

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

February 9, 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 7:03 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

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 and explained meeting procedures.

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

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Items from Committee on Homelessness Members/Staff

Responding to inquiry, Tevis Barnes, Housing Programs Administrator, indicated that Phil Ansell of the Los Angeles County Homeless Initiative was retiring, but his replacement had not yet been identified.

Member Cherness expressed concern with the small number of people that could be helped with the plan to give grants to landlords for Accessory Dwelling Units (ADUs).

Tevis Barnes, Housing Programs Administrator, discussed Measure H; realignment of funding from other programs to add more to the ADU program for the unhoused; the intent to create four units for ADUs; the ten-year covenant; long-term affordability; the potential for additional funding; the presentation to the City Council by the Housing Navigator; the number of individuals served over time; she encouraged inviting homeowners with an ADU, or looking to build an ADU, to an upcoming workshop given by Nick Sundbeck to help solicit interest in the program.

Nick Sundback, Housing Navigator, invited anyone looking to build an ADU, or with an existing ADU who is interested in participating in the program, to contact him; he discussed the level of resources on hand vs. the number of people to be served; providing as many options as possible for people who are unhoused; and coordination with property owners about other possibilities for unhoused families and ADUs without using Measure H funds.

Chair Silbiger reported that he and Vice Chair Lipman had attended a Temple Akiba Zoom session seeking support for the work of the COH; noted much discussion about Landlord Incentives; discussed an update he provided to the City Council on COH strategic planning; and potential collaboration with the Equity and Human Relations Advisory Committee (EHRAC) on a community engagement event.

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Consent Calendar

Item C-1

Approval of Minutes for the Special Meeting of December 8, 2020

MOVED BY VICE CHAIR LIPMAN, SECONDED BY MEMBER CHERNESS AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL MEETING OF DECEMBER 8, 2020.

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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 Staff on the 2021 Internal Homeless Count

Tevis Barnes, Housing Programs Administrator, provided an update on the 2021 Internal Homeless Count; she noted that Los Angeles Housing Services Authority (LAHSA) had suspended their count for 2021; discussed methodology; presentation of specific numbers at a later date; presentation of data to the City Council Housing and Homeless Subcommittee; the proposed community engagement event to present the data; and she reported substantial increases to homelessness overall.

Discussion ensued between staff and Committee Members regarding ease of the process; whether the event should continue to use volunteers in the future; the value of community engagement; City Council direction; the potential for devising a different way for the community to connect; the increased percentage of homeless deaths in the county over last year; data collected; costs to do the Count; consistency of methodology; conducting more frequent Counts; taking a Count during the day; direction from Housing and Urban Development (HUD); the demographic survey conducted by LAHSA; use of the Homeless Management Information System (HMIS); more routine collection of data; determining what data is needed to make decisions; clarification that the Count was conducted in cars, except for the Ballona Creek portion; liability issues; coordination with the Culver City Police

Department (CCPD) and the Culver City Fire Department (CCFD); assistance from the City Manager's Office; and increased numbers of people in their cars, tents, make-shift shelters, and people on their own.

Nick Sundback, Housing Navigator, discussed the need to understand the mental health and substance abuse situation among the unsheltered; the LA County Substance Abuse Prevention and Control Division; resources at the county level; facilitation of drug and alcohol treatment services; and collection of aggregate data by the county.

Additional discussion ensued between staff and Committee Members regarding scheduling a meeting of the Homeless Count Subcommittee to discuss consideration of conducting additional Counts and potential further engagement to roll out the numbers; involvement of people who have participated in the past; and coordination with the City Council Subcommittee and the Outreach Subcommittee.

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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

Chair Silbiger discussed a proposal made at the previous meeting to request funding for a Direct Housing pilot program.

Tevis Barnes, Housing Programs Administrator, discussed the Housing Programs Matrix; money programmed to address homelessness; the 2018 Plan to Prevent and Combat Homeless Checklist; status of proposed actions; the Direct Housing Program; the presentation to the City Council on Public Banking; the end of redevelopment funding; and concern regarding the sustainability of a Direct Housing program.

Chair Silbiger noted that a Direct Housing program had been discussed at the retreat as a long-term goal with outreach as an ongoing priority.

Vice Chair Lipman discussed previous approval of the longer-term goal of a Direct Housing program; the current process to reimagine Public Safety; previous resistance from City staff

to make changes to policies that were not working; previous City Council support of the Housing First approach; moving forward to eliminate homelessness in the community; the mixed-use affordable housing pilot program; funding; precedent; money used for the emergency rental relief program to help those struggling with COVID; precedent for directly funding housing; reduced costs through housing people; the need to redirect General Fund money into a more sustained, permanent program; the Public Banking presentation; demonstrated savings from housing unhoused individuals; currently funded homeless services; and he wanted to see an item presented to the City Council on February 22 to let them know that the COH is moving forward before the budget request is made in March.

Discussion ensued between staff and Committee Members regarding support for presenting a Direct Housing program along with the other agreed upon programs including: Safe Parking, Outreach, and ADUs; elements in the program already approved by the City Council; the task to fund previous direction from the City Council; length of time people would stay in the Direct Housing program; whether services are part of the program and whether participants would pay any portion of the rent; providing funding for the missing element; the budgeting proposal; ensuring that rent is not the obstacle to getting people housed; parameters for Rapid Rehousing for families; rental assistance vs. permanent units; money saved by paying for housing over services; Project 50 in Los Angeles County; increased money saved over time; the COVID-19 temporary rental assistance program; the three-month catch-up grant; housing for those that may be able to sustain rent on their own if funding is suspended; program structure; the phase-out of the Rental Assistance Program; the importance of saving lives; support for beginning with 100% support and tapering down, as is the process with the Rapid Rehousing Program; HUD guidelines for families; collaboration with the Housing Authority; determination of average costs; staff oversight of the programs and involvement with putting together the proposal; long-term funding; linkage fees; the Section 8 model; HUD rules; the history of past rental assistance programs; research indicating availability of funding; linkage fees; taxes; length of the program; what services would be required; the selection process; thresholds; metrics; case workers; and staff time.

Nick Sundback, Housing Navigator, discussed evaluating the programs efficiently; variations in costs depending on the

needs of the individual; he read a quote from Mayor Garcetti indicating that: "Homelessness will not go down until rent does"; he discussed rent increases over the past 20 years; self-sufficiency; people unable to participate in the labor market; mainstream county services with good intentions that are not resourced appropriately to deal with the challenges at hand; competition for services; connecting high-needs people with other dysfunctional systems; building assets for low-income renters; unexpected expenses; deeply-affordable units; reductions to homelessness in Finland; and getting involved with construction and land acquisition.

Additional discussion ensued between staff and Committee Members regarding status of the Safe Parking Program; appropriate funding for short and medium-term priorities; including appropriate staff time; support for limiting the amount of time to offer 100% funding; identification of a priority population; concern with increasing rents; the difficulty of getting landlords to participate; adding to the Section 8 vouchers; the budget process and timeline; the goal of permanent supportive housing vs. rental assistance; working with those who are ready to be housed first; working to house as many people as quickly as possible; creating a pilot program for two years to allow development of other sources of income; bringing in a vacancy tax to open up units and generate revenue; landlords operating in bad faith; consideration of a linkage fee by the Economic Development Subcommittee; Social Housing; a suggestion by Mayor Fisch that the Vienna model of subsidized housing be examined; outreach to landlords regarding landlord incentives; the need for additional funding for landlord incentives; master leases; placing people into units as they become available; the need for a fuller conversation about outreach; funding for mixed-use units; support for permanent supportive housing and concern with jeopardizing the program; length of time to build units; people who are dying on the street right now; land-banking; buying property to own as a City; the previously agreed to program; ensuring the best presentation to the City Council; rendering a decision for next steps; questions still to be answered; stop-gap measures; planned presentations for the next meeting including Power LA, Upward Bound House and quarterly reports from Saint Joseph Center; the Homes Guarantee by People's Action; land availability in Culver City; and Committee agreement that the Homeless Initiative Subcommittee consider issues and return with recommendations, and that the COH request a joint meeting with the City Council

Housing Subcommittee.

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Public Comment for Items Not on the Agenda

None.

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Receive and File Correspondence

None.

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Items from Committee on Homelessness Members (Continued)

None.

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Adjournment

There being no further business, at 9:12 p.m., the Culver City Committee on Homelessness adjourned to 7:00 p.m. on Tuesday, February 23, 2021.

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

APPROVED

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.

Jeremy Green
CITY CLERK

Date