

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

January 11, 2022  
7:00 p.m.

**Call to Order & Roll Call**

Chair Mark Lipman called the special meeting of the Culver City Advisory Committee on Housing and Homelessness to order at 7:05 p.m. via Webex.

Present: Mark Lipman, Chair  
Daniel Behrendt, Vice Chair  
Amy Cherness, Committee Member  
Darryl Cherness, Committee Member  
Emily Dibiny, Committee Member  
Rachel Feldstein, Committee Member  
Bubba Fish, Committee Member  
Khin Khin Gyi, Committee Member\*

\*Member Khin Khin Gyi attended as a guest until being made a panelist at 7:21 p.m.

Staff: Tevis Barnes, Housing Programs Administrator  
Helen Chin, Assistant to the City Manager on Homelessness  
Nick Sundback, Housing Navigator  
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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**Items from Advisory Committee on Housing and Homelessness  
Members/Staff**

Vice Chair Daniel Behrendt wished everyone a Happy New Year; expressed gratitude for the work of staff and the Committee; and he was pleased to continue the work being done by the Committee.

Member Darryl Cherness asked for an update on the status of the Safe Parking Program and about ways to increase the supply of affordable housing.

Tevis Barnes, Housing Programs Administrator, reported that staff expected the release of the Request for Proposals (RFP) for the Safe Parking Program in February; discussed diversion of staff time to work on the application for Project Roomkey; increasing the production of affordable housing; the 2022 workplan; City Council discussion on whether to pursue a ballot measure to provide funding for affordable housing; and ways to generate revenue.

Member Emily Dibiny proposed a program in Culver City similar to the Homelessness Garden Project in Santa Cruz.

Discussion ensued between staff and Committee Members regarding clarification that a non-profit oversees the volunteer Homelessness Garden Project in Santa Cruz with participation by homeless and non-homeless individuals.

Chair Mark Lipman discussed the December 13, 2021 City Council meeting where the number of housing units at the former AmVets site was increased due to public comment; he asked that the Committee review and make a recommendation regarding the best use of housing in the project for the City on the February agenda; discussed insights gained from a follow up meeting with Dakshike Wickrema, regarding Housing Now; and potential consideration by the Housing Initiative Subcommittee.

Member Bubba Fish received clarification that the recommendation on parking minimums had been presented to the City Council who took no action and the matter could be considered by the Planning Commission.

Chair Mark Lipman indicated that the Committee could reiterate the recommendation when a relevant item comes before the City Council.

Member Khin Khin Gyi received clarification that the Annual Homeless Count would move forward without volunteer enumerators and that additional discussion on the matter would be under Item A-2.

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

Tevis Barnes, Housing Programs Administrator, reported that the one request to speak had been from Member Khin Khin Gyi who had been participating as a guest but was then made a panelist.

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**Receipt and File Correspondence**

None.

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**Consent Calendar**

Item C-1

**Meeting Minutes**

Chair Mark Lipman expressed concern that the wording for the motion to approve sending the presentation to the City Council on page 7 seemed to indicate that minor changes made by the Housing Initiative Subcommittee would require review by the full Committee before being presented to the City Council.

Tevis Barnes, Housing Programs Administrator, presented the verbatim language taken from the recording for comparison with the minutes: "Motion to take the Direct Housing presentation to City Council with the approval for the Advisory Committee On Housing and Homelessness Homeless Initiative Subcommittee to fine tune the Direct Housing Presentation between now and when the Direct Housing Presentation is presented to City Council."

Chair Mark Lipman requested that the minutes be revised to reflect the verbatim wording for the motion.

MOVED BY MEMBER MARK LIPMAN, SECONDED BY VICE CHAIR DANIEL BEHRENDT AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE MEETING OF NOVEMBER 16, 2021 AS AMENDED.

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**Order of the Agenda**

Public Comment - Items NOT in the Agenda was heard after Items from Advisory Committee on Housing and Homelessness Members/Staff.

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**Action Items**

Item A-1

**PROJECT HOMEKEY UPDATE Receive an update from City Staff regarding Project Homekey Application as well as input session for proposed Project Homekey Motel Reuse Project**

Chair Mark Lipman introduced the item.

Tevis Barnes, Housing Administrator, provided an update on the Project Homekey application; reported City Council approval of a resolution to apply to the Project Homekey Round Two Notice of Funding Availability (NOFA); discussed pursuit of funds for the Motel Reuse Study; the application deadline; and the amount of funding requested.

Discussion ensued between staff and Committee Members regarding availability of incremental funding; potential impacts and challenges to existing initiatives; funding earmarked for motel reuse; staffing capacity; Council prerogative to change priorities; the City as the developer for capital improvements and the acquisition; negotiations with a local agency to be the operator and service provider; the large project for the City to take on; the low barrier direct housing program; target population; programming components; providing a safe place to heal; open space; social space; funding requirements; and the percentage of the homeless population that could be assisted in the City.

Nick Sundback, Housing Navigator, discussed Homekey funding; ways to apply for the money; the priority deadline; rules

associated with the grant program; and additional funding sources.

Additional discussion ensued between staff and Committee Members regarding incentives; the points rubric; appreciation for support received from Helen Chin and Alex Fisch as well as from Tevis Barnes; ways the Committee can support staff; the Outreach Subcommittee; accomplishments under the Housing Plan; use of a public relations firm that specializes in issues-driven outreach; outreach to the unhoused community and surrounding area; a suggestion that the Outreach Subcommittee attend an input session with the public relations firm on January 25; availability; and support for moving forward.

Chair Mark Lipman invited public comment.

Christina Stoffers, Homeless Outreach Coordinator, indicated that no public comment had been received.

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Item A-2

**HOMELESS COUNT Receive an update from City Staff on the 2022 Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Count. Work with ACOHH members to organize Count by developing task list and team list**

Tevis Barnes, Housing Programs Administrator, provided an update on the 2022 Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Count; discussed participation requirements; working out logistics with the subcommittee; training; the map; and the web based tool to count people.

Discussion ensued between staff and Committee Members regarding encouragement for Committee Members to participate; the virtual subcommittee meeting on January 18; ensuring that participation is kept to under a quorum; past homeless counts considered as a public meeting; pandemic considerations; adhering to COVID protocol; and clarification on the time for the virtual meeting of the Outreach Subcommittee on January 25 and Member availability.

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**WORK PLAN Discussion on ACOHH Work Plans for 2022. Work Plans should include prior accomplishments. All Commission, Councils, and Boards (CBCs) are required to discuss Work Plans as a body. City Staff will submit a written report to Council regarding ACOHH 2022 Work Plans**

Chair Mark Lipman introduced the item.

Discussion ensued between staff and Committee Members regarding successful accomplishments on the primary objectives for the 2021 workplan; exploration of new policy or making progress on items in the works; priorities; items that come up as the year progresses; completion of the Safe Parking RFP; buying motels if the Homekey program moves forward; involvement with the Housing Element; ensuring that recommendations move forward; pursuing and proposing legislation to the City Council that makes it easier to afford to live in Culver City; parking and zoning reform; obtaining money from the state; and adding identification of homeless-related state and county legislation to the Homeless Initiative Subcommittee.

Member Khin Khin Gyi indicated that she was available for the Outreach Subcommittee meeting on January 25 and the Homeless Count on January 26.

Additional discussion ensued between staff and Committee Members regarding affordability requirements for mixed-use developments in the City; enacting mandatory requirements that any commercial apartments over 5 units in the City be required to set aside 20% for affordable housing; the recent City Council action to raise the inclusionary rates; pursuing projects that accommodate homeless individuals with animal companions; emotional support animals; opposition to removing zoning laws due to the lack of an affordable housing component and concern with providing benefits to developers; requiring a specific number of low-income units; removing the stigma of homelessness; the Santa Cruz gardening program; coordinating a homeless garden with the relocation of the community garden as part of the Wende development; using public land for community farming; the goal of ending or alleviating homelessness in the City; providing safe parking and a place for people to stay; the importance of the Homekey RFP; the goal to build more permanent supportive housing; City, state or county owned property that can be used to develop housing

for extremely-low income individuals; support for quick opportunities that drive impact; establishing and growing the Safe Parking Program; alleviating capacity and resource constraints; tracking initiatives in a transparent manner to measure success and identify areas where additional resources might be needed, or a different approach should be taken; creating a general dashboard for all initiatives and individual scorecards for each initiative; prioritizing recommendations to reflect staff capacity and City resources; next steps for the implementation of a scorecard; initiating conversations around community land trusts; permanent supportive housing; partnerships with non-profits; and control over what gets built and who housing serves.

Further discussion ensued between staff and Committee Members regarding consensus on continuing projects already in process like Safe Parking, Homekey, and ADU (Accessory Dwelling Unit) grants; the need to increase ADU grants due to increased construction costs; continued pursuit of more state funding; legislative advocacy; increasing minimum requirements for affordable housing; Committee purview regarding what goes into the workplan; accomplishments; management of the Homelessness Information System; Culver Connect; the public relations firm to help with outreach and messaging; increasing staff levels in the Housing Department; concern with eliminating consideration of 70% of the City from housing development; wholistic solutions across income levels; providing more housing for everyone; staff agreement to research bringing in an expert on community land trusts; keeping the focus on the goal to end homelessness as soon as possible; Committee outreach to the Mayor, City Council, Assembly Members and the Governor; opening up a Tiny Home Village in the parking lot on Virginia Avenue; the previous presentation to the City Council on Tiny Homes; interest of the Vice Mayor in palette homes; Committee research in order to formulate a recommendation to the City Council; the low number of affordable units in the triangle development on Jefferson Boulevard; inclusionary units; impacts of affordability level to the number of units provided; income categories; Section 8 vouchers; coordination with Upward Bound House; creation of a vacancy tax; creative ways to get higher-end developers to create more units, lower their prices, or open up units for people that need them the most; appreciation for the work of the Committee; the impacts of policy on homelessness; making development less expensive; reducing parking minimums and getting involved in policy making and presenting to the City Council; the best path for

creating legislative advisory points for the City Council; appreciation for the great ideas and passion of the Committee; prioritization of items; agendizing legislative items for discussion; providing the flexibility to make as many advisory positions as possible on various points; making community land trusts as a long term policy vision; ensuring regular meetings of the Outreach Subcommittee; setting affordability requirements for existing buildings vs. for new construction; passage of a rent stabilization ordinance; length of time that high-end units remain vacant; high-end construction that encourages smaller landlords to raise their rates to just below the higher-end units; providing funding to reinvest into programs to serve the most vulnerable; the inability to require older buildings to create affordable units; Costa Hawkins; the legislative agenda; involvement of the Emergency Response Unit; the Public Safety Review; Council priorities for the Committee to focus on; streamlining the workplan; and indicating that during the 2022 calendar year the ACOHH will work with staff and other community groups including the City Council on the items discussed as well as those items already in process.

MOVED BY COMMITTEE MEMBER RACHEL FELDSTEIN, SECONDED BY COMMITTEE MEMBER AMY CHERNESS AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS INCLUDE THE FOLLOWING THE WORKPLAN FOR THE 2022 CALENDAR YEAR:

1. CONTINUE WITH WORK ALREADY IN PROGRESS INCLUDING THE PROJECT ROOMKEY PROGRAM, THE SAFE PARKING PROGRAM, THE ADU GRANT PROGRAM, AND THE DIRECT HOUSING PROGRAM, AND,
2. INCLUDE ITEMS DISCUSSED BY MEMBERS AT THE ACOHH MEETING OF JANUARY 11, 2022.

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

None.

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

Discussion ensued between staff and Committee Members regarding the date of the next meeting.

January 11, 2022

Chair Mark Lipman reminded members of the Outreach Subcommittee of their meeting on January 25, and members of the Homeless Count Subcommittee that the date of the Count is on January 26; he encouraged the Homeless Initiative Subcommittee to meet before the next full Committee meeting; and he asked that staff make a copy of the chat for the meeting in case he missed anything.

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**Adjournment**

There being no further business, at 9:25 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a regular meeting on February 15, 2022.

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TEVIS BARNES

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

APPROVED

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MARK LIPMAN

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.

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Jeremy Green  
CITY CLERK

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Date