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UNTIL APPROVED BY THE  
CULVER CITY  
COMMITTEE ON HOMELESSNESS

REGULAR MEETING OF THE  
CULVER CITY  
COMMITTEE ON HOMELESSNESS  
CULVER CITY, CALIFORNIA

June 7, 2018  
7:00 p.m.

**Call to Order & Roll Call**

The meeting of the Culver City Committee on Homelessness was called to order at 7:00 p.m. in the Patio Room at City Hall.

Present: **Karlo Silbiger**, Vice Chair  
**Peter Capone-Newton, MD**, Committee Member  
**Ira Diamond, DPM**, Committee Member  
**Kim Gibson**, Committee Member

Absent: **Deborah Wallace**, Committee Member  
**Freddy Puza**, Committee Member

Staff: **Tevis Barnes**, Housing Administrator  
**Eliana Garzaro**, Housing Authority  
**Ashleigh Blackman**, Housing Authority Clerk  
**Roland Miranda**, City Attorney's Office

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**Pledge of Allegiance**

Robin Lecard led the Pledge of Allegiance.

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**Public Comment - Items NOT on the Agenda**

Vice Chair Silbiger invited public input.

Goran Eriksson reported potential Brown Act concerns with his participation in the meeting due to the presence of Vice Mayor Sahli-Wells.

Vice Mayor Sahli-Wells discussed issues facing the City; thanked the Committee and residents for working to solve problems; announced other opportunities for public input at upcoming meetings; pointed out that the General Plan Update was an additional opportunity to provide input regarding the future of the City including housing, mobility, sustainability, health and equity; she encouraged additional community involvement; and she indicated that she could not stay for the meeting.

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**Presentations**

None.

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**Consent Calendar**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Community Engagement - Los Angeles County Homeless Initiative Subcommittee: Conduct a Community Engagement Session with LeSar Development Consultants to Inform the Update of the City's Homeless Strategies**

Vice Chair Silbiger discussed homelessness and affordable housing in Los Angeles; creation of the Los Angeles Homeless Initiative and the 47 Strategies to Combat

Homelessness; work to address issues in Culver City; planning grants issued by the county; grants to help cities process strategies; the \$50,000 grant from the county received by Culver City; the consulting firm brought in to help determine what works best in Culver City; the need to update the ten year old Homeless Plan; gathering public input; he asked everyone to spread the word about the upcoming meeting on June 16 at the Senior Center; and he welcomed all ideas during this brainstorming part of the process.

Tevis Barnes, Housing Administrator, discussed parking validation; refreshments and housekeeping; she thanked everyone for coming; and explained procedures for the special meeting.

Council Member Eriksson clarified Brown Act issues noting that since Vice Mayor Sahli-Wells had left the meeting he would be able to participate.

Rachel Ralston, LeSar Development Consultants, provided background on homelessness in Los Angeles county; acknowledged serious issues; discussed best practices; noted the need for public input for the community focused plan; she encouraged people not to be shy about expressing ideas and concerns; and she explained procedures for public speaking.

Discussion ensued between Ms. Ralston, meeting attendees, staff and Committee Members regarding recent Homeless Count numbers; increases to the number of people living in cars; the number of shelter beds in Culver City; reasons for homelessness; housing affordability; poverty; the larger number of homeless in Los Angeles due to the weather and the reputation as being friendly to the homeless; pathways to becoming homeless; homeless veterans; lack of support services; the foster care system; the high cost of healthcare; financial instability; the fact that the country does not make housing a priority; and the need for financial help to get into housing.

Rachel Ralston, LeSar Development Consultants, reported that 75% of the homeless population in any area are transitional homeless due to unstable finances, life altering events, illness, job loss, death of a loved one, or domestic violence; she discussed the difficulty of

June 7, 2018

living on SSI; chronically homeless individuals; mental illness; substance abuse; supports and opportunities to get back on track; those who need rehabilitation; the fact that homelessness is a housing issue; the housing crisis across the state; trauma caused by being homeless; reasons that the numbers of homeless people grew in the 1980s; increased housing prices; stagnant wages and public assistance; the increased gap between rich and the poor; competitiveness in the rental market; the closing of institutions; the need for community based housing solutions; necessary wrap around supports and services; the triage response to homelessness in the 1980s; the need for individualized service plans; the Housing First approach; whether homelessness can be ended; making homelessness rare; prevention; and providing services so that people do not fall into homelessness and if they do, that it is brief.

Discussion ensued between Ms. Ralston, meeting attendees, staff and Committee Members regarding people who prefer to live on the streets; clarification that people may not want what is being offered, but they do not want to be homeless; disappointment with a lack of follow through on services that are offered; adaptability; getting used to surviving on the street; helping those who are re-housed adjust to having a place to live again; distrust, burnout and a loss of hope; barriers to housing for mentally ill clients; triage from the streets; involvement of law enforcement; training on what it is like for a homeless person; wraparound services; community understanding of protocol; building a bridge with the homeless; providing hygiene and nutrition immediately; mental health intake; proper placement; inpatient housing rehab; helping navigate through daily living skills; assisting people living in cars; safe, registered parking for those living in their cars; outreach and engagement; success in moving whole encampments rather than offering shelter; removing barriers to housing; eliminating difficult steps; supportive case management; and addressing established encampments.

Rachel Ralston, LeSar Development Consultants, asserted that housing is a basic human right; discussed the drain on resources and costs to house people in jails and emergency rooms; communities that have ended veteran homelessness; providing housing and the appropriate services; resources available through the Veterans Administration and the Department of Housing and Urban Development; the need for

leadership and community buy-in; the proactive nature of Culver City; building on the work in progress; county efforts through Measure H; potential revenue; patience; the time frame for use of funds; the need for sufficient housing and services; community feedback; document analysis; the two-month timeframe to form a plan; the update to the previous plan; clarification that the plan is a flexible three-year plan dependent on opportunity and resources; she discussed Rapid Rehousing; Transitional Bridge Housing; Supportive Housing; and Affordable Housing.

Discussion ensued between Ms. Ralston, staff, meeting attendees and Committee Members regarding the involvement of LeSar Development Consultants; the metric to prioritize use of resources; understanding the housing burden and need; religious organizations and private foundations; existing services; setting up a brand-new foundation; large tech companies moving into the neighborhood; City partners; clarification that the City funds service providers in the area but does not provide the services themselves; the funders collaborative; funding for the consultant; faith based communities; partnerships; roundtable discussions; strategies to bring people together; and significant issues and concerns.

Additional discussion ensued between Ms. Ralston, staff, meeting attendees and Committee Members regarding understanding the specific nature of the population in Culver City; demographics; understanding the causes of homelessness; preventing homelessness rather than treating it; the polarizing nature of homelessness; mental health issues; families; addressing the issue rather than throwing money at it; the one-size-fits all approach; the Not-in-my-Backyard (NIMBY) issue; providing safe parking; educating the community; marketing; regional fair share; the United Way campaign; clarification that the City of Los Angeles is distributing temporary homeless shelters in each district; affordable housing; employing those with mental illness; whether building places will make homelessness go away; the variety of solutions; the need for an approach to engage the community early on; the California Surplus Land Act requiring cities to use surplus land for affordable housing first; actions of Culver City; limited space to build affordable housing on City-owned land; the Coordinated Entry System; assistance by non-profits to address specific needs and issues; ensuring that there is a support system

available to keep people housed after a home is given; Section 8 Housing and the Rental Assistance Program; concern with inviting more people into the City; concern with over taxation; tolerance of homeless individuals; addressing societal attitudes, fears and misconceptions; the need for a regional solution; focusing on the more recently homeless; the overall decrease in the number of homeless but the increase in newly homeless; the fact that there is no rent control in Culver City; rising rents; the feeling that tech companies owe the City; homeless individuals with pets; ending homelessness vs. getting people off the street; defining an appropriate end-goal; the range of costs for different individuals; and cost effectiveness.

Rachel Ralston, LeSar Development Consultants, discussed Measure H; the County assessment in 2015; the increase in the numbers of homeless since 2015; and solutions.

Discussion ensued between Ms. Ralston, staff, meeting attendees and Committee Members regarding services; safe parking; nutrition; hygiene; dignity; respect; better quality of life; providing safety; power; email; the library; Upward Bound; limited space; the need to provide additional transitional shelter for families; tents under the overpass for the 405 on Venice Boulevard; the temporary shelter solution; weather activated shelters; the need to build more permanent support housing and affordable housing; use of City funds; concern with duplication of funding; looking for gaps; senior services; leveraging funding; cost of housing and building; partnering with landlords to develop collaborative housing; use of SSDI; creation of a shared housing model; providing support services; the spectrum of needs; constant re-evaluation of needs; the goal of getting people off the street; industrial zones; converting warehouses into apartments; helping young people out of foster care; the program to help graduating students without families; access to community college; optional housing for children aging out of foster care; increasing density in Culver City; Accessory Dwelling Units (ADUs); student dormitories at West Los Angeles College; expansion of the Culver City Outreach Team; the increasing homeless population in Culver City; providing a private, safe living space; the Needs Committee through the Culver City Unified School District; United Friends of the Children; expanding training for

First Responders; making a percentage of multi-family units built to be affordable; and permanent supportive housing.

Rachel Ralston, LeSar Development Consultants, provided contact information and encouraged meeting attendees to email her with any more thoughts.

Additional discussion ensued between Ms. Ralston, staff, meeting attendees and Committee Members regarding a suggestion to have each neighborhood get together, discuss the matter and pick a place where permanent supportive housing and/or a shelter could be located; the opportunity to have a voice in the process; the part time psychologist on staff at the Police Department; de-escalation; being respectful; and making an effort to include animals in housing solutions.

Rachel Ralston, LeSar Development Consultants; discussed strategies identified so far including addressing individual needs; a safe parking program; hygiene; nutrition; a role for the library; a place to pick up mail; more space and capacity especially for families at shelters; temporary shelter solutions; homes, permanent, supportive and affordable housing; ensuring that services are not duplicated; having the City fill gaps in funding; leveraging funds across the service planning area; partnerships with landlords on collaborative housing and supportive services; shared housing models; the importance of intake and periodic re-evaluation of needs; outreach and engagement; capacity building of teams; examination of vacant and industrial zones as potential areas; targeting youth at risk of homelessness in the foster care system or exiting the juvenile justice system; converting old motels into housing; changing density regulations; examining the ADU policy; dormitory housing of students; West LA College and other colleges in the area; expanding outreach teams; creating safe space with privacy; vocational education; workforce training; education options; the importance of mental health services all the way through; stress, anxiety and trauma; the School Needs Committee model; support and collaboration with United Friends of the Children; First Responder training, mental health de-escalation and compassionate trust building; designating a percentage of development as affordable housing; the role of neighborhood groups in the homelessness planning process; distribution of services and shelter sites; education of communities;

June 7, 2018

housing in each neighborhoods; additional psychiatric practitioners; and accommodating those with pets.

Additional discussion ensued between Ms. Ralston, staff, meeting attendees and Committee Members regarding marketing; other utilities including telephone access, banking and wifi; and work with federal, state county and city agencies.

Vice Chair Silbiger encouraged anyone with additional thoughts to send in their information.

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**Public Comment for Items Not on the Agenda**

None.

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**Receive and File Correspondence**

None.

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**Items from Committee on Homelessness Members**

None.

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June 7, 2018

**Adjournment**

There being no further business, at 8:52 p.m., the Culver City Committee on Homelessness adjourned to June 16, 2018 at 9:00 a.m.

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4/26/18

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

APPROVED



6/26/18

KARLO SILBIGER  
VICE CHAIR of the Committee on 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 Green  
CITY CLERK

26 Sep 2018  
Date