

**MINUTES OF THE REGULAR ADJOURNED MEETING/STUDY SESSION AND
SPECIAL JOINT STUDY SESSION WITH THE COSTA MESA HOUSING
AUTHORITY**

DECEMBER 10, 2013

CALL TO ORDER

The meeting was called to order by the Mayor at 4:30 p.m. in Conference Room 1A at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

ROLL CALL (00:00:24)

Present: Mayor Righeimer, Mayor Pro Tem Mensinger, Council Member Leece, and Council Member Genis,
Absent: Council Member Monahan

Officials Present: Chief Executive Officer Thomas R. Hatch, City Attorney Thomas Duarte, Assistant CEO Rick Francis, Economic and Development Services Director Gary Armstrong, Public Services Director Ernesto Munoz, Senior Planner Minoo Ashabi, and City Clerk Brenda Green.

Mayor Righeimer recused himself stating he was on the board of Mercy House. (00:00:45)

PUBLIC COMMENT (00:01:24)

Mayor Righeimer stated he was on the board of Mercy House and spoke regarding community support for the project. (00:01:43)

Flo Martin, Costa Mesa, spoke on the weekly potluck picnic; armory shelter; and supports a facility for the Costa Mesa homeless. (00:02:28)

Kathy Esfahani, member of the Costa Mesa Affordable Housing Coalition, supports the proposal for a facility for the homeless; and stated the coalition will work in support of this proposal. (00:03:52)

Phil Eyskens, Pastor of the Lighthouse in Costa Mesa, supports the proposal for supportive housing project; spoke on volunteers providing services for the homeless; and shared homeless individual stories. (00:05:25)

Linda Tang, Costa Mesa Affordable Housing Coalition, spoke in support of the supportive housing project; and working in partnership with the City. (00:07:39)

Beth Refakes, Costa Mesa, supports the supportive housing project; expressed concern on community support based on property location; spoke on motel conversions; and homeless from other cities. (00:09:13)

Secondary Recommendations

1. Acquisition of an existing motel and converting it for the supportive housing project;
and
2. Acquisition and rehabilitation of small apartment projects on scattered sites for rental to homeless tenants; and
3. The creation of a tenant based rental assistance program that provides rent subsidies for homeless tenants to be used at market-rate apartment projects.

COUNCIL MEMBERS' REPORTS, COMMENTS, AND SUGGESTIONS (00:58:35)

Discussion ensued between Council Member Leece and Ms. Head regarding the project operation; funding sources and operating reserves. (00:58:38)

Mr. Souder, Wakeland Development, spoke on 55 year city land leases; operating subsidy; and corporate tax credits. (01:02:24)

Discussion ensued between Mayor Pro Tem Mensinger and Mr. Souder regarding his previous projects. (01:03:50)

Discussion ensued between Council Member Leece and Mr. Francis regarding site direction; timeline; and informing the community and neighborhood. (01:10:11)

Discussion ensued between Mayor Pro Tem Mensinger and Mr. Francis regarding deadline and financial risks; and community outreach time frame. (01:12:35)

Discussion ensued between Council Member Genis and Mr. Souder regarding resident services; homeless supportive services; site GPA and zoning; and site change. (01:18:49)

Discussion ensued between Mayor Pro Tem Mensinger and Mr. Haynes regarding overflow and transitional housing; intake process; and creating boundaries. (01:23:11)

Discussion ensued between Mayor Pro Tem Mensinger and CEO Hatch regarding the different options provided; smaller units throughout the community; decision needing to be made by the end of February 2014; and funding sources. (01:28:39)

Discussion ensued between Council Member Leece and Mr. Haynes regarding length of permanent supportive housing; and mental health services regarding MAHA financing. (01:32:16)

Discussion ensued between Council Member Leece and Mr. Francis regarding staff needed for this project; and the responsibilities of Mercy House and Wakeland. (01:34:45)

Discussion ensued between Mayor Pro Tem Mensinger and Mr. Haynes regarding the role of the churches consortium in this process; CSUF Department of Social Work volunteers; future housing projects; and future costs. (01:36:14)

Discussion ensued between Mayor Pro Tem Mensinger and Mr. Francis regarding the number of staff involved in this issue. (01:40:08)

Council Member Leece stated she would like staff to bring this issue to the Council so they can decide what to do. (01:41:20)

Discussion ensued between Council Members regarding the Civic Center Park as a site recommendation. (01:43:18)

Discussion ensued between Mayor Pro Tem Mensinger and Mr. Haynes regarding the urgency of making a decision now, and site money available from other sources. (01:46:10)

Discussion ensued between Council Member Genis and Mr. Haynes regarding the necessity to begin community outreach as soon as possible. (01:47:54)

Mayor Pro Tem Mensinger stated this is a monumental decision; Civic Center site is the logical site; expressed concerns with transitional housing; spoke on motel options; and homeless housing. (01:49:26)

Council Member Leece spoke on the mental health issue; and supportive housing; and would like to move forward and deal with any opposition from the community. (01:53:05)

CEO Hatch spoke regarding moving forward with the project. (01:55:03)

The Mayor Pro Tem Mensinger adjourned the meeting at 6:30 p.m.



Stephen Mensinger, Mayor

ATTEST:



Brenda Green, City Clerk