

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

July 16, 2024
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the Culver City Advisory Committee on Housing and Homelessness was called to order at 7:10 p.m. in the Patio Room.

Present: Khin Khin Gyi, Vice Chair
Emily Dibiny, Committee Member
Jonathon Dilworth, Committee Member
Robert Gagnier, Committee Member
Patrick Godinez, Committee Member
Dana Sayles, Committee Member
Amberly Washington, Committee Member

Absent: Amy Cherness, Committee Member
Darryl Cherness, Committee Member

Staff: Tevis Barnes, Director of Housing and Human Services
Christina Stoffers, Management Analyst
Brenda Diaz, Housing Assistant

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Action Items

Item A-1
(Out of Sequence)

Introduction of New and Reappointed ACOHH Members Patrick Godinez, Dr. Khin Khin Gyi, Dana Sayles, and Amberly Washington

Tevis Barnes, Director of Housing and Human Services, explained meeting procedures; discussed functions of the

Housing and Human Services Department; and introduced meeting attendees noting that the meeting regularly included representatives from the Culver City Police Department (CCPD), Culver City Fire Department (CCFD), Exodus, and other service providers with a role in assisting unhoused neighbors to answer any questions or concerns.

Committee Members, staff and consultants introduced themselves.

Discussion ensued between staff and Committee Members regarding the involvement of Dana Sayles in the affordable housing development at Tilden Terrace.

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Item A-2

Swearing In of New and Reappointed ACOHH Members: Patrick Godinez, Dr. Khin Khin Gyi, Dana Sayles

Tevis Barnes, Director of Housing and Human Services, administered the Oath of Office to Dr. Khin Khin Gyi, Dana Sayles, and Patrick Godinez noting that Amberly Washington had been previously sworn in by the City Clerk.

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The Pledge of Allegiance

None.

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Receipt of Correspondence

None.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting on April 16, 2024

The minutes were tabled to the next meeting to allow new Members a chance to review them.

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Items from Members/Staff

None.

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Public Comment for Items NOT On The Agenda

None.

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Order of the Agenda

Items A-1 and A-2 were considered prior to the Pledge of Allegiance.

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Action Items

Item A-3

Appoint New ACOHH Chair and ACOHH Vice Chair

Discussion ensued between staff and Committee Members regarding meeting frequency, and the Committee agreed to defer the item to allow the new Members an opportunity to become more familiar with the body and Members before making that decision.

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Item A-4

**(1) Drafting of ACOHH Biannual Report to the City Council, Including Accomplishments During the Period of January 2024 to June 2024, and Update of the 2024-2025 Upcoming Plans, and
(2) Authorization of Transmittal of the Report to the City Council**

Tevis Barnes, Director of Housing and Human Services, provided a summary of the material of record; discussed Project Homekey; the Annual Homeless Count; raw data submitted to LAHSA (Los Angeles Housing Services Authority); differences in data and in interpretation of the data; ways to bring more affordable housing to the community; LifeArk; activation of the Mobile Crisis Team; the 2024-2025 work plan; the need to update the Homeless Plan approved by the City Council in 2018; funding; creation of a subcommittee to work with staff and the consultant; and community meetings.

Discussion ensued between staff and Committee Members regarding the release on Housing Programs and Services sent out on July 2, 2024 by Public Information Manager, Justin Kleeman; accomplishments; the Safe Parking Program; work with Urban Alchemy rather than St. Josephs Center; lived experience; hours of operation; expanded outreach; care at the motels; a small pilot safe parking program at the motels; the increased number of people living in cars; services provided; people who want to remain in their cars; Safe Sleep; costs; work with the Westside Council of Governments (COG); funding; creation of a subcommittee to assist with consultant interview and selection; feedback indicating the need to change the name of the Homeless Plan; the Homeless Census; transparency on who is being served; and the Homeless Dashboard.

Additional discussion ensued between staff and Committee Members regarding clarification that the document has not yet been submitted to the City Council; updating the verbiage to indicate that the interim housing side is about 75-80% leased up; the waiting list for supportive units; the waiting list as an indicator of demand; the "By Name" list for Project Homekey; establishing lists for the motels and for Wellness Village; the nexus between funding and demand; privacy of participants; understanding project capacity and how many people are waiting; prioritization of Culver City residents

for Project Homekey; assistance for non-residents; staff awareness of all of the homeless individuals in Culver City; a request for additional information for record keeping on people served; number of people in the Coordinated Entry System; relationships with LAHSA and HUD (Housing and Urban Development); HMIS (Homeless Management Information System); the Motel Master Lease system; and lease terms.

Further discussion ensued between staff and Committee Members regarding agreed upon changes to Accomplishments including keeping the bullet with Culver City Project Homekey, Safe Sleep, and the Culver City Motel Master Lease program with updated numbers and units, how many people are on the By Name list and lease terms; including information on the 2024 Homeless Count; agreement to remove LifeArk as that happened in October 2023; updating language for the Mobile Crisis Team to indicate that it launched in March 2024; adding the launch of Healthcare in Action; including a mention of expanded hours and outreach of Urban Alchemy; and including information on HMIS and other data software that service providers use.

MOVED BY VICE CHAIR GYI AND SECONDED BY MEMBER SAYLES THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE ACOHH ACCOMPLISHMENTS FOR 2024 AS DISCUSSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: EMILY DIBINY, JONATHON DILWORTH, ROBERT GAGNIER,
PATRICK GODINEZ, KHIN KHIN GYI, DANA SAYLES,
AMBERLY WASHINGTON

NOES: NONE

ABSENT: AMY CHERNESS, DARYL CHERNESS

Discussion ensued between staff and Committee Members regarding draft priorities; relevant priorities listed; grant writers; the Project Homekey grant; the Sustainable Communities Grant; Proposition 1; the Hilton Foundation; staff research into funding; continued work on the Homeless Dashboard; the proposed launch date; updates to the dashboard; exploration of the Safe Parking Program; expansion of the pilot program; difficulty finding a proper location; the Senior Center; park space; field rentals; privacy for those using the space; the Virginia parking lot; the Safe Parking study done in 2021; houseless people currently parked at Bill Botts; the need to bring in infrastructure such as bathrooms and showers; Vets Park; pool users; the pilot

program to determine need; individual comfort level; accessibility issues with locating Safe Parking at Bill Botts; adding the exploration of sites for Safe Parking programs to the list of priorities; the budget for the pilot program; work of the Finance Advisory Committee to explore properties owned by Culver City; staff agreement to share information when it becomes available; people coming to Culver City for services; support from the county; use of Culver City owned property on Venice Boulevard in Los Angeles; support for all of the priorities listed; activating the space; space constraints; adjacency to residential; a request for flow charts to illustrate the process to get housing; work on the homeless outreach portal to make it more user friendly; a potential video on how to make a request for homeless outreach; the number of priorities listed; the short period of time for the list of priorities to be accomplished; work of a subcommittee to explore taxes and fees with revenue to support homeless housing and services in Culver City; enacting a vacancy tax; empty corporate buildings; discriminatory land use practices to tax corporate properties differently than "mom and pops"; subcommittee exploration of the topic with a report made to the full Committee for consideration; clarification that the City Council has not considered a vacancy tax; the experience of other cities; examination of the rent registry; units under rent control; land use policy that prevents housing from being built and violates of state law; the need for streamlining to provide faster construction of affordable housing; funding; tax credits; grant cycles; eliminating regulatory hurdles; and exploration of streamlining land use regulations and processes.

Agreement to include the following items for 2024 priorities: Assist staff in the creation of a homeless stats dashboard to be launched in August 2024 with quarterly updates thereafter; explore the implementation of a Safe Parking Program with a five-car pilot program; explore citing options on City owned property; update the 2018 Culver City Plan to Prevent and Combat Homelessness; seek additional funding sources to create housing for unhoused neighbors; explore streamlining land use regulations and policies; explore taxes and fees with revenue to support homeless housing and services in Culver City including consideration of a vacancy tax; examine supportive legislation impacting homelessness and housing; explore tax revenue; and explore streamlining land use regulations and policies.

MOVED BY VICE CHAIR GYI AND SECONDED BY MEMBER DIBINY THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE ACOHH PRIORITIES FOR 2024 AS DISCUSSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: EMILY DIBINY, JONATHON DILWORTH, ROBERT GAGNIER,
PATRICK GODINEZ, KHIN KHIN GYI, DANA SAYLES,
AMBERLY WASHINGTON

NOES: NONE

ABSENT: AMY CHERNESS, DARYL CHERNESS

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Public Comment for Items NOT on the Agenda

Vice Chair Khin Khin Gyi invited public comment.

Olivia Carroll was called to speak but did not respond.

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

Discussion ensued between staff and Committee Members regarding the date of the next meeting and items to be considered.

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Adjournment

There being no further business, at 8:46 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on August 20, 2024.

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TEVIS BARNES

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

APPROVED

Khin Khin Gyi

VICE 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