

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

June 21, 2022  
7:00 p.m.

**Call to Order & Roll Call**

Chair Daniel Behrendt called the regular meeting of the Culver City Advisory Committee on Housing and Homelessness to order at 7:01 p.m. in the Patacchia Room at City Hall.

Present: Daniel Behrendt, Chair  
Bubba Fish, Vice Chair  
Amy Cherness, Committee Member  
Darryl Cherness, Committee Member  
Emily Dibiny, Committee Member  
Rachel Feldstein, Committee Member  
Lizbeth Mendez, Committee Member  
Leonardo Wilborn, Committee Member

\*Commissioner Wilborn arrived at 7:11 p.m.

Absent: Khin Khin Gyi, Committee Member

Staff: Tevis Barnes, Housing Programs Manager  
Christina Stoffers, Homeless Outreach Coordinator

oOo

**The Pledge of Allegiance**

Darryl Cherness led the Pledge of Allegiance.

oOo

**Public Comment – Items NOT On The Agenda**

Chair Daniel Behrendt invited public comment.

No speakers came forward and no public comment was submitted.

o0o

**Receipt of Correspondence**

Tevis Barnes, Housing Programs Manager, reported that the State of California Housing and Community Development Standard Agreement for the Homekey Award had been received.

o0o

Chair Daniel Behrendt discussed the focus of the Committee.

o0o

**Consent Calendar**

Item C-1

**Approval of Minutes for the Special Advisory Committee on Housing and Homelessness Meeting of May 31, 2022**

MOVED BY MEMBER EMILY DIBINY AND SECONDED BY MEMBER DARRYL CHERNESS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS MEETING OF MAY 31, 2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BEHRENDT, CHERNESS, CHERNESS, DIBINY, FELDSTEIN,  
FISH, MENDEZ  
NOES: NONE  
ABSENT: GYI, WILBORN

o0o

Chair Daniel Behrendt discussed procedures for public speaking and for running a structured meeting.

o0o

## **Presentations**

### Item P-1

#### **Exodus Recover Inc.**

**Receive a Presentation from Exodus Recover Inc. (ERI) Detailing the History and Mission of the Organization. Presentation will include Information on ERI's Oversight of the Programming for the 74-Unit Homekey Motel Conversion Project**

Tevis Barnes, Housing Programs Manager, introduced the item.

Hilary Aquino, Exodus Vice President of Homeless and Diversion Services, provided background on herself and on the company; discussed services provided; and, responding to inquiry, she discussed the Baldwin Hills Project Homekey facility.

Member Leonardo Wilborn joined the meeting.

Discussion ensued between Ms. Aquino, staff, and Committee Members regarding onsite services; security; assistance provided to the Culver City Fire Department (CCFD); urgent care for mental health issues; the interim housing site; relationship building; reducing usage over time; caseload; permanent supportive housing vs. interim housing; criteria for admission; clarification regarding acronyms used; access to services; prioritization of people from the Culver City By Name List; measuring success; methodology and data; permanent housing; family reunification; level of engagement; reductions to Urgent Care visits; interim housing sites; deaths; observation and rounds; clinical treatments; and appreciation for the presentation.

oOo

### Item P-2

#### **Safe Parking**

**Presentation on Safe Parking Programming Throughout the Los Angeles County Region**

Nick Sundback, Housing Navigator, provided a presentation on Safe Parking in Los Angeles County; discussed the different roles of organizations; Los Angeles Homeless Services Authority (LAHSA); scope of services; funding; requirements

for participation; average size of safe parking locations; the intake process; turnover; the population served; connection to resources; necessary fundraising to fill in the gap from LAHSA fundings; placement rate; personnel; on-site security; available facilities; and available financial aid for car repairs, parking citations, etc.

Discussion ensued between staff and Committee Members regarding appreciation to staff for their efforts; City Council direction with regard to priorities; different programs being considered and implemented; modular housing; pallet shelters; Project Homekey; the Safe Parking Program; the work plan; funding; viability of different safe parking programs in the region; participation in a City program vs. in LAHSA programming; the Innovation Grant; assistance with vehicle issues; the application process; program rules; allotting slots for gig workers with irregular schedules; flexibility within the program; costs for the Pallet program vs. for the Safe Parking program;; neighborhood character; insurance; potential to reduce the budget; the highly functioning population of people living in their cars; and a suggestion to agendize consideration of providing a compare and a contrast of programs to the City Council.

o0o

Item P-3

#### **Pallet Shelter**

#### **Receive a Presentation on Pallet Shelter Programming from Pallet Shelters**

Elizabeth Rugg, Pallet Shelter, provided background on the company; discussed coming up with the next step to help those currently homeless in Culver City; second chance employers; feedback from homeless individuals that they want stable housing, they want to work, and they are interested in Pallet Shelters; disabled individuals; the need for supportive services; the individualized shelters provided; non-congregate housing; features of the Pallet Shelters; rules; amenities; rapid response; installations at different locations; scope of work; Requests for Proposals (RFPs); budget; and next steps.

Discussion ensued between Ms. Rugg, staff and Committee Members regarding cost per unit; add-on features; clarification that the company is for-profit; personal device

outlets supplied for each unit; food prep and microwaves in the community room; minimum number of units required to bid; the communal experience; the capital budget vs. the operating budget; intensity of services; the need to provide additional funding; case management; comparisons between costs and services for Safe Parking, Pallet Housing and Project Homekey; transitioning into permanent housing; supportive services; workforce development housing; Pallet employees with lived experience; the amount of space needed; time and cost for assembly; the Pallet program in Redondo Beach; and site plans.

Additional discussion ensued between staff and Committee Members regarding Safe Parking vs. Pallet Shelters; providing supportive services; taking a more comprehensive approach; costs of group conventional housing; clarification that those living in their cars would be able to make use of Pallet Shelters; the importance of checking in on people and community space; concern with having individual locked areas; ensuring that people do not isolate; the Project Homekey model; the importance of permanent supportive housing; site planning; the village created in Los Angeles containing staffing and community space; creation of neighborhoods and open space; programming and services; increased costs; number of people served; concern with the for-profit nature of the organization; people living in the Pallet Shelters who help build other shelters; clarification that Exodus Recover is also a for-profit organization; different populations served by Safe Parking vs. Pallet Shelters; available budget; concern with recommending one program over another; staff time spent; policy decisions made by the City Council; programming costs related to Pallet Housing; continued evaluation; presenting the differences between the programs; creating a framework to understand the message from the Committee; space constraints; partnerships with other non-profit organizations; community members willing to help; including Tiny Homes in the mix; feedback that homeless individuals do not want to live in a shelter with strangers; providing people with a sense of privacy and ownership; speed of construction; providing community space; isolation in Tiny Homes vs. in a shelter; protocol developed by the service provider; the ability to quarantine in tiny homes; providing shelters that meet fire ratings and comply with City codes; liability; site planning; drainage; flooding; and earthquake safety.

o0o

## **Order of the Agenda**

Receipt of Correspondence and the Consent Calendar were heard before the Presentations.

o0o

## **Action Items**

Item A-1

### **SUBCOMMITTEE APPOINTMENTS: Receive Nominations and Approve Recommendations:**

- **Appointments to the 2023 Homeless County Subcommittee**
- **Appointments to the Los Angeles County Homeless Initiative Subcommittee**
- **Appointments to the Outreach and Engagement Subcommittee**

Discussion ensued between staff and Committee Members regarding waiting to consider the item until Commissioner Gyi can be present.

MOVED BY VICE CHAIR BUBBA FISH AND SECONDED BY MEMBER DARRYL CHERNESS THAT SUBCOMMITTEE APPOINTMENTS BE DEFERRED TO THE NEXT MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BEHRENDT, CHERNESS, CHERNESS, DIBINY, FELDSTEIN,  
FISH, MENDEZ, WILBORN  
NOES: NONE  
ABSENT: GYI

o0o

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

None.

o0o

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

Discussion ensued between staff and Committee Members regarding items for the next agenda including a discussion of content to present to the City Council; meeting participation by the Culver City Police Department (CCPD); scheduling the date of the next meeting; the inability to hold hybrid meetings; the ability to provide comments to staff in advance of the meeting; and appreciation to staff for the presentations.

o0o

**Adjournment**

There being no further business, at 9:02 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on July 26, 2022 at 7:00 p.m.

oOo

---

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 Bocchino  
CITY CLERK

---

Date