

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

June 20, 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 7:07 p.m. in the Patio Room.

Present: Daniel Behrendt, Chair
Bubba Fish, Vice Chair
Amy Cherness, Committee Member
Rachel Feldstein, Committee Member
Khin Khin Gyi, Committee Member

Absent: Darryl Cherness, Committee Member
Emily Dibiny, Committee Member
Leonardo Wilborn, Committee Member

Staff: Christina Stoffers, Homeless Outreach Coordinator

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The Pledge of Allegiance

Vice Chair Fish led the Pledge of Allegiance.

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Receipt of Correspondence

Christina Stoffers, Homeless Outreach Coordinator, indicated that the one piece of correspondence received did not pertain to any agenda items and had been distributed to Committee Members.

MOVED BY MEMBER FELDSTEIN AND SECONDED BY MEMBER GYI THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS RECEIVE AND FILE CORRESPONDENCE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, RACHEL FELDSTEIN,
BUBBA FISH, KHIN KHIN GYI

NOES: NONE

ABSENT: DARRYL CHERNESS, EMILY DIBINY, LEONARDO WILBORN

Chair Behrendt discussed duties of the Committee.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting of April 18, 2023

MOVED BY MEMBER KHIN KHIN GYI AND SECONDED BY MEMBER RACHEL FELDSTEIN THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING OF APRIL 18, 2023.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, RACHEL FELDSTEIN,
BUBBA FISH, KHIN KHIN GYI

NOES: NONE

ABSENT: DARRYL CHERNESS, EMILY DIBINY, LEONARDO WILBORN

Chair Behrendt expressed appreciation for the detailed nature of the minutes.

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Order of the Agenda

Chair Behrendt heard Public Comment - Items NOT On the Agenda after Item A-1 and requested that Items A-1, A-3 and A-4 be deferred.

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Action Items

Item A-1

Discussion on Function and Purpose of the ACOHH Subcommittees:

- **2023 Homeless Count Subcommittee**
- **Homeless Initiative Subcommittee**
- **Outreach and Engagement Subcommittee**

Chair Behrendt noted that the subcommittees had narrow scopes; discussed driving initiatives; setting milestones and a timeline to move things forward; the importance of being action oriented; and he indicated that the item would be deferred to the next meeting.

Chair Behrendt discussed upcoming appointments by the City Council to fill vacant seats on the ACOHH and staff support for the renewal of the St. Joseph Center (SJC) contract.

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Public Comment – Items NOT On The Agenda

Chair Behrendt invited public comment.

The following member of the public addressed the Committee:

Haifaa Moammar, Equity and Human Relations Advisory Committee, discussed the City Council approval of Civil Discourse Guidelines and the recommendation that they be distributed to Committees, Boards, and Commissions (CBCs); she provided an overview of the Guidelines and copies for Committee Members; and she indicated that additional information was available on the City website.

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Update on Progress for the Culver City Project Homekey Interim and Permanent Supportive Housing Program

Christina Stoffers, Homeless Outreach Coordinator, provided a presentation on the Project Homekey and Safe Sleep programs; discussed the goal to have both projects open in July; and the contract with Exodus.

Discussion ensued between Jose Nuñez with SJC, staff and Committee Members regarding electrical issues; identification of residents; the waiting list; documentation; proof of income; roofing issues; the Safe Sleep Program; projected opening date; agreement to distribute photos of the projects to Committee Members; criteria to prioritize placement; the assessment; questions from the public regarding the process; tenure in the City; prioritizing those who would be the best fit for the housing; minimum required SPDAT (Service Prioritization Decision Assistance Tool) score; a suggestion to agendaize discussion of conducting a post mortem to identify reasons for delays to the project at the July meeting; missed opportunities for additional funding and to get people off the street earlier; the difficulty of meeting the deadline; steps to take in the future to prevent delays if additional Homekey funding is sought from the state; issues with the electrical panel that were out of the City's control; creation of an alternate plan to address issues; staff agreement to add the post mortem to the update at the next meeting; number of units set aside for permanent supportive housing; steps to mitigate risks that could delay the proposed opening in July; staffing; contractual obligations for Exodus; other vendors considered; ensuring that people depending on the City are made whole; and support for the job done by the City and the incredible vendors.

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Report From Member Wilborn Regarding Conversation with Unhoused Person

This item was deferred to a meeting when Member Leonardo Wilborn could be present.

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Item A-4

**Discussion Regarding Setting Up a Time for ACOHH to Tour
Upward Bound House**

This item was deferred to a future meeting.

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Item A-5

**Discussion on Leveraging Recent State Legislation to Expedite
Housing Production**

Vice Chair Fish discussed leveraging state law to increase affordable housing production; support for providing housing for the unhoused; addressing the root causes of homelessness to stop the flow into being homeless; impacts of land use on affordability and homelessness; average median rent prices vs. rate of homelessness; rates of mental illness and drug abuse; factors that cause people to fall into homelessness; the actions of Auckland, New Zealand; levelling off of rents with land use reform; comparisons between rents in Auckland and in cities that did not upzone; data on increased housing prices from Southern California Association of Governments (SCAG); housing restrictions as reducing economic diversity; impacts of economic diversity on racial diversity; potential solutions; state bills being proposed; ensuring that cities uphold their responsibility for RHNA (Regional Housing Needs Assessment) numbers; AB 423 (Assembly Bill 423) to expedite approval of affordable housing units for those not meeting RHNA numbers; AB 1317 prohibiting landlords from automatically charging for parking; SB 4 (Senate Bill 4) allowing faith institutions and other non-profits to build housing in areas that are not zoned for residential; AB 1033 allowing citizens to sell their ADU (Accessory Dwelling Unit) separately from their house; influencing passage with support from local governments; the importance of supporting pro-housing legislation; SB 10 allowing cities to rezone areas without going through the CEQA (California Environmental Quality Act) process for up to 10 units for urban infill; working to alleviate an intense housing market by providing more housing for constituents; creating more housing capacity in the City; rezoning as part of the General Plan Update; solutions to be leveraged; and, responding to inquiry, he discussed his day job working for Streets for All.

Discussion ensued between staff and Committee Members regarding median gross rents; passage of SB 10 in 2021; the choice of the City to rezone or to allow by-right construction; responsibility for rezoning; support for the bills in legislation and looking at rezoning certain areas in the City to take advantage of SB 10; concern with real estate professionals working to get as much money as they can; the small amount of low income units offered; support for a public recommendation from the City Council for the legislation being discussed; reconciling what AB 1317 stipulates and SB 10 requires; concern with charging people automatically for parking; offering right of first refusal for parking; the amount the cost of bundled parking adds to rents; Council Member knowledge of the bills; likelihood of the new City Council to support the bills; addressing issues in a non-political way; the power as remaining in the hands of the City Council; other cities leveraging SB 10 to expedite housing production; funding sources; impacts of the market on the rate of unhoused individuals in a community; City Council recognition of the urgent crisis; finding the solution; lack of a mechanism in SB 10 to ensure that housing is affordable; rezoning to make land available for housing; leveraging the upcoming City Council subcommittee meeting to gain input to better refine a statement and motion; concern with the timeframe; the small window of opportunity; providing a presentation to the subcommittee; presenting the concept to the City Council at the June 21 meeting; the duty of the ACOHH to advise the City Council on issues; providing background information; potential outcomes; ensuring that any recommendation made is narrow; scenarios that give the City Council more discretion; support for the idea of separating the items; recommending that the City Council direct staff to evaluate and assess opportunities to leverage SB 10; time constraints to express support; length of time to implement the bills; advising the City Council to take action on SB 10 in order to move action forward as soon as possible; sharing information with the subcommittee and the City Council; endorsing the bills to the California state legislature; presenting to the City Council subcommittee; and stating the intent is to seek approval from the full City Council.

Vice Chair Fish moved to recommend that the City Council endorse four pieces of state legislation to increase housing production including but not limited to SB 423, AB 1317, SB 4, and AB 1033 to the California state legislature. Member Feldstein seconded the motion and the discussion continued.

Additional discussion ensued between staff and Committee Members regarding making a motion on the presentation to the subcommittee by the Vice Chair and Chair; requesting that the subcommittee evaluate whether to assign staff to review areas that can be rezoned with regard to SB 10 and identify those with the most efficacy in resolving homelessness in the City; concern that including SB 10 with other items would distract from the other items; independent consideration of each item; which items the City Council might choose to agendaize; using wording that provides flexibility; focusing on expediting housing in the City; support for waiting on SB 10 rather than conflating it with the other bills; delivering a focused message on SB 10 separately; ensuring context; concern with continued delay; timeline to get something on a City Council agenda; timeline for the four bills at the state level; the urgency to act on all of the items; and concern with being too late to make an impact.

Vice Chair Fish withdrew his original motion.

MOVED BY VICE CHAIR FISH AND SECONDED BY MEMBER FELDSTEIN THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS: RECOMMEND THAT THE CITY COUNCIL DISCUSS POTENTIAL ENDORSEMENT OF FOUR PIECES OF STATE LEGISLATION TO ADDRESS HOUSING AFFORDABILITY INCLUDING BUT NOT LIMITED TO SB 423, AB 1317, SB 4 AND AB 1033.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, RACHEL FELDSTEIN,
BUBBA FISH, KHIN KHIN GYI
NOES: NONE
ABSENT: DARRYL CHERNESS, EMILY DIBINY, LEONARDO WILBORN

Further discussion ensued between staff and Committee Members regarding wording for the motion and including a time frame to make a recommendation.

MOVED BY VICE CHAIR FISH AND SECONDED BY MEMBER FELDSTEIN THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS: ADVISE THE CITY COUNCIL TO DIRECT STAFF TO EVALUATE AREAS TO INCREASE HOUSING CAPACITY LEVERAGING SB 10 AND TO MAKE A RECOMMENDATION BACK TO THE CITY COUNCIL, PREFERABLY WITHIN 90 DAYS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, RACHEL FELDSTEIN,
BUBBA FISH, KHIN KHIN GYI
NOES: NONE
ABSENT: DARRYL CHERNESS, EMILY DIBINY, LEONARDO WILBORN

MOVED BY MEMBER FISH AND SECONDED BY MEMBER FELDSTEIN THAT
THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS: DIRECT
THE CHAIR AND VICE CHAIR TO PRESENT THE PENDING LEGISLATION
TO THE AD HOC CITY COUNCIL SUBCOMMITTEE ON HOUSING AND
HOMELESSNESS WITH THE INTENT TO ASK THE CITY COUNCIL TO
EVALUATE POTENTIAL ENDORSEMENT OF LEGISLATION, AND MAKE THE
CITY COUNCIL AWARE OF THE INTENT OF THE ADVISORY COMMITTEE ON
HOUSING AND HOMELESSNESS TO RECOMMEND DIRECTION TO STAFF TO
EVALUATE ZONING OPPORTUNITIES WITHIN CULVER CITY PURSUANT TO
SB 10.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, RACHEL FELDSTEIN,
BUBBA FISH, KHIN KHIN GYI
NOES: NONE
ABSENT: DARRYL CHERNESS, EMILY DIBINY, LEONARDO WILBORN

Committee Members expressed appreciation for the feedback and
for working together.

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Public Comment for Items Not on the Agenda

Chair Daniel Behrendt invited public comment.

Christina Stoffers, Homeless Outreach Coordinator, reported
no requests to speak.

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

Discussion ensued between staff and Committee Members
regarding agreement to summarize action items at the end of
meetings, and staff agreement to provide the text of the
motions to the Chair and Vice Chair for use at the City
Council Subcommittee meeting.

Chair Behrendt discussed action items for the next meeting including items deferred from the current meeting; adding a discussion topic on opportunities to establish federal funding; encouraging a post mortem and risks discussion in July; preparation for a pre-read of materials related to potential legislation to the City Council Subcommittee; and presenting pending legislation and SB 10.

Discussion ensued between staff and Committee Members regarding staff agreement to combine information for the presentation in an email; adding a discussion of funding sources to the next agenda; encouragement to Committee Members to review potential sources of federal funding; a suggestion to convene the Policy Subcommittee; evaluation of subcommittees at the next meeting; and agreement to meet on July 18, 2023.

Chair Behrendt thanked everyone who attended the meeting.

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Adjournment

There being no further business, at 9:11 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to July 18, 2023.

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TEVIS BARNES

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

APPROVED

Daniel Behrendt

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

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

Date