urban and Environmental Policy Department, at Occidental College. Before joining the Occidental faculty in 1993, I served for nine years as Director of Housing at the Boston Redevelopment Authority and senior policy advisor to Boston Mayor Ray Flynn. I earned my Ph.D. at the University of Chicago. I've written three books on urban policy and published many articles about housing policy for a wide range of publications, including the *Harvard Business Review*, *Real Estate Finance Journal*, *Housing Policy Debate*, the *Journal of the American Planning Association*, and many others. I've received research funding from, and been a consultant to, many organizations, including the U.S. Department of Housing and Urban Development, the Ford Foundation, the Eisenhower Foundation, the Haynes Foundation, the U.S. Conference of Mayors, the MacArthur Foundation, and others. I've served on many task forces on housing and economic development and currently serve on the Los Angeles Revenue Commission. In 1993, the Clinton administration appointed me to the Advisory Board of the Resolution Trust Corporation (RTC), the agency responsible for cleaning up the Savings-and-Loan mess.



Tenants urge Assembly members to support tenant rights. Housing Rights Committee photo via Twitter

I'm here today to discuss California's severe housing crisis, the consequences of that crisis for its economy and its residents, and what can be done to address it. Because of the limited time I

have to speak today, I will focus most of my remarks on the proposal to repeal the Costa-Hawkins Act, about which I've written a great deal. But first I'd like to put that issue in broader context.

California's Housing Crisis

Forty-three percent of all households in America (51 million households) don't earn enough to afford a monthly budget that includes housing, food, child care, health care, transportation and a cell phone, according to a new study by the United Way. Of all those basic necessities, housing is the most expensive. The worst states are California and Hawaii, where 49 percent of families are struggling to make ends meet. And in California, housing is the biggest reason why so many families can't make ends meet.

Along with Hawaii, California has the worst housing crisis of any state in the country. Its home prices and rents are far above the national average and higher than those in all other states except Hawaii.

Nationwide, 57 percent of households can afford a median-priced home. But only 31 percent of California households could afford to purchase the \$538,640 median-priced home in the first quarter of this year. A minimum annual income of \$111,500 was needed to make monthly payments of \$2,790, including principal, interest, and taxes on a 30-year fixed-rate mortgage at a 4.44 percent interest rate.

Because home prices have escalated much faster than incomes, California's homeownership rate is declining and the percentage of Californians who rent is increasing. The percentage of renters among California households increased from 42.6 percent to 45.9 percent between 2010 and 2016.

As a result, a growing number of middle-income Californians are now renters and may remain renters for many years. They are competing with working-class and low-income renters for the scarce supply of rental housing. Not surprisingly, this had led to dramatic rent increases as well as the displacement of many working-class families, low-income families and senior citizens. Sometimes this is called "gentrification" and it is accelerating across California, not just in most expensive coastal cities.

Moreover, rents have been rising much faster in California than in the rest of the country. Between 2000 and 2016, rents in California increased 85 percent while median household income increased by 43 percent. In other words, rents increased twice as fast as household income. (Incomes for tenant households rose by 48 percent during that period).

In California, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,699. In order to afford this level of rent and utilities — without paying more than 30 percent of income on housing — a household must earn \$5,665 a month or \$67,976 a year. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of \$32.68. (Only Hawaii's Housing Wage — \$36.14 — is higher).

The Housing Wage is over \$20 an hour in Riverside-San Bernardino-Ontario, Sacramento-Roseville, Salinas, San Luis Obispo, Vallejo-Fairfield, and Yolo County. It is over \$30 an hour in many metropolitan areas, including Oxnard-Ventura-Thousand Oaks, San Diego-Carlsbad, Santa Rosa, Santa Ana-Anaheim-Irvine, Los Angeles-Long Beach-Glendale, Santa Barbara-Santa Maria-

<https://48hills.org/2018/08/we-know-how-to-control-housing-cost/>

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Moreover, California's gap between household incomes and housing costs (home prices and rents) is the widest of any state. The result is that California renters are paying a much higher proportion of their household income just to keep a roof over their heads. This is true even though more middle-income households are now renting.

In fact, 54 percent of California renters pay more than 30 percent of their income for housing. And 29 percent of California renters pay more than 50 percent of their income for housing. This is the highest rate in the country, according to Harvard's *State of the Nation's Housing* report.

Of the 11 metropolitan areas in the country with the lowest rental vacancy rates – the tightest rental housing markets – six of them are in California. (San Jose, San Francisco, San Diego, Los Angeles, Sacramento and Fresno. Fresno is the worst, with a 3.1 percent rental vacancy rate). Vacancy rates for affordable rental housing are even lower.

The Costa-Hawkins Act Hasn't Worked

We've gone to the ballot today because Costa Hawkins took away one of the most important tools for local governments to address the housing crisis. Costa Hawkins is one of the major impediments to cities responding effectively to the huge rent increases that are destabilizing people, families, communities and local economies across the state.

Since the Costa-Hawkins Act was passed in 1995, California's housing crisis has gotten worse.

There are three major provisions of the Costa-Hawkins Act that are obstacles to addressing the housing crisis.

First, Costa Hawkins prevents local governments from enacting meaningful rent control, because it prohibits cities from regulating rents when a unit becomes vacant. This creates a perverse incentive for landlords to evict tenants, often by illegal means, including harassment.

Even the strongest forms of rent control do not freeze rents. Rent control simply prevents excessive rent increases but allows the rent increases that are actually necessary for real estate investors to obtain a fair return on their investment.

We take it for granted that government can and should place some controls on public utilities. Housing – like electricity, water and gas – is also a basic necessity. It's time to restore the ability of local governments to regulate rents.

Repealing Costa-Hawkins doesn't mean that most, or many, cities will adopt stronger rent control laws. It simply gives them the option to protect tenants and preserve the supply of affordable rental housing by allowing rents to steadily increase based on a formula that provides landlords with a fair return. It stops landlords from taking advantage of the rental housing shortage by rent "gouging."

Second, the Costa-Hawkins Act prohibits local government from regulating rents on rental housing built after the law was passed in 1995. Costa-Hawkins was passed 23 years ago, but the date for exempting "new construction" has never changed! Because of Costa Hawkins, no units built in Los Angeles after 1978 – 40 years ago – can be covered by any rent regulations. The

mortgages on many of these developers have been paid off or are a small part of the building's operating budgets.

There isn't a single city in the U.S. where rent control covers new construction. Every California city that adopted some form of rent regulation prior to the passage of Costa Hawkins, exempted new construction, even without the prohibition on it. Cities should be able to adopt a "sunset" provision so that, say, 20 years after a rental building is built, local governments should have the authority to regulate rents.

Third, the Costa-Hawkins Act ties the hands of local government from dealing with the "Blackstone problem." Since the mortgage crisis of 2008, large Wall Street financial institutions – like the global private equity firm Blackstone – have gobbled up millions of foreclosed single-family homes. California is ground-zero for Wall Street absentee corporate landlords. About one-third of the rental units in California (2.2 million units out of 6 million rental units) are single-family buildings. They house 7.8 million of the state's 17 million renters. Local jurisdictions should be able to regulate rents for large corporate absentee landlords with large inventories of single-family houses.

Five Reasons to Repeal the Costa-Hawkins Act

Repealing Costa-Hawkins gives cities an additional tool to address skyrocketing rents. We don't know whether cities will adopt any form of rent regulation if Costa-Hawkins is repealed. But we do know that rent control has many positive benefits that are often overlooked in the public debate. The LAO report downplays the positive economic impacts and the cost savings if cities adopt stronger rent controls. I would like to highlight five benefits to repealing Costa-Hawkins.

First, rent control is good for the economy and good for business. Rent control will put money back in the local economy. If local governments are able to limit excessive rent increases, tenants will have more money to spend. Most people spend almost all their money in the local economy. This will boost local businesses, increase local sales taxes, and increase jobs for businesses that prosper as a result of the additional consumer demand.

Also, California employers cannot thrive if people can't find a place to live close to work. In California, workers are moving further and further away from jobs in order to find housing. For example, I recently conducted a survey of Disneyland employees and almost one-third (31 percent) of them commute more than two hours a day getting to and from work.

Second, developers may not realize how rent control can increase demand for new housing developments. If cities have rent control that protects tenants in existing buildings, then you have to build more for the wealthier tenants who want to move into the area. Most studies of rent control laws around the country have found that rent control does not inhibit new construction. In fact, rent control encourages new construction by channeling higher income workers into the market for newly-built apartments rather allowing them to displace sitting tenants from existing housing.

The rate of new housing construction depends primarily on local zoning laws, not rent control. Despite this, the landlord lobby continues to perpetuate the myth that rent control discourages new construction. This is very similar to when the automobile industry claimed that seat belts would destroy the auto industry and "kill jobs." There's no reason to believe the landlord lobby when it comes to rent control.

<https://48hills.org/2018/05/we-know-how-to-control-housing-cost/>

and, rent control will save many local governments, as well as the state government, a great deal of money that they now spend addressing the growing problem of displacement and homelessness. It is well-known that it is less costly to prevent a problem than to address it after it has become a serious crisis.

Everyone agrees the rising and unaffordable rents are a major cause of California's homelessness crisis. State, county, and municipal governments spend a significant amount of funding on law enforcement, emergency shelters, and other efforts to deal with homelessness. A study from 2016 found that Los Angeles County spent close to \$1 billion a year caring for and managing homeless people, including health needs, social services, and law enforcement. A 2015 report found that the City of Los Angeles spent more than \$100 million a year coping with homelessness, including \$87 million on law enforcement. Last year, the mayor of Oakland proposed spending \$185 million over two years to address that city's growing homelessness crisis. Most of it was targeted to helping prevent people from losing their homes as well as to build affordable housing.

Zillow released a study that showed that a 5 percent rent increase in Los Angeles County causes an additional 2,000 people to lose their homes.

By reducing homelessness, rent control will reduce these significant costs to local government.

The LAO report suggests that eliminating the Costa-Hawkins law might reduce local property taxes. This is inaccurate. For one thing, rent control won't reduce local property tax revenues. It might slow the increase in local property taxes, depending on what kind of rent regulation – if any – cities adopt.

But in those cities that do adopt stronger rent control laws, it will reduce the need for health, mental health and other human services and for temporary and long-term housing assistance, all of which are very expensive to provide, and will result in a net fiscal benefit to State, county, and local government.

Fourth, repealing the Costa-Hawkins Act could reduce a great deal of human suffering. The Costa-Hawkins Act has led to enormous harm. It has led to rising rents. Rising rents have caused widespread eviction, displacement, and disruption of families' lives. It causes families to live in overcrowded apartments and even in garages. They wind up living in substandard and dangerous conditions. And for the privilege of doing so, they pay 50, 60, and even 75 percent of their incomes in rent.

Housing insecurity, the constant threat of eviction, displacement and constantly have to move involuntarily imposes enormous stress on renters, including depression, heart problems, and other health issues – similar to post-traumatic stress disorder (PTSD). Like people who suffer post-traumatic stress disorder (PTSD), these problems often do not disappear but persist over many years, often over a lifetime. Children who move frequently don't do as well in school. This is especially true among low-income children. Seniors who are faced with eviction suffer enormous stress, which can lead to depression, heart attacks and other problems. Housing insecurity hurts workers' performance on the job.

In his award-winning book *Eviction*, Matthew Desmond found that housing insecurity for tenants creates enormous stress that has serious harmful physical and mental health effects. Similarly, Gary Evans and Michelle Schamberg found that among low-income families, stress –

including involuntarily displacement due to eviction – has harmful effects on the mental functioning of children that continue on into adulthood.

Of course, the most serious consequence of rising rents and displacement is homelessness, which is particularly traumatic for adults and children alike. California is home to 12 percent of the nation's population, but a disproportionate 22 percent of the nation's homeless population.

People who become homeless often never recover from the trauma – their physical and mental health deteriorates when they lose the stability of a secure home and the social ties that accompany housing security. Our society winds up paying for these human costs in our health care system, our mental health system, our schools, and our criminal justice system.

As LA Mayor Eric Garcetti said the other night on *The Daily Show*, homelessness is a "humanitarian crisis." It particularly tragic because we know how to solve the problem.

A recent study by three economics professors at Stanford found that rent regulations in San Francisco enabled thousands of lower-income tenants to remain in the city who otherwise would have been displaced. It also found that some owners used loopholes in San Francisco regulations to gain exemption from rent control or convert units to condominiums. The study findings would be very different if the City eliminated those loopholes.

Fifth and finally, repealing Costa-Hawkins is about local control: This is a fundamental principle of America's federalist system of government, the division of responsibility between the federal, state, and local governments. If the Costa-Hawkins Act was repealed, local governments would be allowed to decide for themselves what kind of rent regulations – if any – to adopt. Many cities would choose not to adopt any form of rent regulation at all. Others would maintain their current rent laws while some others would strengthen theirs. That should be their option to decide.

Why the Arguments Against Rent Control Are Wrong

Besides the myth that rent control hampers new housing construction, there are two other myths that the landlord lobby and some others use to try to discredit rent control.

First, the idea that rent control will have a negative fiscal impact on cities is very misleading. The simple passage of the ballot measure to repeal the Costa-Hawkins Act will have no fiscal impact. It all depends on what local governments do, if anything. Any analysis of fiscal impacts has to also look at the resulting increase in sales tax revenue, the savings to local and state government from reduced costs to address homelessness, and the costs of addressing the physical and mental health consequences of housing insecurity, instability, and displacement.

Second, there's the myth that we can quickly build our way out of California's severe housing crisis. To divert attention away from the need for rent control, the landlord lobby often says that the solution to our housing crisis is not to adopt rent regulations but to build more housing. That is partly true. The California Department of Housing and Community Development (HCD) projects that the state will need to add 1.8 million new housing units to meet projected population and household growth. That's 180,000 new homes annually – compared to the annual average of less than 80,000 new homes annually over the last 10 years. But even that figure is misleading, because it does not include the need to address the housing concerns of those who cannot afford market rents.

Even if we marshal the political will to do so, however, constructing the new housing we need will take decades – and only if local governments end the practice of restrictive exclusionary zoning that limits new housing construction.

But we can't wait until increased supply "catches up" and "trickles down." Excessive rent increases are creating extreme hardship now. Only rent control can provide some immediate relief. If cities want, they can decide to lift or revise local rent control laws once the vacancy rate of affordable housing– rental housing that middle class and poor families can afford without paying more than 30 percent of their income – reaches eight percent or above.

Across the county, only one-quarter of families who are eligible for subsidized housing receive it. The authors of the Stanford study argue that a system of universal rent subsidies would be a better solution than rent control. Even if they are right, that is not likely to happen in our lifetimes. And even if we had enough federal housing vouchers for every eligible family, we don't have enough apartments for them to rent. It is like giving people food stamps when the supermarket shelves are empty. As a nation, and as a state, we need to build more housing and expand funding for subsidized housing. But in the meantime, we have an immediate crisis, and that requires protecting the existing supply of affordable housing to avoid making the housing crisis even worse. Rent control is one policy that allows cities to do that.

The landlord lobby has been "crying wolf" about rent control for decades, just as the restaurant lobby has been "crying wolf" that raising the minimum wage destroy their business and "kill jobs." Why should we believe people and groups who have been consistently wrong for so long?

Reasonable controls on sky-rocketing rents, as determined by local government, will keep more people in their homes and reduce the number of our children, seniors and others who are ending up on their friends couch, in their cars, or on the street.

California has the fifth largest economy in the world. It has more billionaires than any other state in the country. And yet it is also the state with the highest poverty rate . It is the homeless capital of the country. We need to give our cities the tools to establish reasonable rent regulations and we need to do it quickly.

Thank you.

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Peter Dreier