

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

September 19, 2023
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 7:09 p.m. in the Patio Room.

Present: Daniel Behrendt, Chair
Amy Cherness, Committee Member
Darryl Cherness, Committee Member
Jonathon Dilworth, Committee Member
Rachel Feldstein, Committee Member
Khin Khin Gyi, Committee Member
Leonardo Wilborn, Committee Member

Absent: Emily Dibiny, Committee Member
Robert Gagnier, Committee Member

Staff: Tevis Barnes, Director of Housing and
Homelessness

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Discussion ensued between staff and Committee Members regarding Member Dibiny's multiple consecutive absences; consideration of bylaws; extenuating circumstances; and agreement to wait for the next meeting to consider the issue.

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The Pledge of Allegiance

Member Darryl Cherness led the Pledge of Allegiance.

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Public Comment for Items NOT On The Agenda

Tevis Barnes, Director of Housing and Homelessness, indicated that no requests to speak had been received.

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Receipt of Correspondence

Tevis Barnes, Director of Housing and Homelessness, indicated that no correspondence had been received.

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The following item was considered out of order:

Items from Staff

Tevis Barnes, Director of Housing and Homelessness, noted a request at the last meeting for staff to provide updates regarding various housing programming and services; she discussed the Project Homekey Open House on September 29; furniture; Exodus; staffing; the By Name List; the phased move in; Safe Sleep; and adjustments made to the raw data from the City in the recent LAHSA (Los Angeles Homeless Services Authority) presentation on the Homeless Count numbers.

Discussion ensued between staff and Council Members regarding invitations to Committee Members to attend the Project Homekey opening; the reduction in the LAHSA number from the previous year; trending; Member difficulties with City email; staffing for Safe Sleep; user adjustment to the Safe Sleep program; the need for the Certificate of Occupancy for Project Homekey; the fire suppression system; training; donations; City Council permission; the onsite boutique; and Shoe Day.

Chair Behrendt discussed the mission and purview of the Advisory Committee on Housing and Homelessness (ACOHH).

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting of August 22, 2023

MOVED BY MEMBER AMY CHERNESS AND SECONDED BY MEMBER LEONARDO WILBORN THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING OF AUGUST 22, 2023.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, DARRYL CHERNESS,
JONATHON DILWORTH, KHIN KHIN GYI, LEONARDO WILBORN
NOES: NONE
ABSENT: EMILY DIBINY, ROBERT GAGNIER
ABSTAIN: RACHEL FELDSTEIN

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Order of the Agenda

Items from Staff were heard before the Consent Calendar.

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Action Items

Item A-1

Introduction of Dr. Richardson/Mobile Crisis Team, Carrie Bell/Urban Alchemy, and Jackie Arlo/Project Homekey

Tevis Barnes, Director of Housing and Homelessness, introduced key players in the department.

Dr. Dan Richardson, Human Services and Crisis Intervention Manager, provided background on himself; discussed the Mobile Crisis Team (MCT); and offering an alternative crisis response.

Discussion ensued between staff and Committee Members regarding purview over 5150 or LPS determination; limited beds; the non-emergency response of the county; the process; operating hours; staffing; closure of the LPS ward at Southern

California Hospital; follow up; short-term case management; response to non-violent calls; clarification that Dr. Richardson has concluded his work with the Culver City Police Department (CCPD); amount of response to unhoused persons in crisis vs. housed persons in crisis; gaps in the mental health system; criteria that must be met; lack of insight for patients with mental illness; the focus of the MCT on voluntary treatment; police response to traffic safety issues with people blocking the street; benefits to the MCT; and a request that statistics regarding calls be presented at a future meeting.

Carrie Bell, Urban Alchemy, provided background on herself noting that to date, there had been no issues with the Safe Sleep program.

Additional discussion ensued between staff and Committee Members regarding the neighbors; the recent hurricane; fire safety; protocols; the specialized tents; the inability to tour the occupied facility; emergency preparedness; the Emergency Operations Center; the Teen Center; education; best practices; other cities that provide tours; the broader homeless community; previous events; the Open House; Service Day; ensuring that residents are not overwhelmed; showing the facility in operation; and finding a creative way to provide a walk-through.

Jackie Arlo, Project Homekey, provided background on herself and encouraged everyone to come to the opening.

Tevis Barnes, Housing and Human Services Director, introduced meeting attendees from Upward Bound House and Saint Joseph Center (SJC).

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Item A-2

Discussion of LifeArk Tour for Next ACOHH October 2023 Meeting

Member Dilworth provided background on the organization; discussed his connection to LifeArk; the modular housing system approved by HCD (Housing and Community Development); providing long-term places for people to stay; materials used in the building structure; components; assembly; use by other cities; utilization as a permanent supportive or housing solution; and he wanted everyone to come out and see the modular housing system.

Discussion ensued between staff and Committee Members regarding scheduling; availability; having a special meeting for the tour; site location; diverse application of the product depending on site conditions; the high energy efficiency structure; and Committee agreement to visit the site on October 19, 2023.

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Item A-3

Election of ACOHH Chair and Vice Chair

Chair Behrendt discussed workload; efficient use of time; Committee Members who are present and ready to work; waiting until everyone is present to appoint a Chair or Vice Chair; the requirement of the City Clerk to appoint a Chair and Vice Chair at the current meeting; and subcommittees.

Chair Daniel Behrendt moved that the Advisory Committee on Housing and Homelessness postpone item A-3 to October and Member Khin Khin Gyi seconded the motion.

Discussion ensued between staff and Committee Members regarding postponing the appointment until a full Committee can be present; provisions in the bylaws that if a Committee Member misses three consecutive meetings, they are removed from the Committee; consultation with the City Clerk; use of positive reinforcement; concern with continued delays to appointing a Chair; clarification that Members must attend in person to be considered present; excused absences; and agreement to delay appointments.

MOVED BY MEMBER RACHEL FELDSTEIN AND SECONDED BY MEMBER KHIN KHIN GYI THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS DELAY ITEM A-3, APPOINTMENT OF THE CHAIR AND VICE CHAIR OF THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS FOR FISCAL YEAR 2023-2024 TO THE OCTOBER MEETING DUE TO MEMBER ABSENCES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: AMY CHERNESS, DARRYL CHERNESS, JONATHON DILWORTH,
KHIN KHIN GYI, LEONARDO WILBORN
NOES: NONE
ABSENT: EMILY DIBINY, ROBERT GAGNIER
ABSTAIN: DANIEL BEHRENDT, RACHEL FELDSTEIN

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Item A-4

Approval of Chair or Vice Chair to Present Legislative Update to Council

Discussion ensued between staff and Committee Members regarding the ability of the current Chair or Vice Chair to provide the update; holding the regular meeting along with the event in October; and staff research into legislative proceedings.

Member Rachel Feldstein moved to approve having the Chair or Vice Chair present a legislative update to the City Council and Member Darryl Cherness seconded the motion.

Additional discussion ensued between staff and Committee Members regarding data and follow up on legislation brought forward by the previous Vice Chair; presenting the opportunity for the City Council to provide their opinion on SB 423, SB 4, AB 1033, and SB 10; Committee agreement to move forward in requesting an opinion from the City Council; current status of the Bills; determining the effectiveness of pursuing the original proposal to the City Council regarding possible endorsement of legislation; and the proposal for the City Council to have staff evaluate areas to increase capacity leveraging SB 10 with a recommendation brought back in 90 days.

Member Rachel Feldstein withdrew her original motion and made a new motion eliminating the request to endorse SB 423, SB 4, and AB 1033, and instead to direct staff to evaluate areas to increase housing capacity, leveraging SB 10 with staff to return with additional information in 90 days.

Further discussion ensued between staff and Committee Members regarding the letter sent from the former Vice Chair to Council Members, the Chair, and staff, and addressing affordable housing and homelessness in the City.

MOVED BY MEMBER RACHEL FELDSTEIN AND SECONDED BY MEMBER KHIN KHIN GYI THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS ADVISE THAT THE CITY COUNCIL DIRECT STAFF TO EVALUATE AREAS TO INCREASE HOUSING CAPACITY LEVERAGING SB 10

AND TO HAVE STAFF BRING BACK RECOMMENDATIONS TO THE CITY COUNCIL WITHIN 90 DAYS IF POSSIBLE. SB 10 ALLOWS THE CITY TO REZONE FOR UP TO TEN UNITS FOR CERTAIN PARCELS FOR INFILL, NEAR HIGH QUALITY TRANSIT, NEAR JOBS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DANIEL BEHRENDT, AMY CHERNESS, DARRYL CHERNESS,
JONATHON DILWORTH, RACHEL FELDSTEIN, KHIN KHIN GYI,
LEONARDO WILBORN

NOES: NONE

ABSENT: EMILY DIBINY, ROBERT GAGNIER

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Item A-5

**Discussion on Function and Purpose of the ACOHH
Subcommittees; Selection of Members for the following
subcommittees:**

- **2024 Homeless Count Subcommittee**
- **Homeless Initiative Subcommittee**
- **Outreach and Engagement Subcommittee**

Discussion ensued between staff and Committee Members regarding the function and purpose of each subcommittee; clarification that Committee Members do not need to serve on the Subcommittee in order to participate in the Homeless Count; the ability to assign absent Members; creating economic opportunity for the homeless; Urban Alchemy; advocacy; meeting frequency; ability of Members to serve on more than one subcommittee; scheduling; staff time; clarification that the meetings are not open to the public and minutes are not taken; virtual meetings; Members expressed interest in serving; and the Committee agreed upon the following appointments:

- o **2024 Homeless Count Subcommittee:**
 - Daniel Behrendt
 - Rachel Feldstein
 - Robert Gagnier
 - Jonathan Dilworth

- o Homeless Initiative Subcommittee:
 - Khin Khin Gyi
 - Jonathan Dilworth
 - Leonardo Wilborn
 - Daniel Behrendt

- o Outreach and Engagement Subcommittee:
 - Amy Cherness
 - Darryl Cherness
 - Khin Khin Gyi
 - Rachel Feldstein

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Item A-6

Postmortem Discussion on Culver City Project Homekey: What Can We Learn From the Unexpected Issues Resulting From This Project

Discussion ensued between staff and Committee Members regarding ensuring that a better architect, engineer, and construction manager are hired to inspect the properties before purchase; difficulties uncovered once in process; new paint vs. a complete rehabilitation; clarification that the City did not use a broker; common mistakes; lack of thoroughness with the scope of work; hiring construction management companies to help guide the City through the process; the importance of creating a thorough scope of work; numerous staff transitions when the project was starting; time working out issues at the start of the project; the Safe Sleep program; retirements; the need for better research into any future project; bringing items up to code; difficulties working with Edison; appreciation for the responsiveness of the gas company and the water company; Habitat for Humanity; staffing; codifying suggestions offered from the public and Committee Members for a future project in a diligence document or punch list; institutional knowledge; and ensuring that knowledge is shared and widely available.

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Public Comment for Items Not on the Agenda

Chair Daniel Behrendt invited public comment.

No public comment was requested.

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**Items from Advisory Committee on Housing and Homelessness
Members/Staff**


Discussion ensued between staff and Committee Members regarding clarification on the date of the next meeting.

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Adjournment

There being no further business, at 9:04 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to October 19, 2023.

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X  11/14/2023
TEVIS BARNES
SECRETARY of the Culver City Advisory Committee on Housing
and Homelessness, Culver City, California

APPROVED


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.


Jeremy Bocchino
CITY CLERK

01/17/2024
Date