

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

January 12, 2021  
7:00 p.m.

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

Chair Silbiger called the regular meeting of the Culver City Committee on Homelessness to order at 7:00 p.m. via Webex.

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

\*Member Gyi arrived at 7:30 p.m.

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

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### **The Pledge of Allegiance**

The Committee on Homelessness recited the Pledge of Allegiance.

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### **Public Comment – Items NOT on the Agenda**

Chair Silbiger invited public comment.

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

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## **Receive and File Correspondence**

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

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## **Items from Committee on Homelessness Members/Staff**

Chair Silbiger indicated that he and Vice Chair Lipman had provided a report to the City Council on January 11 regarding the COH Work Plan, and he discussed efforts to coordinate a meeting with the Housing Subcommittee or the City Council in order to move forward on identified items.

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## **Presentations**

Item P-1

### **Introduction – Nick Sundback, Housing Navigator**

Tevis Barnes, Housing Programs Administrator, introduced Nick Sundback noting that he would be working on launching the Affordable Housing Accessory Dwelling Unit (ADU) Program, the Safe Parking Program and development of a property owner database for those willing to work with the City on unhoused and affordable housing families.

Nick Sundback, Housing Navigator, introduced himself; discussed his background; provided his contact information; he encouraged Committee Members to reach out at any time; and, responding to inquiry, he discussed the matching process, ensuring sustainable placement, and the need for buy-in to achieve success.

Discussion ensued between staff and Committee Members regarding the effective date of the ADU program; willingness of landlords to accept City funds and the City covenant; City Council approval of the program and appropriation of funds; expansion of the program; revisiting grant levels; additional funding from the county; housing funds used to support the affordable component; providing a larger grant amount to make the project more attractive to the homeowner; the process to build the landlord base and improve participation;

incentives; education; outreach; matching people with vouchers to units; eviction protection; ensuring an open line of communication between the tenant, the homeowner, the tenant service agency and the Housing Authority; removing barriers for people in need of housing; addressing issues holistically; coordination with Los Angeles Housing Services Authority (LAHSA) and access to the Coordinate Entry System (CES); serving as an advocate for both the tenant and the landlord; getting the ADUs built and then matching them with those in need; Safe Parking planned for the City parking lot near Bill Botts Field; focus areas for the next 18 months; and encouragement to Mr. Sundback to share any new developments to the Committee for sharing with the City Council and the community.

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Item P-2

**Regional Housing Needs Assessment (RHNA) Presentation from Michael Allen, the City's Current Planning Manager, on the History, Unit Production Requirement of the RHNA and Guiding Principles for the City's Housing Element Update for the 6<sup>th</sup> Planning Period.**

Tevis Barnes, Housing Programs Administrator, introduced the item.

Michael Allen, Current Planning Manager, welcomed the new Housing Navigator; provided an overview of the Regional Housing Needs Assessment (RHNA) process; discussed the origin and history of RHNA; meeting housing needs of the community; planning equitably; the periodic update to the Housing Element of the General Plan; addressing social equity issues; the purpose of RHNA; quantifying the need for housing in each jurisdiction; RHNA objectives; the 8-year planning cycles; the Housing Element as a primary tool for implementing the RHNA allocations; the process to project housing demand; regional determination in consultation with California State Department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG); timing and methodology for the 6<sup>th</sup> RHNA; unit production requirements; the RHNA appeals process; impacts to Culver City; the draft RHNA for the Housing Element; number of units allocated to very low, low, moderate, and above moderate

income housing; anticipation that the number of units will increase.

Member Gyi joined the meeting.

Discussion ensued between staff and Committee Members regarding RHNA goals; the requirement to plan and inability to require actual building; enforcement; private developers; non-profits; public/private partnerships; enacting policies to incentivize, remove barriers or provide other mechanisms to help facilitate the production of housing; encouraging the production of housing in specific categories; state certification; developing mechanisms to accommodate the required number of housing units; funding mechanisms contingent on having an adopted General Plan or certified Housing Element; ease of meeting above-market income units; concern with a pre-determined plan to upzone the community; quality of life; concern with eliminating the "small town feel" of Culver City; funding for groups promoting upzoning by high tech companies; moving ahead contrary to the will of the community; the tactic of those who oppose upzoning to be accused of being against racial equity; the link between race and poverty; making the division between rich and poor more entrenched in the community with development focused on market rate housing; profit; laws incentivizing incorporation of low-income units; the mandate to plan for units in each category; density bonuses for projects that incorporate low-income units; tools to achieve categories of affordability; development incentives from the City; code allowed density; established community benefit density incentives; changing community benefits; City Council consideration of requiring developers to make 15% of the project affordable housing in order to receive density bonuses; using mechanisms to incentivize development while including other affordability levels; the national campaign pushing for 12 million public housing units across the country; funding mechanisms and available money to produce Culver City housing; a suggestion to include serious conversations about public housing in the planning process; the lack of a requirement for extremely low income housing in the RHNA; incentivizing nonprofits to develop housing for the homeless population; reallocating some of the required above moderate income housing to be included in the extremely-low income category instead; and Committee consensus to direct staff to return at the February meeting with information regarding the number of units at 30% or below Average Median Income (AMI) necessary to address the

homeless crisis for discussion of a possible recommendation to the City Council.

Additional discussion ensued between staff and Committee Members regarding clarification that there is no deadline for completion of construction; annual reports to the state; the appeals process; financing; self-reporting and analysis; federal funding sources; subsidized housing development; Habitat for Humanity housing on Globe Avenue; the competitive nature of funding; the number of housing units Culver City needs to plan for over the next 8 years; the future plan vs. the current plan; factoring in unachieved numbers from the previous cycle; the cumulative total; the timeline for completion; how vacancy rates figure into the plan; and circulation of the draft and consideration by the COH before submission to the state.

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#### **Order of the Agenda**

No changes were made.

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#### **Action Items**

Item A-1

#### **Update - 2021 Homeless Count Subcommittee**

**Receive an update from the 2021 Homeless Count Subcommittee (Members Cherness, Feldstein and Vice-Chair Lipman). Discussion on Council direction to conduct an internal 2021 Homeless Count due to the impact of COVID-19 utilizing City staff from Culver City Police and Fire Departments, Housing, the City Manager's and the Culver City Saint Joseph Center Homeless Outreach Team**

Tevis Barnes, Housing Programs Administrator, reported that the City Council had approved moving forward with the Annual Homeless Count; she discussed cancellation of the annual event by LAHSA and other cities; she indicated that City staff and the Saint Joseph Homeless Outreach Team would use the same methodology as has been used in the past to retain consistency of data; consultation with the legal team and

risk managers; COVID precautions being taken; the change in routine to count Ballona Creek during the daytime rather than at night utilizing members of the Emergency Operations Team; the subcommittee meeting to review logistics before the count; and outreach and engagement of volunteers and businesses who have supported the count in the past.

Discussion ensued between staff and Committee Members regarding the date of the next subcommittee meeting; agreement to provide the raw data to LAHSA; the timeline for distribution of the data publicly; City Council direction; presentation of data to the subcommittee before going to the City Council; appreciation to staff for conducting the valuable Count; benefits of community participation; a suggestion to have a public event to share the data and raise awareness; and retaining the Homeless Count Subcommittee to work with staff on ideas regarding how to present the data and engage the public.

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Item A-2

**DISCUSSION – 2021-22 FISCAL YEAR HOUSING BUDGET Standing discussion on 2021-22 Fiscal Year Budgetary policy and programming related to housing and homelessness**

Discussion ensued between staff and Committee Members regarding reallocation of money earmarked for the Landlord Fair; defining the type of outreach the monies would be used for; and staff agreement to brainstorm with the Outreach Subcommittee before the February COH meeting.

Vice Chair Lipman discussed budget proposals for a Direct Housing Program; the Homelessness Toolkit; identifying ways to fund the program; a suggestion to create a 2-year pilot program to house 40-60 people in permanent supportive housing, expanded to the entire population in the third year; creating a cost benefit by saving money spent addressing homelessness; money for case management staffing to oversee the program; use of Redevelopment Funds to fund the pilot program; and identification of permanent funding for a long term program.

Tevis Barnes, Housing Programs Administrator, discussed the Low and Moderate Income Housing Fund; the Housing Set Aside; debt owed from the commercial side of Redevelopment; money to

produce affordable units; Redevelopment Law; the Health and Safety Code; the 55-year covenant; money appropriated from the Redevelopment Asset Fund to support the COVID-19 Emergency Rental Assistance Program, that had been earmarked for new housing construction; components of the 12-month COVID-19 Emergency Rental Assistance Program; background on the previous Rental Assistance Program; ensuring that families are supported when the program concludes; and creating long-term affordability for unhoused and low-income families.

Discussion ensued between staff and Committee Members regarding the timeline for making a recommendation to the City Council; development of new work programs; updates to the City Council on the progress of the current fiscal year program; the need for additional time to provide for sufficient discussion of the item; renting vs. owning; looking at opportunities to own; true monthly costs per unit including utilities and insurance; funding sources; finding less expensive housing; the one-time allocation to the Emergency Rental Assistance Program; free trailers provided by FEMA to house people; the difficulty of finding flat land with access to utilities and drainage; the Emergency Shelter Feasibility Study; identified sites; work on issues by the Homeless Initiative Subcommittee to be prepared for the next meeting; research into purchasing properties on the market; monthly costs per person; housing families; adding clarity to the numbers; associated costs; the ability to house more people; longer term funding; identifying larger funding sources during the pilot program; money available at the state level; concern with use of affordable housing money from the California Debt Limits Allocation Commission to benefit private companies; surplus at the state level; pros and cons of state money; likelihood of capture; timeliness; determining the number of residents that need Rapid Rehousing, rental assistance or homeless prevention; determining which population is being focused on; type of housing; landlord participation and incentives; ensuring sufficient funding for staffing costs; encouragement for Members to email questions to staff; appreciation to Vice Chair Lipman for his efforts on the item; and agreement to discuss the item at the February COH meeting.

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

Chair Silbiger invited public comment.

No public comment was received.

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**Receive and File Correspondence**

None.

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**Items from Committee on Homelessness Members (Continued)**

Discussion ensued between staff and Committee Members regarding the date of the next meeting; whether to have two meetings in February; and agreement to hold a meeting on February 9 to finalize budget recommendations.

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**Adjournment**

There being no further business, at 9:05 p.m., the Culver City Committee on Homelessness adjourned to 7:00 p.m. on Tuesday, February 9, 2021.

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

APPROVED

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KARLO SILBIGER  
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