

REGULAR MEETING OF THE
CULVER CITY
ADVISORY COMMITTEE ON
HOUSING AND HOMELESSNESS
CULVER CITY, CALIFORNIA

August 22, 2023
7:00 p.m.

Call to Order & Roll Call

Chair Daniel Behrendt called the regular meeting of the Culver City Advisory Committee on Housing and Homelessness to order at 7:09 p.m. in the Patio Room.

Present: Daniel Behrendt, Chair
Amy Cherness, Committee Member
Darryl Cherness, Committee Member
Jonathon Dilworth, Committee Member
Robert Gagnier, Committee Member
Khin Khin Gyi, Committee Member*
Leonardo Wilborn, Committee Member

Member Gyi arrived at 7:12 p.m.

Absent: Emily Dibiny, Committee Member
Rachel Feldstein, Committee Member

Staff: Tevis Barnes, Director of Housing and Homelessness
Christina Stoffers, Homeless Outreach Coordinator

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The Pledge of Allegiance

Member Darryl Cherness led the Pledge of Allegiance.

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Public Comment for Items NOT On The Agenda

Tevis Barnes, Director of Housing and Homelessness, indicated that no requests to speak had been received.

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Receipt of Correspondence

Tevis Barnes, Director of Housing and Homelessness, indicated that no correspondence had been received.

Chair Daniel Behrendt expressed his apologies for the later start to the meeting related to his request for a document from staff.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting of June 20, 2023

Member Khin Khin Gyi joined the meeting.

MOVED BY MEMBER LEONARDO WILBORN AND SECONDED BY MEMBER AMY CHERNESS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING OF JUNE 20, 2023.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, DARRYL CHERNESS,
JONATHON DILWORTH, ROBERT GAGNIER, KHIN KHIN GYI,
LEONARDO WILBORN

NOES: NONE

ABSENT: EMILY DIBINY, RACHEL FELDSTEIN

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Order of the Agenda

Chair Behrendt indicated wanting to defer Items A-2, A-4, A-5 and A-7 to a future meeting.

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Action Items

Item A-1

Introduction of New ACOHH Members Jonathon Dilworth and Robert Gagnier

Tevis Barnes, Director of Housing and Homelessness, welcomed new Members to the Committee.

Members Jonathon Dilworth and Robert Gagnier introduced themselves and provided background on their experience.

Staff, Committee Members, and meeting attendees introduced themselves and provided background on their experience.

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Item A-2

Election of ACOHH Chair and Vice Chair

Chair Daniel Behrendt discussed the mission, goals, and purview of the Committee.

Discussion ensued between staff and Committee Members regarding new terms; different seats; impacts to the calendar; waiting until all Members are present to allow them to participate; direction from the City Clerk that a new Chair be seated by the September meeting; Committee consensus that the selection of Chair and Vice Chair be deferred to the September meeting; and staff confirmed that the Rules of Order had been included in the packet.

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Item A-3

(1) Discussion of Draft Written Report to City Council Regarding 2023 Accomplishments and 2023 Proposed Activity/Upcoming Agenda Items for the Next Six Months; (2) Authorize Transmittal to the City Council

Discussion ensued between staff and Committee Members regarding previous consideration of the item; the opening of

the Safe Camping Program; the staggered move in schedule; the backup list; the Open House for elected officials; staff agreed to look into a visit the Safe Camping site for Committee Members; adding to the motel reuse project description; actual efforts involved in the project; being ready for an additional opportunity; the 73 units brought online in 14 months; Member attendance of an Open House in September; the official opening date of the Safe Camping Program on August 14, 2023; the Mobile Crisis Intervention Unit; the Motel Voucher program; updates to the 2018 Plan to Prevent and Combat Homelessness; the application for Project Homekey Round 3 funding; whether to partner with a third party; combining rooms; annual costs to administer HomeKey; costs for families; economic conditions vs. health and substance abuse issues; eligible uses for HomeKey funding; the Venice Lot; the modular housing study; locations for the Safe Parking Program; the ability of Committee Members to volunteer; direction to staff to conduct additional homeless counts each year; data collection to understand the population; Council permission for the collection of donations for various projects; money from the Exchange Club for Safe Camping; volunteers; City Council review of facilities in other cities; safe camping sites in other cities; the uniqueness of creating a wellness village; temporary vs. long-term projects; the requirement that Project Homekey run for a minimum of 55 years; program constraints; the need to update the Plan to Prevent and Combat Homelessness; items accomplished; development of a list and priorities along with justification; the Motel Master Leasing Program; the nutrition program; onsite service providers; and leasing agreements vs. Homekey which the City owns.

Additional discussion ensued between staff and Committee Members regarding agreement that 2023 accomplishments from February to the current time include continuation of the Motel Reuse Project, the Safe Camping Program, and the reduced number of homeless individuals reflected in the Annual Count; activation of the outreach subcommittee; the upcoming agenda item regarding subcommittees; encouragement to tour LifeArk in El Monte; effectiveness of using modular systems; interim housing development options; and the City Council Subcommittee on Housing and Homelessness.

Chair Behrendt disclosed that he sits on the Board for Safe Parking LA.

Further discussion ensued between staff and Committee Members regarding de-criminalizing homelessness; the vote by the City Council to ban homeless encampments except in designated areas; a suggestion to delete language regarding the criminalization of homelessness; pursuing partnerships with local non-profits; building housing; the Vacancy Tax; working to get people off the streets and into housing; concern with promoting a policy that runs contrary to the current City Council; and adding language to acknowledge work that went into the accomplishments.

Member Darryl Cherness moved to support the first bullet point in the staff report subject to additional language to confirm staff efforts that went into accomplishments for 2023 and Member Leonardo Wilborn seconded the motion.

Additional discussion ensued between staff and Committee Members regarding inclusion of the 2023 Homeless Count, Motel Reuse, and Safe Camping in accomplishments, and whether to include programs that have been started and are continuing.

Member Leonardo Wilborn withdrew his second to the previous motion and the motion died.

MOVED BY MEMBER DARRYL CHERNESS AND SECONDED BY MEMBER LEONARDO WILBORN THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS ADOPT THE FIRST BULLET POINT IN THE STAFF REPORT WITH THE INCLUSION OF LANGUAGE TO ACKNOWLEDGE STAFF EFFORTS TO FACILITATE 2023 ACCOMPLISHMENTS INCLUDING THE ANNUAL HOMELESS COUNT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, DARRYL CHERNESS,
JONATHON DILWORTH, ROBERT GAGNIER, KHIN KHIN GYI,
LEONARDO WILBORN

NOES: NONE

ABSENT: EMILY DIBINY, RACHEL FELDSTEIN

Further discussion ensued between staff and Committee Members regarding adding tours of interim housing developments such as LifeArk.

THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS PASSED A MOTION TO EXPRESS SUPPORT FOR PRIORITIZATION OF OBJECTIVES MOVING FORWARD WITH THE INCLUSION OF TOURING INTERIM HOUSING DEVELOPMENT EXAMPLES SUCH AS LIFEARK IN EL MONTE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, DARRYL CHERNESS,
JONATHON DILWORTH, ROBERT GAGNIER, KHIN KHIN GYI,
LEONARDO WILBORN
NOES: NONE
ABSENT: EMILY DIBINY, RACHEL FELDSTEIN

Discussion ensued between staff and Committee Members regarding AB 1211 (Assembly Bill 1211); streamlining affordable housing; deleting the reference to decriminalizing homelessness; and deletion of language regarding priorities for the City's legal team;

Member Darryl Cherness proposed a motion to provide input to the City Council on legislation and policies that increase affordable housing.

Additional discussion ensued between staff and Committee Members regarding the parcel tax; Measure HH; the amount contributed by the City vs. the amount received back; whether to propose exploration of a City tax or revenue that would remain in the City; grants; and ensuring that the funding stays primarily within Culver City.

THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS PASSED A MOTION TO CONTINUE TO PROVIDE INPUT TO THE CITY COUNCIL ON LEGISLATION AND POLICIES THAT SUPPORT AND INCREASE AFFORDABLE AND SUPPORTIVE HOUSING, I.E. EXPLORATION OF REVENUE THAT WOULD ALLOW ADDITIONAL FUNDING FOR HOUSING THAT PRIMARILY STAYS WITHIN THE BOUNDARIES OF CULVER CITY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, DARRYL CHERNESS,
JONATHON DILWORTH, ROBERT GAGNIER, KHIN KHIN GYI,
LEONARDO WILBORN
NOES: NONE
ABSENT: EMILY DIBINY, RACHEL FELDSTEIN

MOVED BY MEMBER DARRYL CHERNESS AND SECONDED BY MEMBER AMY CHERNESS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS AUTHORIZE TRANSMITTAL TO THE CITY COUNCIL OF THE THREE BULLET POINTS DISCUSSED IN THE FORM OF A MEMORANDUM TO BE PREPARED AND SUBMITTED BY STAFF.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, DARRYL CHERNESS,
JONATHON DILWORTH, ROBERT GAGNIER, KHIN KHIN GYI,
LEONARDO WILBORN
NOES: NONE
ABSENT: EMILY DIBINY, RACHEL FELDSTEIN

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Item A-4

**Approval of Chair or Vice Chair to Present Legislative Update
to Council**

Chair Behrendt introduced the item.

Discussion ensued between staff and Committee Members regarding the presentation started by the former Vice Chair on Committee-supported legislation to the City Council; distribution of the information; review by new Committee Members; the presentation at the June meeting; disagreements among Committee Members; agreement that there is a problem to be solved; different perspectives; the motion passed allowing for the presentation of information; agreement by staff to distribute materials to the full Committee; and agreement to table the item to a future meeting.

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Item A-5

**Discussion on Function and Purpose of the ACOHH
Subcommittees; Selection of Members for the following
subcommittees:**

- 2024 Homeless Count Subcommittee
- Homeless Initiative Subcommittee
- Outreach and Engagement Subcommittee

Discussion ensued between staff and Committee Members regarding the importance of the subcommittees, and agreement to defer the item until a full Committee can be present.

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Item A-6

Report From Member Wilborn Regarding Conversation with Unhoused Person

Member Leonardo Wilborn discussed a friend that was experiencing housing insecurity; he asserted that the person enjoyed being housing-insecure since he did not take advantage of options offered; and he proposed that the Committee should consider that some people simply prefer their current situation.

Discussion ensued between staff and Committee Members regarding the fact that most homeless individuals live in the community that they are from; those dealing with mental health issues that need to be addressed; substance abuse issues; trust issues with accepting assistance offered; those without family in the area; the complex issue; the inability to have a 100% success rate; doing the best possible job with the resources available; oppositional defiance; psychiatric diagnoses; therapy necessary to make progress; therapists available at the Safe Camping site; conservatorships; and fear of abuse.

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Item A-7

Postmortem Discussion on Culver City Project Homekey: What Can We Learn From the Unexpected Issues Resulting From This Project

Discussion ensued between staff and Committee Members regarding clarification that the project needs to be opened before the forensics can be done; the need for a more thorough inspection of the condition of the motels prior to beginning the rehabilitation; Edison; lessons learned; use of a scorecard throughout the process; the parking lot; the process to get into Project Homekey; referrals; and Committee agreement to defer the item to the October meeting.

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Public Comment for Items Not on the Agenda

Chair Daniel Behrendt invited public comment.

A representative from Saint Vincent DePaul discussed outreach to people on the encampments under the 405 freeway.

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**Items from Advisory Committee on Housing and Homelessness
Members/Staff (Continued)**

Arames White-Shearin clarified that the area where the portable toilets are located is on the Los Angeles side of the street and she noted that the Porta Potty operator had pulled services after an attack on one of their employees.


Discussion ensued between staff and Committee Members regarding the inability of workers to repair the power outage as people camping in the area refuse to move to allow access; areas with joint jurisdiction; outreach in the area by LAHSA and the Saint Joseph Team; available resources for those who want support; those who are not ready; Tuesday clean-ups; the MET Team; the Fire Inspector; the line for services; City owned land with the multi-story structure on Culver Boulevard; expediting permits; land value; partnerships; and the Wende Museum.

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Adjournment

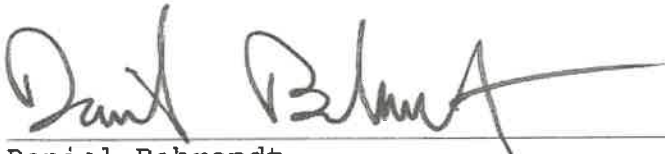
There being no further business, at 9:07 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to September 19, 2023.

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TEVIS BARNES
SECRETARY of the Culver City Advisory Committee on Housing
and Homelessness, Culver City, California

09/19/2023

APPROVED


Daniel Behrendt
CHAIR of the Advisory Committee on Housing and
Homelessness, Culver City, California

9/19/2023

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.


Jeremy Bocchino
CITY CLERK

01/17/2024
Date