

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

October 15, 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 7:14 p.m. in the Patio Room at City Hall.

Present: Khin Khin Gyi, Chair
Jonathon Dilworth, Vice Chair
Amy Cherness, Committee Member
Darryl Cherness, Committee Member
Emily Dibiny, Committee Member*
Robert Gagnier, Committee Member
Amberly Washington, Committee Member

*Member Emily Dibiny arrived at 7:18 p.m.

Absent: Patrick Godinez, Committee Member
Dana Sayles, Committee Member

Staff: Tevis Barnes, Director of Housing and Homelessness
Brenda Diaz, Housing Assistant

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Pledge of Allegiance

Members recited the Pledge of Allegiance.

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Public Comment for Items NOT On The Agenda

Tevis Barnes, Director of Housing and Homelessness, reported that no Public Comment for Items NOT On The Agenda had been received.

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Receipt of Correspondence

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

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting of September 17, 2024

MOVED BY VICE CHAIR JONATHON DILWORTH AND SECONDED BY MEMBER DARRYL CHERNESS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SEPTEMBER 17, 2024 MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: AMY CHERNESS, DARRYL CHERNESS, JONATHON DILWORTH,
ROBERT GAGNIER, KHIN KHIN GYI, AMBERLY WASHINGTON

NOES: NONE

ABSENT: EMILY DIBINY, PATRICK GODINEZ, DANA SAYLES

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Order of the Agenda

Items from Members and Staff was heard after Consent Calendar Item C-1.

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Items from Members/Staff

Tevis Barnes, Director of Housing and Homelessness, announced the one year anniversary of Project Homekey to be celebrated with a Wellness Fair on October 16; discussed the process for a joint meeting between the ACOHH and the Finance Advisory Committee (FAC); meeting criteria under the Brown Act; ACOHH agreement to agendize consideration of a joint meeting on the next agenda; getting consent from the FAC; and she reported

on the status of the request for a presentation from the Planning Department on how many affordable units are in the pipeline as well as a list of City-owned properties that could be synthesized for the production of affordable housing.

Discussion ensued between staff and Committee Members regarding Project Homekey; capacity; the feeling that the first year is the hardest; working through issues; metrics required by HCD (Housing and Community Development; working with people to achieve goals; working with people who have been on the street for 10+ years; the City Council invitation to the ACOHH for a joint meeting to obtain feedback on how programs are progressing and whether they are meeting the needs of the community; the Homeless Count; goals; quarterly reports; clarification that LAHSA (Los Angeles Housing Services Authority) does not count people who live in permanent supportive housing anymore but Culver City does; the meeting proposed for January; and the one year lookback.

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Action Items

Item A-1

Discussion on Utilizing the Former Martin B. Retting Gun Store as Affordable Housing

Discussion ensued between staff and Committee Members regarding concern with the small amount of space to provide housing; providing housing for the homeless vs. providing low income housing; people working in the service industry; the potential to create a mixed-commercial development with 36 housing units; state incentives for density, height, parking, and setbacks for 100% affordable projects; and Tilden Terrace.

Member Dibiny joined the meeting.

Additional discussion ensued between staff and Committee Members regarding costs to provide parking; reduced parking requirements; Average Median Income (AMI); income restrictions; the questionnaire circulated to the public; personal advocacy; making a recommendation as a Committee for some type of mixed-use housing development at the location; potential scenarios for the site; the process; a suggestion to create an administrative headquarters to coordinate City

homelessness programs at the site; cities that participated in the recent FAC meeting on affordable housing and best practices; the actions of other area cities to evaluate their real estate inventory and put out RFPs (Requests for Proposals) for affordable housing; Housing Trust Funds; and the need to demolish the gun store and start from the ground up to build an affordable housing project.

Member Dibiny apologized for being late and received clarification that the building did not have a protected status.

Further discussion ensued between staff and Committee Members regarding the request for public opinion on the fate of the site; Section 8 vouchers; affordable housing; funding sources; state vs. federal funding; clarification that Tilden Terrace is a tax credit project; entering into a long-term land lease; revenue for Culver City; providing affordable housing in a City that has not historically done that; financing; interest rates; project financing; putting an opinion on record; communicating to the City Council; City Council updates provided by the Chair or Vice Chair during the Public Comment portion of a City Council meeting; putting the opinion of the Committee into the public record; exploration of a feasibility study; whether additional information is needed; conversation with Planning staff; keeping the description vague but specifying use of the parcel for affordable housing units; recommending a feasibility study for a mixed use affordable housing project to the City Council; workforce housing; potential reduced tax credits or funding availability with workforce housing projects; examining what is feasible; income levels; federal funding; commercial space on the first floor; dedication of space to specific purposes; family leave; liability insurance for childcare; and making childcare part of the School District.

MOVED BY VICE CHAIR JONATHON DILWORTH AND SECONDED BY MEMBER AMBERLY WASHINGTON THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS DIRECT THE CHAIR OR VICE CHAIR TO ADDRESS THE CITY COUNCIL TO RECOMMEND THAT A FEASIBILITY STUDY BE CONDUCTED FOR THE FORMER GUN STORE SITE AT 11029 WASHINGTON BOULEVARD FOR THE FUTURE PRODUCTION OF AFFORDABLE HOUSING IN A MIXED USE DEVELOPMENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: AMY CHERNESS, DARRYL CHERNESS, JONATHON DILWORTH,
EMILY DIBINY, ROBERT GAGNIER, KHIN KHIN GYI,
AMBERLY WASHINGTON

NOES: NONE

ABSENT: PATRICK GODINEZ, DANA SAYLES

Additional discussion ensued between staff and Committee Members regarding upcoming City Council meetings; Brown Act considerations; consultation with the Legal Department as to whether more than a quorum can participate; providing a show of support and solidarity; ensuring that personal email is not used for correspondence; caution against using reply all; and email as a part of the public record.

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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**

Member Darryl Cherness discussed the need for brochures to distribute to those needing information about homelessness.

Discussion ensued between staff and Committee Members regarding the need to update the current brochures; different sizes available; having cards with contact information for business owners who are having issues with homeless individuals; staff agreement to bring the previous materials to the next meeting for review; support for agendizing an update of outreach material; a request that materials be provided to the Fire Department; providing guidance and education to the general public; the Mobile Criss phone number; creating a campaign for the general public; email outreach; inviting the Public Information Officer to the next meeting; the consulting firm that created the Mobile Crisis campaign; bus wraps; people who call 911 because they do not know who else to contact; business owners who are worried that a homeless person hanging around outside their store will discourage customers; the planned Homeless Initiative Subcommittee meeting;; the ability to hold virtual subcommittee meetings; revitalization of the Homeless

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Outreach Program; staff reminders for meetings; date of the next Committee meeting; Thanksgiving events for the Homeless; Wellness Village; gift bags and gift cards; community support; soft storage issues for donations; creation of wish lists; St. Augustine's; and the Rotary Club.

Chair Khin Khin Gyi discussed due diligence and the need for revisions to the agenda to reflect the proper titles and membership of the Committee.

Tevis Barnes, Housing and Homelessness Director, indicated that they would work with the City Clerk to correct the issues.

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Adjournment

There being no further business, at 8:08 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to November 19, 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

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