

Ventura Social Services Task Force

Minutes 10/2/24

3:15 pm via Zoom: <https://us02web.zoom.us/j/81514995979>

Present:

- Judy Alexander - VSSTF Chair, Faith Subcommittee
- Kyler Carlson-Housing Authority of the City Of San Buenaventura (HACSB)
- Kevin Clerici- Director Downtown Ventura Partners (Ambassadors)
- Karen Flock-Housing Authority of the City Of San Buenaventura (HACSB)
- Mike Johnson - Ventura City Council
- John Sanders Jones - VSSTF member, Faith Subcommittee and VHP Board
- Mary Jordan- Faith Subcommittee
- Claudia Lozano - Community Action of Ventura County, Manager of Community Services
- Miguel Marquez- VCBH RISE/PATH Program
- Alicia Morales-McKinney-
- Maria Navarro- CAUSE-Policy Advocate
- Kristan Nunez – CAUSE-Policy Advocate
- Cathi Nye- VCOE Ventura County Office of Education
- Kara Peterson- RISE Ventura County Behavioral Health, LMFT
- Clyde Reynolds-Vulnerable Populations Housing Advocacy Network
- Leona Rollins - Housing Services Mgr. City of Ventura
- Debora Schreiber-VHPF
- Melanie Shankle - City Center-Site Manager
- Javier Villa Solis - Human Services Agency of County
- Anna Varela - Community Engagement Specialist, Mercy House Living Centers

- I. The meeting was called to order and introductions were made at 3:17.
- II. The agenda was approved (Leona Rollins/Kyler Carlson).
- III. The minutes from 09/04/24 were approved with a thank you to Sue Brinkmeyer for taking last month's minutes (Leona Rollins/Javier Villa Solis).

Note: Clyde Reynolds appears to not be on the distribution list for agenda/minutes.

- IV. Financial update- (Judy Alexandre) We spent \$250 - on snacks including a \$25 custodial fee for the Housing and Homelessness Candidates Forum held on 09/26/24. Leftover snacks were given to One Stop and will be distributed as needed.
- V. **Upcoming Election Propositions-** for information were discussed- it was emphasized that this is informational only. It is not to tell members/people how to vote. NO endorsement will be made. Groups who support development of low-income housing have different perspectives.
 - Prop 33** (Maria Navarro): The third (3rd) time this repeal has been on the ballot.
 - a. Repeals the current Costa-Hawkins Rental Housing Act of 1995 which has **limited** rent control for new/existing tenants in certain residential properties (i.e., single family homes, duplexes and

condominiums) built after 1995. If approved by the voters it will be able to give rent stabilization to a vast number of tenants. Currently, under the Costa-Hawkins Rental Housing Act of 1995, the landlord can increase amount of rent when a vacancy occurs and has led to some evicting of tenants to create a vacancy enabling them to increase the rent.

- b. Question from Kyler Carlson (HACSB): Saw on uTube political advertisement that a No on Prop 33 was sponsored by Affordable Housing Developers and wondered the possible reason.
- c. Maria Navarro (CAUSE) stated that she felt there was no reason for them to take a NO position because it doesn't affect affordable housing construction. It could be that people think it creates the possibility of rent control on new apartments. Others believe this will create a solid cap on rent but in her opinion since the *Courts* haven't allowed for a landlord to NOT be able to make a profit... this is not likely to happen. This proposition is not tied to new development, vacancy control and won't increase affordable housing. It is just rent control and rent stabilization.
- d. **Prop 5** (Karen Flock): Local Bonds for Affordable Housing and Public Infrastructure with 55% voter approval. There is not enough affordable housing nor critical infrastructure. This amendment will increase local borrowing to fund affordable housing and public infrastructure. Currently local bonds need a 2/3 majority vote to pass which makes it almost impossible to pass. This would change it to 55% similar to local school bonds.
- e. Note-Judy Alexandre: October 12, 2024-gathering at Judy Alexandre's house for those seeking INFORMATION on all the ballot propositions. For more information about the gathering contact Judy Alexandre.

VI. **Housing & Homelessness Candidate Forum review** - (Kyler Carlson) VSSTF, Homes for All, the Candidate Coordinating Committee and large group of other sponsors have held a forum for years.

- a) Special thanks to the UUA Church for the use and coordination of their facilities. Clint Garmond-Dist.3, Naz Maaden-Dist. 2 and Maricela Reyes-Dist.3 were not in attendance. (Majority of the candidates ... Doug Halter-Dist. 2, Rynn Schumacher -Dist.3, Heather May Ellinger -Dist. 3, William Cornell-Dist. 3, Mario "Alex" Mangone-Dist. 7, Erik Eiser-Dist. 7 and Brian Brennan-Dist. 7 were in attendance.)
- b) There were 3 tough yes/no questions on Right to Council and Local Bond Issues (Winter Warming Shelter, Tenants Protections, Local Funding for Affordable Housing).
- c) It was live-streamed on YouTube and Kyler put the link in the chat (youtube.com): [Ventura 2024 Housing and Homelessness Forum](#)

FEEDBACK from VSSTF committee attendees:

- d) Mike Johnson: loved the Yes/No questions. Some issues candidates seemed confused on like the right to counsel seemed to think it was extended and had already been voted on. Doug Halter has voted several times against **extension** of the Winter Warming Shelter. VSSTF committee members need to reach out to him for revisiting of his response.
- e) Clyde Reynolds: thanked Kyler, appreciated it, felt it was well done and suggested the section on Audience Questions should be given more time (extended). He felt it was very helpful to sort out the candidates on these issues.
- f) Debora Schreiber-: stated Kyler did a tremendous job and felt that a meeting with Doug Halter (if re-elected) is needed to hold him accountable to his responses. All of the candidates are on record and need to be reminded of their responses.

- g) Kyler Carlson: will send a copy to Judy Alexandre of each candidate's response to the questions. Cause and Mercy House paid for the banner.
- h) John Sanders Jones: thanked the moderator, Linda Braunschweiger, for a great job keeping the forum flowing. He really liked the banner and hopes it will be reused in the future.
- i) Debora Schreiber: volunteered to store the banner in her garage.
- j) Karen Flock: sorted out the audience questions in the back of the room and felt a lot of the questions were duplicates of the ones that were already asked. She doesn't think there would have been a lot more if the time was extended. She would have liked to have seen more questions on Homelessness/Affordable Housing. Overall, it was great! Thanked Kyler for organizing.

VII. **Tenant Protections** (Kristian Nunez, Maria Navarro, Judy Alexandre)

- a) Kristian Nunez: Tenant and Property Workshops-showed a flyer of upcoming workshops.
- b) Leona Rollins: Need to send out press release on the Tenant and Property Workshops today/immediately. There are going to be four (4) workshops. In person Saturday 10:00-12:30 and virtually 6:00-7:00 PM.
- c) The flyers are in English/Spanish ...reach out to Leona Rollins for additional materials if needed. The flyers can be duplicated and sent out.
- d) Judy Alexandre emailed the flyer out to the VSSTF committee.

VIII. **Homeless Services: this subcommittee keeps revolving and changing**

- a) Leona Rollins: There was a rebranding of the previous name *Homeless Service* to **HOUSING and HOMELESSNESS (H&H)**. Keeping same meeting dates. There was a subcommittee meeting goal at the same time as this meeting relating to the initiatives and issues. They meet the 3rd Monday of each month in the Community Meeting Room at City Council Bldg. Next meeting is on 10/21/24 at 3 PM. VSSTF needs to work with organizing/committee members and partners to truly address and combat homelessness in our community.

FAITH SUB-COMMITTEE: John Sanders Jones:

- b) **Laundry Love** currently held the 4th Sunday of the month and went well at Marina Village laundry location after city staff cleared it due to the evacuation order from a gas leak in the area. Fifty-two (52) loads were done.
- c) **GAP plans** -we are waiting for Cathi Nye's update.
- d) **Storage:** Looking into storage units...done in various locations even in California and North Carolina. Currently checking with EJ Harrison and Sons to see if they might donate used bins that could be sanitized. There would be a need for: a place to store bins, storage costs, volunteering that would manage the project: decision on what could go into the bins and what couldn't. What or type of volunteers are needed and how many? GAP needs have shown many pulling/pushing carts with personal stuff-there is no place to store belongings and personal documents.
- e) Judy Alexandre: We have identified several GAP needs and we organized them for the 1 ½ years. H&H Committee members seem not to get it on the agenda and have heard committee members say they don't remember what is supposed to be on the agenda.
- f) VSSTF needs to prioritize where we want to put our effort. Judy resent the letter to committee members and afterwards Liz Campos got back to her. Liz did some research and

found out that on the Avenue there is mobile RV dumping site. We need to follow through to find out how it works and we can do to work with the city to set up regular places.

- g) Judy sent the letter to John Sanders Jones on the Faith Sub-committee and asked him to send to Leona Rollins.

RV Dumping /RV Park: RV dumping is one of the issues that comes up over and over and in addition to the need for RV Parking.

- h) **RV Park:** There is a need for RV park so people have an actual home/place for day/night. The city changed its parking place. Safe Sleep is at night and is limited. Currently there is no place for RVs to park. Issues are on where and how it will be supervised/ managed? Plus, the dumping issues
- i) **Storage:** lots of people on the streets are pulling and pushing stuff in containers. They have no place to store belongings nor documents. One of the ideas mentioned is using donated bins from EJ Harrison.
- j) **Winter Shelter:** expanding the size and weather conditions. Needs to be doubled in size. Grateful for River Park but 20 rooms is an insufficient number of rooms to assist the amount of people that are unhoused.
- k) Those are the three (3) main issues and there is also Laundry Love.
- l) **Expand Laundry Love:** Should we expand Laundry Love to include both Saturdays and Sundays. A place where people can do their laundry. The goal is to have them every week but that is not an inexpensive goal and needs lots of coordination.
- m) **WHAT DO YOU WANT AS A PRIORITY?** Prioritize the action needed and its goal. We need to decide on what the sub-committee should put the most effort in while at the same time not ignoring the other issues. What is doable in the next six (6) months?
 1. *Winter Shelter
 2. *RV Dumping Site
 3. *Storage
 4. *RV Park: seemed like a lot of support at the Candidate Forum but the biggest problem is LOCATION. It seems like a dream for this time right now.

Questions/Comments:

- n) Leona Rollins: H&H is bringing a staff report regarding the Winter Shelter and foul weather before Dec 1st. In terms of expansion of the Winter Shelter H&H is going to the City Council subcommittee on October 21st. Then in front of City Council on December 21st. Asking for attendance support. Judy asked for VSSTF to please come out in mass! H&H has a support statement prepared on specific improvement for speeches.
- o) Miguel Marquez: asked if the Winter Shelter can double up on clients in the rooms? Judy stated that they can if they know each other but it doesn't work well on an on-going basis. Miguel also asked how are we going to know if the clients are from City of Ventura? Clients sometimes go back and forth between cities like Thousand Oaks and Oxnard. Judy stated that decision before us is just the statement of the need. Right now, it is just the Statement OF NEED for those in city of Ventura-not countywide. Ventura Program should be serving City of Ventura. None of the rules such as: what agency would supervise, who would it be etc., have been established yet. For example: would there be a case manager on site, supervisor and how often is it used. If it is not used, do they lose access. Leona has worked

together with other places on it. All that would be decided upon after the regulations are established. No rules yet. The question is -How much emphasis do we want to place on that as a Homeless Advocacy network?

- p) Looks like the expansion of the Winter Weather is on H&H Committee for 10/21. With heat waves - What are our concerns about heat? What kind of protection when the weather impacts health of frail and senior population.
- q) Leona Rollins: Mercy House has cooling centers? Need info and where to host Leona Rollins ...some conversations on Mercy Services about cooling centers at the county level...still in a preliminary stage.
- r) What are the next steps and will share with VSSTF?
- s) Can't confirm expansion is going on the 21st agenda. Any support we can garner would be great.
- t) **Vote/Action** (Judy Alexandre): Are we all in agreement that we will support the current effort to expand the Winter Shelter? Anybody against it? **Motion carried.** OK, we will work on that. #1 Winter Shelter: Expansion
- u) Next our #2- putting forth the two different issues concerning RVs. RV Storage and RV Dumping. Judy called for comments.

Comments:

- v) Clyde Reynolds: was impressed with the candidates' conversation and support for a location place to park RVs instead of being scattered around the community. Interested in a follow-up with given the new council coming on.
- w) Judy Alexandre: Community Development Director is supportive and the City Facilities Manager is not against it -it's a location issue.
- x) Debora Schreiber: asked how is that different from Safe Sleep... But geared toward motorhomes? Judy-Safe Sleep is only for the night.
- y) Judy- Since Faith Sub-Committee is actively working on some of these- what do you want them to work on?
- z) Clyde Reynolds: given the choice between the two items- the one that has the most immediate need is dumping.
- aa) Judy: Does anyone support the motion from Clyde (Miguel)? All in favor of our second effort to be RV Dumping? Oppose? **Motion carried.**

Then our second effort will be RV Dumping. Our Primary focus will be on those two (2) things... Others are still present and still need to be addressed but not our major effort for the next 6 months.

- bb) We have not forgotten about the RV Storage.
- cc) Miguel: police are ticketing people and some could go to jail...Storage is a major focus point. The police will get rid of the things.
- dd) Judy: agrees to make that a 3rd item. The Faith Sub-Committee is limited on the number of its major focuses because there are a limited number of active people. If you are a person of faith and would like to join the sub-committee, that would be great.
- ee) 1st Winter shelter
- ff) 2nd RV dumping
- gg) 3rd Storage
- hh) 4th RV Location

Additional note: We haven't stopped hounding City Council about the in-lieu fees.

IX. **Housing Updates:**

a. **Valentine Road** (Kyler Carlson):

Exciting week... Tax Credit Allocation Committee recommended approval for tax credits. This is exciting news and keeps construction on track for Phase 2-the final phase.

- b. This week the first 4 full time residents moved into Building B and 7 more will move in by the end of the week. Believes All 40 units have been matched and need their documents to go through the referral process- where they get submitted to COC, then the Eligibility Dept which then leases them out.
- c. Construction has been going on for a month. If you go on the site the pool in the middle is gone, Building D is demolished and getting ready for electrical work. There is also a need to put in an ADA ramp at the Bus Stop.
- d. Leona Rollins gave a shout out to Mercy House and Downtown Ventura Partners for having clients move in and making that transition into permanent housing. Happy all working together to do our part.
- e. Kevin Clerici said in actuality it was 5 clients that moved in because one of the new residents are a couple. He asked Kyler for clarification on the fact that all 40 units have been matched because he thought several clients are still pending. They would love to let them know if it is definite. Eager to see all 40 rooms get filled and any support to make those matches definite crystal clear.
- f. Kyler said he may have misspoken and will get update to Kevin from the people involved and who actually understand the details of the process.
- g. Ventura Springs -Veterans Home Project and People's Place**
- h. Leona Rollins: due to this VSSTF meeting missed the call on Ventura Springs. The project is proceeding and matching for several move ins. Don't have definite date when first scheduled move ins are going to happen but they are working with their chief building officer to get certificates of occupancy for several buildings that are onsite.
- i. It was clarified that Ventura Springs development is behind the Veterans bldg. on Wells/Telephone and there will be 122 units.
- j. Peoples Place: from LinkedIn Four (4) families moved in this week. Lot of great projects coming on-line. Question ...which project is People Place? It is the project In Santa Paula.
- k. Judy commented that she hopes they are breaking ground on the one across from College and Leona stated that was going to happen in Feb/March 2025.

X. **Inclusionary Housing update** (Leona Rollins):

- a) Most recent item we took to Council was an updated in lieu fees plan. It was presented and was reviewed and approved. As projects are entered into the pipeline, they have the option of paying in lieu fees outside of building inclusionary units on site of their projects Couple of projects are interested paying the in-lieu fee. We will be submitting annual report on how much money was collected over a fiscal year. Additionally, we will let Council give us direction on how we can release money for requests for bids or for funding availability. So, we can support other affordable housing projects in the community.

- b) Mike Johnson advised VSSTF to think about how they would like the in-lieu fee monies collected should be spent. When the money comes in it should be spent rather than building a big pocket up. Some possibilities could be writing checks when a development gets built to an owner if they keep a unit for affordable housing. Another could be to sign a covenant with owner of ADU to keep it affordable for 55 years and pay them now. There is no current plan on how the money will be spent and what he heard from council is the money would roll in and sit in an account. The way things are going if it sits in an account, it will never be spent.
- c) Leona: Concurred with Mike.
- d) Focus on having some money in a pot and then financially get some...get with the cost constantly rising to build units currently at an average of \$450,000- \$850,000 per unit
- e) it will take a significant amount of time to build a 10 unit or 20-unit development.
- f) Any ideas on how in-lieu monies should be spent by VSSTF, Homes for All and other community member on how the allocations of in-lieu fees it will be a great opportunity to present to Council

XI. Reports

Continuum of Care - (Judy Alexandre): no one from COC is able to attend this meeting because right now the COC Data meeting is making grant decision from the last round of grants

City of Ventura- (Leona Rollins): No updates. Reiterated the importance of the upcoming workshops. The 1st is on Saturday, October 19th at West U Village in the Community Meeting Room. Hopes VSSTF members can participate in one of the available meetings.

Ventura County Housing Coalition (Karen Flock): No other updates. Just concentrating on Prop 5.

Christmas Shoppe - (Judy Alexandre):

- a) will be put on by several organizations and hosted by the Orchard Community Church on Saturday December 14th. Depended on amount of toy donations families are given points. Five hundred (500) families will be sent invitations distributed through local community services agencies. The agencies have already been asked the number of invitations they need. It's not a giveaway. The family is given points according to number of children and they select toys at the Shoppe for their own children. Twelve people at a time to go shopping at their assigned time and they select toys they want.
- b) We are in need of NEW toys to be donated.
- c) There is also for every 12 families an opportunity to be in a large raffle. The large raffle is for big items like; surf boards, skateboards, computers, doll houses, and other large toys. Breakfast, lunch and snacks will be served. Lot of activities and a huge Petting Zoo with little animals and large animals such as; goats, alpacas, monkeys and horses.
- d) If any of you would like to donate new toys and /or volunteer let Judy know. Volunteer link starts Nov 1st.
- e) Mary Jordan will send a link if VSSTF members would like to volunteer.

Ventura County Office of Education – (Cathi Nye): from the chat room-News from VCOE is having a Coat Collection to distribute to students will run from October 14-November 2, 2024. We are collecting sizes 18M-5X. **Cathi will send a flyer to Judy to distribute.**

XII. **Agency updates.** Tenderlife, City Center, VCOE, IRLC, The ARCH, Ambassadors, Turning Point Foundation, Salvation Army, Catholic Charities, VCBH, HCHVC-One Stop and backpack medicine, Gold Coast Veterans, Housing Authority, Move in Project

- a) **City Center-** (Melonie Shankle): Update on our rooms... we have 30 rooms with 26 open rooms We have total 9 Adults/37 Children and a total 66 altogether. Room for more families and there will be face to face interviews with families to fill vacancies.
- b) **Mercy House/The ARCH** – (Anna Varela): No update on the ARCH. It is at capacity. If there are any open beds open it is sent to Police Dept for doing the referrals. Updates for Casa Aliento in Oxnard. They area in preleasing stage and should have 32 new units for people to move in permanent housing in the next few weeks.
- c) **Human Services Agency of County** – (Javier Villa Solis): No updates. HSAC is busy with all the move-ins (Valentine Road, Ventura Springs and People’s Place) providing people with deposits. We are continuing to work with River Church and the City of Ventura. If you know of any needs, please refer them to us.
- d) **RISE** - (Miguel Marquez)): No update today. It will be coming next month.
- e) **Ventura Homeless Prevention Fund** – (Deborah Schreiber): VHPF is considering hosting an upscale fundraiser. It is a new idea with a different concept similar to those held for museums. They will reach out by invitation only to wealthy donors. We help people before they become homeless with things like rent. If you know any donors, please let Deborah know.
- f) Ventura County Behavioral Health-
- g) **CAUSE-** (Maria Navarro): If you are interested in volunteering for the election season contact Maria or Kristan. We will be phone banking and canvasing. We are supporting and need volunteers to phonebank for Ryyn Schumacher District 3.

XIII. **Other:**

Officers for VSSTF (Judy Alexandre): Election will take place in December 2024. Please think about taking a role.

- a) Positions on the ballot:
- b) Secretary
- c) Chairperson- Judy Alexandre will run as Co-Chairpersononly-.so there is a need another person to run and work with her as Co-Chairperson.

IX. **Motion to adjourn** (John Sanders Jones/ Leona Rollins) and meeting was adjourned at 4:36

Next meeting is November 6, 2024 3:15 via zoom.

Respectfully submitted, Mary Jordan

Link for the YouTube video on the Housing and Homelessness Candidate Forum (youtube.com): [Ventura 2024 Housing and Homelessness Forum](#)

Attachments in minutes email -`1. National Low Income Housing Coalition (NLIHC) Releases Case Studies Exploring Laws Limiting Rental Junk Fees in Connecticut and Rhode Island-10.02.2024 **2.** Tenant-Property/Owner Workshop_Flyer-8.5x11-1.pdf

