

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

November 16, 2021
7:00 p.m.

Call to Order & Roll Call

Chair Mark Lipman called the regular meeting of the Culver City Advisory Committee on Housing and Homelessness to order at 7:07 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 Emily Dibiny joined the meeting at 7:20 p.m.
and left the meeting at 9:22 p.m.

Staff: Tevis Barnes, Housing Programs Administrator
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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Receipt and File Correspondence

Tevis Barnes, Housing Programs Administrator, reported receipt of two emails in opposition to parking minimums in Item A-2 noting that they were part of the public record.

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

Chair Mark Lipman received clarification that the passing of a program participant was a private matter.

Member Darryl Cherness asked to agendize a discussion of expanding affordable housing to all commercial apartment complexes of five or more units.

Member Khin Khin Gyi questioned whether any of the members of the public attending the meeting had sent in letters to the Committee and she received clarification that members of the public were to be invited to make comment during the public comment period.

Chair Mark Lipman reported attending a Planning Commission meeting where the former AmsVets building was considered; he discussed the importance for the Committee to have a say in the housing part of the project; he asked that the Committee agendize consideration of best use of the public land in the context of City Council direction and identifying a solution that both the applicant and the City could be happy with; noted that because of bandwidth issues, video cameras were turned off; and he expressed appreciation for the response of emergency services personnel to help connect an unhoused family with Upward Bound.

Tevis Barnes, Housing Programs Administrator, provided details on the response of Fire personnel to assist the unhoused family.

Member Emily Dibiny joined the meeting.

Vice Chair Daniel Behrendt proposed beginning each meeting with a brief overview of the 2018 Plan to Prevent and Combat Homelessness Checklist as a general update on key initiatives.

Chair Mark Lipman proposed discussing the Scorecard at the January meeting and reviewing the new bylaws at the December retreat.

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Public Comment – Items NOT on the Agenda

Chair Mark Lipman invited public comment.

The following member of the public addressed the Committee:

Ron Ostrin discussed the Housing First Initiative; the book *San Fransicko* by Michael Shellenberger; the homelessness crisis; the Los Angeles Committee on Homelessness; including financial issues, mental illness, drug addiction, and physical illness as factors in homelessness when considering solutions; ensuring that addiction and homelessness are not being promoted; concern with making Culver City a homeless destination; enabling and increasing addiction; and he expressed openness to having honest dialogue.

Chair Mark Lipman noted that some concerns voiced by Mr. Ostrin could be addressed during the next agenda item and he discussed procedures for making public comment.

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Presentations

Item P-1

Housing Now Program (Direct Housing) – Elana Housed, Mike Bonin's Office

Chair Mark Lipman introduced the item noting that Elana Housed could not be present.

Dakshike Wickrema, Council District 10, provided a presentation on the Housing Now Program currently being used by the City of Los Angeles; discussed issues related to substances and mental health; expanding on an existing county program; the Affordable Care Act; hospitalization of people experiencing homelessness; creation of the Housing for Health Division; housing people with complex behavioral and medical issues; creation of a local rent subsidy; intensive case management services; customized services; those served, housed and stabilized since 2013; ongoing rent subsidies and services; slots funded by Measure H; the ongoing commitment of the county; serving those with the greatest need; the collaboration between the City and the county; and components

in the right to housing: prevention, interim housing, permanent housing and street engagement.

Discussion ensued between Ms. Wickrema, staff and Committee Members regarding expansion of the program; projected number of people served; components in the right to housing; funding; concerns voiced about becoming a magnet for the homeless; the fact that services would be provided in both Los Angeles and in Culver City; ensuring that constituents are being served; data around where people first became homeless indicating deep connections to the area; appreciation for the information and insights provided; those who need assistance for longer than the two-year timeline proposed; clientele targeted; Rapid Rehousing; the difficulty of finding affordable housing; master leasing opportunities; providing stability; and the ratio of one intensive case management service provider for every 20 clients.

Chair Mark Lipman invited public comment.

No requests to speak were received.

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Item P-2

**General Plan Update (GPU) Parking Minimums – Lauren Marsiglia,
Interim Advanced Planning Manager**

Lauren Marsiglia, Interim Advanced Planning Manager, discussed parking minimums as they relate to the General Plan Update; the existing code; the Comprehensive Parking Code Update; opportunities to participate in the General Plan Update process; parking requirements for live/work units; changes with the pandemic; and she announced upcoming opportunities for community engagement noting that additional information is available on the website.

Discussion ensued between staff and Committee Members regarding the proposed removal of parking minimums; overall reductions; reducing costs to build affordable housing; special needs populations; multi-family housing; timing for implementation; cities that have eliminated parking minimums and implemented parking maximums; current minimums; and a potential option in Item A-2.

Chair Mark Lipman invited public comment.

The following members of the public addressed the Committee:

Patricia Bijvoet expressed support for the elimination of parking minimums.

Patrick Meighan indicated wanting to comment on Item A-2.

Ron Ostrin cautioned against being too quick to eliminate minimum parking requirements; expressed support for making adjustments; discussed deregulation of building high density housing; increased numbers of luxury units; decreased affordable housing with developer incentives; existing housing stock as the cheapest housing; adding Accessory Dwelling Units (ADUs); the 15 year period before rent control and the practice of renting new luxury units for ten years and then converting them to condominiums; and the importance of taking a wholistic and strategic point of view.

Discussion ensued between staff and Committee Members regarding the Comprehensive Zoning Code Update; transit and transportation incentives and subsidies to reduce the need for parking; Bikeshare requirements; increased bike parking; and proximity to transit facilities.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY MEMBER DARRYL CHERNESS, SECONDED BY MEMBER BUBBA FISH AND UNANIMOUSLY CARRIED (WITH THE EXCEPTION OF MEMBER KHIN KHIN GYI WHO COULD NOT BE HEARD), THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL MEETING OF OCTOBER 19, 2021 AS WRITTEN.

Staff agreed to work with Member Khin Khin Gyi to resolve audio issues.

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Order of the Agenda

Item A-4 was deferred to a future meeting.

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Action Items

Item A-1

Update - Los Angeles Homeless Initiative (HI) Subcommittee

Receive an Update from the Homeless Initiative (HI) Subcommittee - (Chair Lipman, Vice Chair Behrendt, Members Dibiny and Fish) on the Proposed Direct Housing Program. Make a Motion to Approve the Parameters of the Direct Housing Program and Present to the City Council for Consideration

Chair Mark Lipman reported on a recent Housing Initiative Subcommittee meeting to review the updated presentation; discussed consensus on moving forward to the City Council with the presentation; addressing concerns; wording on the Section 8 vouchers; security; cost effectiveness; the scattered site model; the feeling that security is not needed for the proposed project; other similar programs; he summarized changes made to the previous presentation; noted that he was not the Committee Member who asked that the Major Corporations Tax be added to long-term considerations; discussed recommendations and next steps; long-term cost projections; and the Frequently Asked Questions (FAQ) section.

Discussion ensued between staff and Committee Members regarding support for the item; appreciation for the commitment from the county to pay for wraparound services; the target population; chronically homeless individuals; concern with discouraging participation by requiring payment of a portion of income after three months; Rapid Rehousing programs that serve a different population; the ability to make amendments to the proposal; the actions of other cities; creating buy-in; lack of an end-date; creation of a sliding scale over time; the Fair Housing Rate; requiring 30% of their income up to the rent; the Master Lease; the scattered site housing model; community anxiety with trying something new; outreach and education; landlord participation; cost of utilities; allowing for flexibility; ensuring that people in the program are not abandoned; distribution of the presentation and attachments to Committee Members; Committee approval around the parameters of the program; additional

Subcommittee work to finalize details; the timeline and next steps in the process; and the goal to receive City Council approval in January.

Chair Mark Lipman invited public comment.

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

Additional discussion ensued between staff and Committee Members regarding receipt and incorporation of staff concerns and feedback on the presentation; concern with being unable to review the presentation attachments; and the ability of Committee Members to submit comments to the Subcommittee.

MOVED BY MEMBER RACHEL FELDSTEIN, SECONDED BY DARRYL CHERNESS AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE FINE TUNING OF THE PRESENTATION BY THE HOUSING INITIATIVE SUBCOMMITTEE BEFORE THE PRESENTATION TO THE CITY COUNCIL.

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Item A-2

DISCUSSION – GENERAL PLAN UPDATE/PARKING MINIMUMS Discussion of the General Plan Update (GPU) and the impact on parking minimums. Make a recommendation to Council on the subject matter

Member Bubba Fish provided a presentation on parking minimums; discussed his work at Streets for All; Assembly Bill (AB) 1401; parking reform; creating affordability; easing the housing crisis; parking minimums; envisioning parking spaces as opportunities to build housing; added construction cost per parking space; data indicating that minimum parking requirements are regressive and unfair; studies that illustrate removal of parking minimums results in an increase of units built; cities that are eliminating parking minimums and implementing maximums instead; managing space and affordability; induced demand; and he proposed recommending elimination of parking minimums City-wide and instituting parking maximums near transit to the City Council.

Member Emily Dibiny exited the meeting.

Discussion ensued between staff and Committee Members regarding appreciation for the professional presentation; reasons for the failure of AB 1401; data illustrating the impacts to homelessness in the cities where parking minimums have been eliminated; data linking affordability to homelessness; distribution of data to Committee Members; cost to rent an apartment at the Ivy Substation; data from changes made in London; potential decreases to pollution with decreased car traffic; parking costs that sometimes make affordable housing projects infeasible; and parking requirements for extremely-low and low-income units.

Chair Mark Lipman invited public comment.

The following member of the public addressed the Committee:

Patrick Meighan asked that the Committee recommend an end to parking minimums; discussed equity; subsidies for the wealthy; and other cities that have already eliminated parking minimums.

Member Bubba Fisch proposed a motion to eliminate parking minimums City-wide with parking maximums near transit and Member Feldstein seconded the motion.

Vice Chair Behrendt expressed the desire for additional information on potential negative impacts and a direct correlation to housing.

MOVED BY MEMBER BUBBA FISH, SECONDED BY MEMBER RACHEL FELDSTEIN AND UNANIMOUSLY CARRIED (ABSENT MEMBER EMILY DIBINY AND WITH VICE CHAIR DANIEL BEHRENDT ABSTAINING), THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS RECOMMEND THE CITY COUNCIL SUPPORT ELIMINATING ALL PARKING MINIMUMS CITY-WIDE AND THE INSTITUTION OF PARKING MAXIMUMS NEAR TRANSIT OR WHERE ALTERNATE MOBILITY IS EASILY ACCESSED.

Further discussion ensued between staff and Committee Members regarding making a report to the Planning Commission; Committee purview; and the presentation to the City Council.

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Item A-3

Update – 2022 Greater Los Angeles Homeless Count

Receive an update from the staff on the preliminary guidelines for the administration of the 2022 Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Count

Chair Mark Lipman introduced the item.

Member Rachel Feldstein provided a report on the recent meeting of the Homeless Count Subcommittee; noted that the Count is planned for January 26; discussed previous use of volunteers; Subcommittee involvement; the 2020 Count; COVID requirements; use of a non-internet web based app rather than a paper count; the outdoor deployment site; and distribution of a thank you letter to past recipients encouraging support of a local homeless service provider or non-profit affordable housing providers.

Chair Mark Lipman invited public comment.

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

Discussion ensued between staff and Committee Members regarding time and location; participation by Committee Members; and collection of vaccination information.

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Item A-4

DISCUSSION – PALLET HOMES Discussion on Pallet Homes as an approach to addressing homelessness. Make a recommendation to Council on Pallet Homes as an approach to address homelessness

Chair Mark Lipman deferred the item to a future meeting due to the lateness of the hour.

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Public Comment for Items Not on the Agenda

Chair Mark Lipman invited public comment.

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

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

Discussion ensued between staff and Committee Members regarding scheduling the date of the retreat; agreement to hold a retreat on December 18 from 10:00 a.m. to 2:00 p.m. instead of the regular Committee meeting on December 21; and items for discussion including an update the bylaws, an update on progress of the 2018 Homeless Plan, member objectives for 2022 and an open discussion.

Chair Mark Lipman congratulated the Committee on accomplishing everything on the wish list from last year.

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Adjournment

There being no further business, at 9:59 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held at 10:00 a.m. on Saturday, December 18, 2022.

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TEVIS BARNES

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

APPROVED

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.

Jeremy Green
CITY CLERK

Date