

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

March 12, 2022
7:00 p.m.

Call to Order & Roll Call

Chair Daniel Behrendt called the special meeting of the Culver City Advisory Committee on Housing and Homelessness to order at 7:00 p.m. via Webex.

Present: Daniel Behrendt, Chair
Bubba Fish, Vice Chair
Amy Cherness, Committee Member
Darryl Cherness, Committee Member
Rachel Feldstein, Committee Member
Khin Khin Gyi, Committee Member

Absent: Emily Dibiny, Committee Member

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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Public Comment – Items NOT On The Agenda

Tevis Barnes, Housing Programs Administrator, indicated that no public comment had been received.

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Receipt and File Correspondence

Tevis Barnes, Housing Programs Administrator, reported that complaint emails had been received regarding homeless activity in the City and she indicated that Homeless Outreach Coordinator, Christina Stoffers had addressed areas of concern.

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Consent Calendar

Item C-1

Meeting Minutes

Tevis Barnes, Housing Programs Administrator, proposed postponing the minutes until the new Committee Members had a chance to review them and the Committee agreed to defer consideration of the minutes to the next meeting.

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Order of the Agenda

Item A-4 was tabled to the next meeting.

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Discussion ensued between staff and Committee Members regarding emailed comments received expressing concern with homeless activity at specific locations.

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Action Items

Item A-1

INTRODUCTION AND ADMINISTRATION OF THE OATH OF OFFICE TO NEWLY APPOINTED COMMITTEE MEMBERS

Introduction and Administration of the Oath of Office to newly appointed Advisory Committee on Housing and Homelessness members, Lizbeth Mendez and Leonardo Wilborn

Lizbeth Mendez introduced herself and discussed her background.

Tevis Barnes, Housing Programs Administrator, administered the Oath of Office to Lizbeth Mendez.

Leonardo Wilborn introduced himself and discussed his background.

Tevis Barnes, Housing Programs Administrator, administered the Oath of Office to Leonardo Wilborn.

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Item A-2

RECEIVE UPDATE ON 2018 CULVER CITY PLAN TO PREVENT AND COMBAT HOMELESSNESS. Receive an update from Staff regarding the 2018 Culver City Plan to Prevent and Combat Homelessness. Staff will review plan goals that have been achieved as well as the progress for each goal

Tevis Barnes, Housing Programs Administrator, presented the Housing Programs Matrix; highlighted the number of housing programs administered by the Housing Department; discussed programs prioritized by the City Council and the Committee; staff time involved; status of the prioritized programs; goals within the Homeless Plan; the motel conversion project; identified properties; current use of hotels by the homeless; providing an interim housing site; the low barrier program; the importance of willingness of the individual to work with service providers; concern with displacement; the permanent supportive housing component; funding; the requirement to have the project 90% occupied within 8 months from the announcement of the award; shifting priorities; the Safe Parking Program; the Homekey Conversion; the Request for Proposal (RFP) process; administration of the Safe Parking Program; identified locations; outreach to the homeless community; identification of interested participants; rules of conduct; the application process; messaging to the community to promote what is being done to address homelessness; misinformation about homelessness; communication between case managers and first responders; rules about confidentiality; and plans to have prioritized programs off to a good start or up and running by the end of the fiscal year.

Discussion ensued between staff and Committee Members regarding ways the Committee can assist staff; help with

positive messaging to the community; communication with the consultant; focus areas; concern with the growing population under the 405 freeway; people who do not want to be displaced; concern with vulnerable people being preyed upon; the focus to get people to a safe place; the clean up on March 1; the blocked sidewalk; ADA (Americans with Disabilities) access; health issues; outreach prior to cleanups; fire hazards; the outreach team from St. Josephs Center, Culver City Police Department (CCPD) and Culver City Fire Department (CCFD); tents; the motel conversion project; the Safe Parking program; approved funding and contracts; work in progress; assisting the consultant in drafting the communication plan around homelessness and the motel conversion project; fears that the homeless population would increase with creation of a shelter; the bureaucratic process; unhappy people that do not want projects to move forward; the Globe Avenue project; drowning out the opposition; Committee involvement in the RFP process; Project Homekey; the need for funding to sustain the program; money set aside by the County Board of Supervisors; the Direct Housing program; City Council direction and priorities; discussion of Committee priorities; other programs in progress; civil liberties; the Homeless Management Information System (HMIS); repeat services; communication; voluntary participation; confidential information; purpose and use of information; collection methods; SPDAT (Service Prioritization Decision Assistance); Akido Labs; RALLY; lack of access to HMIS; LAHSA (Los Angeles Homeless Services Authority); the need for a person to sign a release in order for the City to receive the information; access by St. Josephs; and appreciation for the transparency.

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Item A-3

**REVIEW ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS
PRIORITIES FOR FISCAL YEAR 22-23**

Committee members discuss and define priorities related to the City's Housing and Homeless Work Plan, Budget of Housing and Homeless Activities, and Community Outreach and Engagement

Chair Daniel Behrendt introduced the item; discussed the role of the Committee; defining priorities for the coming year; education and presentations; funding; communication with the City Council; and determining an efficient approach for the

Committee.

Discussion ensued between staff and Committee Members regarding the Safe Parking program; the RFP process; land trusts; Los Angeles Eco-Village; creating a list of ideas and initiatives vs. discussing specific items; exploration of different ideas and concepts; Committee interest and priorities; addressing policy issues; the Livable Communities Initiative; inclusionary housing near transit oriented developments; development of more permanent supportive housing; finding alternative engagement other than LAHSA; the existing ordinance allowing building on top of retail; repurposing empty commercial establishments on Washington and Jefferson; increasing the amount of ADU (Accessory Dwelling Unit) incentives; parking requirements; requiring all new multi-family units of 5 or more to set aside 20% for low or very low-income units throughout the entire City; by-right development rather than going through the Planning Commission and City Council; use of zoning codes to prohibit development; inviting someone from the Planning Department to discuss parking minimums and by-right development; addressing the lack of affordable housing that leads to homelessness; the Direct Housing Program; City purchase of vacancies; density bonuses; AB2345; RHNA (Regional Housing Needs Assessment) requirements; state law; the voluntary nature of the legislation; support for rent control; expanding upon Safe Parking; creation of a subcommittee to explore technical platforms used to leverage the battle against homelessness; applicable technology; allocating 30 minutes per meeting to an expert speaker to present data driven analysis and research; creation of a subcommittee to gather data to provide more informed guidance to the City Council; communicating with a frustrated and fatigued community to address toxic elements; creation of dedicated subcommittees to support different initiatives; facilitating progress; concern with penalizing poverty; drug use; providing safe injection sites; providing free public transportation; current collaboration with other organizations to provide clean needles and sharps containers; and next steps.

MOVED BY MEMBER RACHEL FELDSTEIN AND SECONDED BY MEMBER KHIN KHIN GYI THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS TABLE THE SCORE CARDING DISCUSSION TO THE NEXT MEETING.

AYES: BEHRENDT, CHERNESS, CHERNESS, FELDSTEIN, FISH, GYI, MENDEZ, WILBORN

NOES: NONE
ABSENT: DIBINY

Additional discussion ensued between staff and Committee Members regarding expanding by-right inclusionary housing near transit and anywhere in the City; prioritization of projects based on impact; value of the initiative vs. likelihood of the item moving forward; constrained City resources; determining resource allocation for each item; staff time to support subcommittees; grouping similar items together for the subcommittees to work on; Committee recommendations to the City Council; items that are already in process; developers who do not pursue the density bonus because they do not want to include the affordable units; collaboration with the Planning Department to get the word out to developers; security issues with offering free transportation; groundwork to research items; injection sites; receiving information from experts; liability; costs; staffing; subcommittee goals vs. goals of the larger Committee; organizing the list of priorities into existing subcommittees; creating clear desired outcomes, milestones and a clear timeline; tracking progress; helping people currently in crisis; staff time; holding a weekend meeting to prioritize items; citizen volunteers; agreeing upon specific items for continued review and prioritization at the next meeting; using the existing subcommittee to handle different items; educating people about the root causes of homelessness; reducing toxicity; prioritization within the subcommittees; reevaluation of the subcommittees; new Committee Members; agreement to lock the list and consider distribution and prioritization at the next meeting; additional items for the next meeting including the scorecard and frequency of reports to the City Council; the proposed Eco-Village presentation; and agreement to evaluate subcommittees at the next meeting.

The following items were agreed upon for further consideration:

Exploratory Items:

- Los Angeles Eco-Village Tour or Speaker
- Livable Communities Initiative
- Speakers to better understand causes of homelessness using data-driven analysis/research
- Presentation by Planning Department staff regarding by-right development

- Explore technical offerings to leverage the fight against homelessness
- Secede from LAHSA

Policy Committee:

- Building on top of retail using the existing ordinance
- Mandate 20% or more of units for low or very-low income residents for all of Culver City (not just transit friendly areas) for all developments of 5 or more units by-right
- Expansion of exclusionary housing, especially by transit
- Direct Housing Program using vacancies

Initiative Prioritization

- Develop more permanent supportive housing
- Increase ADU incentives from \$50,000 to \$100,000
- AB 2345 - collaborate with Planning Department to get the word out to developers
- Explore expansion of safe parking initiatives

Outreach Committee Items

- Understand initiatives the Committee can undertake to help communicate the work of the City to a frustrated community to avoid toxic comments against unhoused people
- Explore safe injection sites

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Item A-4

RECEIVE PRESENTATION ON SCORE CARD BY CHAIR, DANIEL BEHRENDT

This Item was tabled to the next meeting.

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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)**

None.

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Adjournment

There being no further business, at 9:55 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a retreat on April 19, 2022 at 9:00 a.m.

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TEVIS BARNES

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

APPROVED

Daniel Behrendt

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