

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

August 23, 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 7:49 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  
Leonardo Wilborn, Committee Member

Absent: Rachel Feldstein, Committee Member  
Khin Khin Gyi, Committee Member  
Lizbeth Mendez, Committee Member

Staff: Tevis Barnes, Housing Programs Manager  
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**

Chair Daniel Behrendt invited public comment.

Tevis Barnes, Housing Programs Manager, indicated that no requests to make public comment had been received.

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### **Receipt of Correspondence**

Tevis Barnes, Housing Programs Manager, indicated that no correspondence had been received.

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### **Order of the Agenda**

Item C-1 was considered after Item A-1.

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### **Action Items**

Item A-1

#### **(1) Discussion of Draft Written Report to City Council Regarding Workplans; (2) Authorize Transmittal to City Council**

Discussion ensued between staff and Committee Members regarding Committee accomplishments from 2021; actions taken; outcomes; plans for 2022; presenting actions to the City Council; Pallet Housing; the Safe Parking initiative; the ability of Committee Members to submit public comment as a member of the public; City Council priorities; City Council direction; HomeKey; staff time allocated to the Universal Basic Income program; reminding the City Council of ACOHH priorities; the report submitted to the City Council on the priorities of all Commissions, Boards and Committees; motions to clarify Committee intent; and whether it is more effective to have more than one Committee Members address the City Council.

MOVED BY CHAIR DANIEL BEHRENDT AND SECONDED BY MEMBER DARRYL CHERNESS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS DIRECT VICE CHAIR BUBBA FISH TO ADDRESS THE CITY COUNCIL AT THEIR SEPTEMBER 12, 2022 MEETING TO RECOMMEND SAFE PARKING AND PALLET SHELTER PROGRAMS IN ADDITION TO THE STAFFING REQUIRED TO CARRY THE PROGRAMS TO FRUITION, WITH A FULLER PRESENTATION OF THE COMMITTEE WORKPLAN AND ACCOMPLISHMENTS PRESENTED AT THE NEXT AVAILABLE CITY COUNCIL MEETING AFTER STAFF HAS SUBMITTED THE REPORT TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Additional discussion ensued between staff and Committee Members regarding the initial draft summary of accomplishments for 2021; adding the parking recommendation, homeless count activities, and establishment and operation of subcommittees; listing actions and outcomes; accomplishments for January 2022 to August 2022; programs to add to the existing work plan document; the task to confirm 2021 achievements and picking 3-4 items to focus on for 2022; exploration of a Vacancy Tax; the Direct Housing Pilot program; Pallet Shelters; Safe Parking; Safe Camping; allocating an incremental head count to staff; conducting a website analysis; general public education outreach; mobile crisis response; implementation of restroom and shower facilities; the need to update the Homeless Plan; the work plan vs. the Homeless Plan; goals and objectives; and milestones.

Further discussion ensued between staff and Committee Members regarding items to include in the 2022 Work Plan; community outreach and engagement; communication between Committee Members; providing a roster with contact information; abuse of business cards and badges provided to Committee Members in the past; clarification that only Commissioners receive business cards now; confidentiality; use of City email addresses for communication; effectiveness of communication through digital campaigns; attending neighborhood meetings; making a flier for Frequently Asked Questions (FAQs) with a City email contact rather than providing individual information or business cards; including community outreach in the work plan; outreach to the unhoused and to the larger community; the Homeless Toolkit; fear of the unhoused that puts the unhoused in harm's way; creation of a flier for the housed community and a flier for the unhoused community; the need to update previous materials created; providing a TAP card to allow access to services; distribution; staff outreach; assigning Member responsibility for tracking each item; the ADU (Accessory Dwelling Unit) incentive program; efforts to increase the amount allocated for ADUs; rent control; affordability covenants; interim and permanent supportive housing motel conversions; Committee support; the

planned groundbreaking; the need to name the project; the proposed Direct Housing program; master leasing; the complex nature of crafting a Vacancy Tax; good faith efforts; taxes vs. fees; developer efforts to drive up prices; Caltrans property; concern with allowing large corporations to buy up homes and not provide housing; determining what the Committee wants to spend time and resources on; bottlenecks; where additional resources could be helpful; the need for additional staffing to take on certain items; mobile crisis response; deployment of 24/7 restroom and shower facilities; updating the Homeless Plan; making a recommendation to the City Council for additional staff resources; and the City Council commitment to mobile crisis resources.

MOVED BY CHAIR DANIEL BEHRENDT AND SECONDED BY MEMBER EMILY DIBINY THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE THE FOLLOWING PROGRAMS IN THE 2022-2023 WORK PLAN:

1. RECOMMEND THAT THE CITY COUNCIL IMPLEMENT SAFE PARKING AND PALLET SHELTER; AND,
2. CONTINUE EFFORTS AROUND COMMUNITY ENGAGEMENT FOR THE UPCOMING INTERIM AND PERMANENT SUPPORTIVE HOUSING MOTEL CONVERSION; AND,
3. EXPLORE A DIRECT HOUSING PROGRAM; AND,
4. CONTINUE COMMUNITY OUTREACH AND ENGAGEMENT AROUND HOMELESS PROGRAMMING AND SERVICES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY VICE CHAIR BUBBA FISH AND SECONDED BY MEMBER DARRYL CHERNESS THAT THE COMMITTEE ON HOUSING AND HOMELESSNESS INCLUDE DISCUSSION AND RESEARCH INTO A VACANCY TAX OR FEE IN THE 2022-2023 WORK PLAN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BEHRENDT, CHERNESS, CHERNESS, DIBINY, FISH  
NOES: WILBORN  
ABSENT: FELDSTEIN, GYI, MENDEZ

MOVED BY CHAIR DANIEL BEHRENDT AND SECONDED BY VICE CHAIR BUBBA FISH THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE THE ADDITION OF THE FOLLOWING ACCOMPLISHMENTS IN THE 2021 WORK PLAN: PARKING MINIMUMS, THE HOMELESS COUNT, AND FORMATION OF SUBCOMMITTEES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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### **Consent Calendar**

Item C-1

### **Approval of Minutes for the Special Advisory Committee on Housing and Homelessness Meeting of July 26, 2022**

MOVED BY VICE CHAIR FISH AND SECONDED BY MEMBER EMILY DIBINY THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS MEETING OF JULY 26, 2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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)**

Discussion ensued between staff and Committee Members regarding Member availability and the date for the next meeting.

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**Adjournment**

There being no further business, at 9:12 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on September 20, 2022.

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TEVIS BARNES

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

APPROVED

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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.

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Jeremy Bocchino  
CITY CLERK

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Date