

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

September 21, 2021
7:00 p.m.

Call to Order & Roll Call

Chair Silbiger called the regular meeting of the Culver City Advisory Committee on Housing and Homelessness to order at 7:01 p.m. via Webex.

Present: Karlo Silbiger, Chair
Mark Lipman, Vice Chair
Daniel Behrendt, Committee Member
Amy Cherness, Committee Member
Darryl Cherness, Committee Member
Emily Dibiny, Committee Member*
Rachel Feldstein, Committee Member
Bubba Fish, Committee Member
Khin Khin Gyi, Committee Member

*Member Dibiny joined the meeting at 7:03 p.m.

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

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The Pledge of Allegiance

Chair Silbiger led 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 staff would be reaching out to the 2022 Homeless Count

Subcommittee to start the planning process for the annual Homeless Count and she discussed upcoming Los Angeles Housing Services Authority (LAHSA) Deployment Center Training.

Member Dibiny joined the meeting.

Member Darryl Cherness discussed Senate Bill 9 and asked for clarification regarding implications to Culver City.

Tevis Barnes, Housing Programs Administrator, discussed discretion of local jurisdictions; minimum lot size, unit size and setbacks; and she noted very few lots in the City that could accommodate four units.

Haifaa Moammar, Equity and Human Relations Advisory Committee, discussed upcoming activities and programs; the virtual Indigenous Peoples' Day Celebration on October 12; and the Community Contributions Award.

Member Khin Khin Gyi discussed exemptions with building ADUs (Accessory Dwelling Units) in parts of the Crest and Blair Hills.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY MEMBER KHIN KHIN GYI, SECONDED BY MEMBER RACHEL FELDSTEIN AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL MEETING OF AUGUST 16, 2021 AS WRITTEN.

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Order of the Agenda

Item A-3 was heard before Item A-2.

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Action Items

Item A-1

Receive Nominations and Approve Selection of Chair and Vice Chair

Chair Karlo Silbiger reported that he would be unable to continue on the Committee as he was moving to Washington, D.C. and he expressed appreciation for the opportunity to serve.

MOVED BY MEMBER KHIN KHIN GYI, SECONDED BY MEMBER RACHEL FELDSTEIN AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPOINT MARK LIPMAN TO SERVE AS CHAIR OF THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS.

Chair Mark Lipman expressed best wishes to Karlo Silbiger on his new job and thanked him for his leadership.

Discussion ensued between staff and Committee Members regarding the role of Vice Chair.

MOVED BY MEMBER RACHEL FELDSTEIN, SECONDED BY MEMBER DARRYL CHERNESS AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPOINT DANIEL BEHRENDT TO SERVE AS VICE CHAIR OF THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS.

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Item A-3

(Out of Sequence)

Update - HI Subcommittee

Receive an Update from the HI Subcommittee - (Vice Chair Lipman, Members Feldstein and Behrendt) on the Direct Housing Program. Make a Motion to Approve the Parameters of the Direct Housing Program and Present to the City Council for Consideration

Chair Mark Lipman reported on a recent Housing Initiative Subcommittee meeting noting the intent to make a presentation to the City Council in the future.

Member Emily Dibiny discussed the many possibilities available; necessary funding; and innovative ways to address issues in Culver City.

Vice Chair Daniel Behrendt and Member Rachel Feldstein indicated that they had not received an invitation to attend the subcommittee meeting.

Discussion ensued between staff and Committee Members regarding notification to attend the meeting; clarification that Member Bubba Fish serves on the subcommittee, not Rachel Feldstein; communication via the City email account; clarification that staff will not contact Committee Members other than from the City email account; and encouragement for Members to contact staff if they do not receive email regarding City meetings.

Chair Mark Lipman provided a presentation on the proposed parameters for a Direct Housing pilot program; discussed program goals; program funding; use of interns; recycling of unused funding to supplement the extension and expansion of those served; duration; the target population; long-term support; funding levels; cost comparisons; utilities; wrap-around services; master leases and landlord incentives; additional tools; and long-term considerations.

Discussion ensued between staff and Committee Members regarding creating a program similar to the one the city of Los Angeles has; maintaining flexibility; providing support to those in the City who might want to move out of the City; services provided by St. Josephs; funding source as dictating affordability; and limited availability of Section 8 vouchers.

Jose Nuno, Saint Josephs Center, discussed acuity scores; eligibility determinations; rapid rehousing; and other resources.

Additional discussion ensued between Mr. Nuno, staff and Committee Members regarding continued assistance by case workers for long-term solutions to meet needs; level of vulnerability; eligibility for Section 8; length of time that people wait on the Section 8 list; vouchers; turnover; shared and assisted living situations; length of time to navigate the process; consistency with existing county programs; the unreliability of Section 8; concern that after 24 months people are kicked out of housing and become homeless again;

concern with the City master-leasing properties; liability; responsibility for repairs; unlawful retainer; evictions; the model the most successful Housing First programs use; getting serious about getting people off the streets; following best practices of other programs; cities that ended homelessness using the proposed model; and the feeling that permanent supportive housing is the best solution.

Additional discussion ensued between Mr. Nuno, staff and Committee Members regarding security; concern with criminalizing people who are homeless; stagnant wages; permanent supportive housing vs. interim housing; case management; and monitoring people so that they do not fall through the cracks.

Further discussion ensued between staff and Committee Members regarding budgetary concerns; making use of a hybrid program; different types of Housing First programs; project-based models vs. scattered site models; making use of readily available housing; making changes as quickly as possible; the status of the Safe Parking program; costs to administer the programs; presentations to the City Council in October; the motel reuse program; state and county funding; housing types; stabilizing people so they can move forward; timeframe to reach full occupancy; start-up time; finding property owners who are willing to participate; selection of the target population; insurance; overall budget; a suggestion to add slides to future presentations with risks and challenges along with mitigations to address them, and a list of housing alternatives with pros and cons including an explanation of why the particular path forward is being recommended; benefits and drawbacks; legitimate concerns; designing a smaller pilot program with a scorecard to track success to inform a broader roll-out; appreciation for the presentation; answering concerns before moving forward to the City Council; vaccination requirements; the Los Angeles model that seeks to serve 25% of their homeless population; benefits to using many different tools to address issues; offering more options to housing service providers; the importance of meeting people where they are; offering something that is not being done yet; the importance of addressing concerns of residents; keeping the general public safe; the ability to address underlying hurdles once housing is stabilized; investments in other permanent supportive housing; securing the program beyond the pilot program; the importance of long-term funding; and staff agreement to organize another subcommittee meeting to address issues raised.

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Item A-2

Discussion Budget Subcommittee

Discussion on the Formation of a Budget Subcommittee - Make a Motion to Form a Budget Subcommittee

Chair Lipman introduced the item and discussed possibilities for subcommittee focus noting that he envisioned the subcommittee as a research body.

Discussion ensued between staff and Committee Members regarding staff workload; research to find funding sources with reports back to the Committee; private foundations; the Bakersfield program funded through a grant from Kaiser Permanente; providing information on grants for staff to pursue; staff effort involved to apply for a grant; existing staff in the City Manager's Office that works on grants; clarification on the scope and goals of the subcommittee; using Bakersfield as a template; and Members of the Housing Initiative Subcommittee agreed to incorporate the function of grant research into their scope.

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

Member Bubba Fish asked to agendize a discussion of parking minimums as they impact the ability to build affordable housing; discussed cities around the country that are

reevaluating parking capacity; and opportunities to reevaluate parking minimums for all housing.

Discussion ensued between staff and Committee Members regarding staff agreement to request a presentation about parking minimums from the Planning Department in November; additional discussion of the Housing Initiative in November; the proposed Committee retreat; providing an opportunity for each Committee Member to have a full discussion of their goals for the Committee; staff workload; bringing back the Direct Housing Pilot Program as a topic for the retreat; concern with putting the item off to December; having a discussion of mandating that existing commercial apartments with 5 or more units be required to set aside 20% for low and very low income people; City Council purview; concern with the action being seen as a taking of property; providing subsidies; legal implications; and agreement that the next Committee meeting be held on October 19, 2021.

Chair Lipman expressed gratitude for the patience of the Committee and for their support.

Committee Members congratulated Karlo Silbiger on his new job and wished him luck.

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Adjournment

There being no further business, at 9:07 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held at 7:00 p.m. on Tuesday, October 19, 2021.

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TEVIS BARNES

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

APPROVED

MARK LIPMAN

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.

September 21, 2021

Jeremy Green
CITY CLERK

Date