

REGULAR MEETING OF THE  
CULVER CITY  
COMMITTEE ON HOMELESSNESS  
CULVER CITY, CALIFORNIA

September 22, 2020  
7:00 p.m.

### **Call to Order & Roll Call**

Vice Chair Lipman called the regular meeting of the Culver City Committee on Homelessness to order at 7:10 p.m. via Webex.

Present: Mark Lipman, Vice Chair  
Daniel Behrendt, Committee Member  
Darryl Cherness, Committee Member  
Rachel Feldstein, Committee Member  
Khin Khin Gyi, Committee Member  
Karlo Silbiger, Committee Member\*

\*Member Silbiger joined the meeting at 7:32 p.m.

Staff: Tevis Barnes, Housing Programs Administrator  
Christina Stouffers, Homeless Outreach  
Coordinator

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Vice Chair Lipman announced that Chair Gibson had resigned from the Committee; he noted that appointment of a new Chair would not be able to take place until the next meeting; and he asked that Receipt of Correspondence and Items from Members and Staff be moved to the beginning of the meeting.

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### **The Pledge of Allegiance**

Tevis Barnes, Housing Administrator, led the Pledge of Allegiance.

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The following two items were considered out of order.

**Receive and File Correspondence**

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

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**Items from Committee on Homelessness Members**

Tevis Barnes, Housing Administrator, discussed the City Council meeting of September 21, 2020 noting that the first reading of the Permanent Rent Control Ordinance had been done, the second reading would come forward on September 29, 2020, and final adoption would take place on October 29, 2020.

Vice Chair Lipman discussed the Rent Registry; vacancy rates; and incentive programs.

Member Cherness reported on a recently adopted housing program by the City of Los Angeles called The LA ADU (Auxiliary Dwelling Unit) Accelerator Program.

Discussion ensued between staff and Committee Members regarding work currently being done by staff on a similar program; examination of the Los Angeles model for best practices; costs; remuneration; and grants.

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**Public Comment - Items NOT on the Agenda**

Vice Chair Lipman invited public comment.

Christina Stouffers, Homeless Outreach Coordinator, indicated that no requests to speak had been received.

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## **Consent Calendar**

Item C-1

### **Approval of Minutes for the Regular Meeting of July 28, 2020 and the Special Meeting of August 25, 2020**

Vice Chair Lipman noted that page 4, line 4 of the August 25, 2020 meeting minutes should read "de-criminalizing" rather than "criminalizing" homelessness.

MOVED BY MEMBER FELDSTEIN, SECONDED BY MEMBER CHERNESS AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS APPROVE THE MINUTES FOR THE REGULAR MEETING ON JULY 28, 2020 AND THE SPECIAL MEETING ON AUGUST 25, 2020 MEETING AS CORRECTED (ABSENT MEMBER SILBIGER).

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## **Order of the Agenda**

Items from Members and Receipt of Correspondence were moved forward in the agenda to after the Pledge of Allegiance.

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## **Action Items**

Item A-1

### **Update - Los Angeles County Homeless Initiative Subcommittee**

Member Behrendt discussed the September 8 Los Angeles County Homeless Initiative Subcommittee meeting; past use of funds; research and activity; next steps; identifying customer needs in the homeless population; solutions; creation of a program budget; and strategies to get ahead of homelessness.

Discussion ensued between staff and Committee Members regarding disposition of the AmVets building; the Community Gardens site; the Wende Museum; creating housing for homeless veterans; the proposed community center; homeless services; permanent supportive affordable housing; funding; modular housing; cost effectiveness; cost per unit; size of AmVets vs. the Community Garden; available services; raising more money from the county; the need for direct investment; and revenue streams to support the program.

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Item A-2

**Update - General Plan Advisory Committee (GPAC) and Equity and Human Relations Advisory Committee**

**Receive an Update from the Assistant to the City Manager on Homelessness, Helen Chin, on the General Plan Advisory Committee and the Equity and Human Relations Advisory Committee**

Helen Chin, Assistant to the City Manager on Homelessness, discussed recommendations regarding housing solutions; Homeless Count data; the disproportionate impact of homelessness on the Black community; efforts with the Equity Subcommittee, the Equity and Human Relations Advisory Committee (EHRAC), the General Plan Advisory Committee (GPAC), and the Government Alliance on Race and Equity (GARE); and the importance of working across bodies to address the intersection of housing, homelessness and racism.

Member Silbiger joined the meeting at 7:32 p.m.

Member Silbiger apologized for being late, noting that he had been attending the EHRAC meeting; he expressed hope that the bodies would not continue to meet at the same time noting the overlap between the Committees; he reported speaking to the EHRAC as an individual, asking them to address the issue of homelessness; felt that the issue could be addressed in a healing way; pointed out the intersection between race and everything; the importance of ensuring that the broader community understands what is behind the housing and homelessness crisis in the City and in the region; he reported previous coordination between the Outreach Subcommittee and the Landlord Tenant Mediation Board to plan an event; and he recommended working to bring a proposal to the GPAC and EHRAC on ways to work together.

Discussion ensued between staff and Council Members regarding having the Outreach Subcommittee take the lead; addressing the disproportionate number of Black people who become homeless; differences between the demographic in Culver City and on the west side; prevention programs in Culver City; the lack of focus on any specific demographic; things that can be influenced in Culver City; consideration of the region as a

whole; impacts of systematic racism; providing information on current programs to the Committee; ensuring that solutions are not limited to what is currently seen; and support for having the Outreach Committee engage with other City committees.

Vice Chair Lipman invited public comment.

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

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Item A-3

### **Update - Discussion - Housing Policies and Methods**

#### **Continuation of the Discussion on City Housing Policies and Methods to Facilitate Greater Housing Funding and Production**

Vice Chair Lipman discussed starting with the premise that just because something has not been tried before, that doesn't mean it is not the solution needed; maintaining established policies; belief that homelessness can be solved and housing can be provided; he asked everyone to bring their best ideas forward; and he noted that they were not limited to current programs.

Discussion ensued between staff and Committee Members regarding support for encouraging ADUs throughout the entire City; a suggestion that a Planning Department representative provide a presentation on ADUs; setting priorities of the Committee for the next year; matching landlords with tenants in need; the target population for the ADU program; funding to hire a Housing Navigator; targeted categories; income level definitions; support for acquiring additional City owned property to provide housing; historical context behind the AmVets property; efforts to persuade the City to provide affordable housing; the 6-units included in the new community space being built; a statement by the Vice Mayor that all City projects moving forward should include affordable housing; the need for outreach to landlords encouraging them to use their units for Section 8 housing; mechanisms to effect change: advocacy and community outreach and recommended policy changes; addressing racism and housing; landlord incentives; the rental protection ordinance; examination of

inclusionary zoning; Safe Parking; the ADU pilot program; changing the housing stock and supply in Culver City; the motel re-use program; the need for permanent supportive housing with wrap-around services; bridge and permanent supportive housing; identifying a hotel/motel owner willing to sell; work already in progress; the planned Owner Fair; the Inclusionary Housing Ordinance; the Nexus study; racism and housing; programs that are already underway; permanent supportive housing as the key to solving homelessness; acknowledgement that one size does not fit all; the need to cast a wide net to be able to pick up as many units as possible; meeting people where they are; bringing units online quickly with landlord/tenant incentives; tenant support to help people through the COVID emergency; the number of tenants and landlords helped by the program; the Direct Housing Program; necessary funding; taking advantage of the push to reimagine public safety and request reallocation of funding to address homelessness; finding solutions instead of accepting the status quo; if permanent housing is not possible, engaging in a pilot project to prove that directly housing people would work; costs per person to open up housing; outreach to create a regional-wide pilot program; valid concerns with homelessness; the importance of showing significant success at the Venice/Sepulveda underpass to garner support; providing the City first right of refusal for properties going on the market; policy potential; the Rent Registry; vacancy rates; affordability covenants; roommate/owner share program; reevaluating housing goals with respect to COVID-19; Southern California Council of Governments (SCAG); housing goals; whether a large influx of employees will still be coming into the City; changes as a result of COVID; and bringing the focus to those who need the housing the most.

Tevis Barnes, Housing Administrator, discussed holding a virtual retreat to work on prioritizing where energies should be focused; revisions to the Homeless Plan; tenant protections and rent control; the COVID response; the Rental Assistance Program; clarification that the Housing Department is not and has never been supported through the General Fund; and first right of refusal.

Vice Chair Lipman invited public comment.

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

Additional discussion ensued between staff and Committee Members regarding prioritizing the Direct Housing Program for permanent supportive housing; taking advantage of momentum in the community; assisting staff with outreach; housing trailers; winter weather; land for trailer placement; temporary land use during COVID; the need to provide wrap around services; potential locations; the multi-jurisdictional nature of homelessness; possibilities for new conversations after the election; a suggestion for multiple retreat meetings to allow sufficient time to consider all ideas, establish criteria, prioritize strategies, clarify responsibility, and identify next steps; crystalizing everything into several feasible ideas that can be presented to the City Council; updating the Plan to Combat Homelessness; the role of the Committee; providing input on proposals; length of the meetings and schedule; and agreement to hold a retreat on November 21 at 10:00 a.m.

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

Vice Chair Lipman invited public comment.

No public comment was received.

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**Receive and File Correspondence**

This item was moved forward on the agenda.

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**Items from Committee on Homelessness Members**

This item was moved forward on the agenda.

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**Adjournment**

There being no further business, at 8:54 p.m., the Culver City Committee on Homelessness adjourned to Tuesday, October 27, 2020 at 7:00 p.m.

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TEVIS BARNES  
SECRETARY of the Culver City Committee on Homelessness,  
Culver City, California

APPROVED

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CHAIR of the Committee on 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 Green  
CITY CLERK

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Date