

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

February 5, 2019  
7:00 p.m.

Call to Order & Roll Call

The special meeting of the Culver City Committee on Homelessness was called to order at 7:01 p.m. in the Dan Patacchia Room at City Hall.

Present: Karlo Silbiger, Chair  
Kim Gibson, Vice Chair\*  
Ira Diamond, DPM, Committee Member  
John Helyar, Committee Member  
Mark Lipman, Committee Member  
Melissa Vollbrecht, Committee Member  
Deborah Wallace, Committee Member\*\*

\*Vice Chair Gibson arrived at 7:05 p.m.

\*\*Commissioner Wallace arrived at 7:18 p.m.

Staff: Tevis Barnes, Housing Administrator  
Ashleigh Blackman, Housing Authority Clerk

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The Pledge of Allegiance

Karlo Silbiger led the Pledge of Allegiance.

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The following item was considered out of order.

Consent Calendar

Item C-1

Approval of Minutes for the Special Meeting of January 8, 2019

THE COMMITTEE ON HOMELESSNESS PASSED A MOTION APPROVING MINUTES FOR THE SPECIAL MEETING OF THE COMMITTEE ON HOMELESSNESS ON JANUARY 8, 2019 AS SUBMITTED (ABSENT VICE CHAIR GIBSON AND MEMBER WALLACE).

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Public Comment - Items NOT on the Agenda

Chair Silbiger invited public comment.

No cards were received and no speakers came forward.

Tavis Barnes, Housing Administrator, announced the Third Annual Supervisor Homeless Initiative Conference at the Biltmore; reported receipt of funding under Priority 1 for the 2018 Cities Implementation Grant, the feasibility study for motel reuse; she discussed resubmittal of the Priority 2 application for colocation of the outreach team; first responder training; the County of LA Sheriff's First Responder Program; first responders other than the police; and the Los Angeles Homeless Outreach Program (LA HOP).

Vice Chair Gibson joined the meeting.

Discussion ensued between staff and Committee Members regarding responsiveness of LA HOP; protocol; homeless engagement teams for each service provider area; hot spots; City Council preference for locating the team at City Hall; communication with the City Council; the expected award from the county; competing for funding through the Requests for Proposals (RFP) process; Measure H; Housing and Urban Development (HUD) funding for Section 8; and background on the naming of the Patacchia Room.

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## Order of the Agenda

No changes were made.

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## Action Items

### Item A-1

#### **Receive an Update from the 2019 Greater Los Angeles Homeless Count Subcommittee (Gibson, Wallace and Volbrecht)**

Discussion ensued between staff and Committee Members regarding the 2019 Greater Los Angeles Homeless Count; volunteers; donations; cities that have an insufficient number of volunteers; turnout for the Count; the maps; the app; Certificates of Appreciation; including an invitation to the City Council recognition on the evening of the Count; public recognition on the City website; and appreciation for the training and to staff for their efforts.

Member Wallace joined the meeting.

Further discussion ensued between staff and Committee Members regarding concern that people came in too early and had to wait for too long; starting at a later time; people who show up early; shortening the time for dinner; ensuring that check-in forms are filled out properly; changes in the numbers of homeless counted; increases to numbers of people living in their cars; consistency of methodology; variations in the numbers; making the schedule more clear; City boundaries; confusion about searching in certain areas; working to fix issues with the app; providing a placard for cars; discouragement of walking teams or use of Bird scooters for liability reasons; offering the option of walking; combining walking and driving; the 2018 Count; people coming in from Riverside where there is less money available for services; individuals vs. those in cars; increased in numbers of first-time homeless; parking programs; the Seasonal Shelter Feasibility Study; high rents and stagnant wages; communication with Mark Ridely-Thomas's office; and thank you cards from the Committee for food donations.

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Item A-2

1) Discussion Regarding the COH Initial Recommendations to City Council for the Fiscal Year 2019/2020 Budget and Review of the 2018/2019 Housing Work Plan, and 2) Discuss and Make Any Appropriate Recommendations to City Council on the 2018-2019 Housing Work Plan and 2019-2020 Housing Work Plan and Budget

Discussion ensued between staff and Committee Members regarding money associated with the Homeless Plan for the next year; ensuring that the City Council can see that the Plan is connected with the money allocated; showing what has been accomplished and what needs to be accomplished; including the safe parking program as part of the feasibility study; colocation of the homeless outreach team; creating an Accessory Dwelling Unit (ADU) program for affordable housing using General Fund money or the in lieu program; costs for a pilot program; staffing limitations; providing amnesty for existing ADUs; hosted vs. non-hosted; City inspections; apartment complexes; creating a wishlist; Tiny Homes; the modular housing demonstration project; the Culver City Interfaith Coalition meeting; use of church facilities; Safe Parking LA; clarification that safe parking is part of the seasonal shelter feasibility study; the need to get trucks in and out of safe parking facilities; motel reuse; security; motel seed money; the Rapid Rehousing Program; direct housing subsidies; General Fund monies; finding 200 units; market rate; average length of stay in the Section 8 program; holding corporations responsible for paying their fair share by instituting a corporation tax; the need for additional staff; timing; deadlines; prioritizing actionable items; linkage fees; creating a land trust; and competition for business taxes.

Chair Silbiger summarized identified priorities including the safe parking program, colocation of the outreach team, the first responder training program, the ADU incentive program, the Airbnb program, Rapid Rehousing, motel rehabilitation, and down-payment and home and land buys.

Further discussion ensued between staff and Committee Members regarding inclusionary housing; in lieu fees; City Council policy decisions; state law; prioritizing requests;

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the amount of the request for General Fund support; costs for building new vs. rehabilitating older structures; homeowner incentives; providing architectural designs; increasing housing stock; concern that people in cars do not get assessed; getting people into the safe parking program to connect them with services; continuing the motel program; attaching figures to requests; the suggestion to land bank once the in lieu fees kick in; maximizing dollars; ensuring that there is an exit plan; focusing on the direct housing programs, Section 8, Rapid Rehousing and rent catch up; concern with doubling the size of programs without adding staff; realistic expectations; current staff responsibilities; the feasibility of adding Airbnb, land banking and ADUs to the current staff workload; monies spent over the past year; the Landlord Roundtable; the rent control measure; total number of units available in Culver City; asking the City Council to examine current tiered business tax rates to ensure sufficient funding of requested programs; ensuring that business tax rates are competitive with other cities; collateral damage as a result of major corporations moving into the City; and support for ADUs and Airbnb funding, increasing the Rapid Rehousing and rental assistance programs, and increasing business taxes in order to fund housing programs.

THE COMMITTEE ON HOMELESSNESS PASSED A MOTION TO DIRECT STAFF TO PREPARE A PROPOSED BUDGET FOR THE CITY COUNCIL THAT FOCUSES ON ITEMS DISCUSSED, WITH SPECIFIC ATTENTION TO THE ADU INCENTIVE, THE AIRBNB PROGRAM, AND A SUGGESTION THAT THE CITY COUNCIL EXAMINE CURRENT BUSINESS TAXES. *transferring to major corporations*

Discussion ensued between staff and Committee Members regarding the process; internal staff documents; consultation with legal counsel regarding the Section 8 ordinance; and a suggestion that Committee Members attend the City Council meeting where the work programs are reviewed to advocate for their requests.

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Item A-3

Receive an Update from the Los Angeles County Homeless Initiative Subcommittee Including Information from Housing Staff Related to the Funding Aware Results of the 2018 Cities Implementation Grant (Diamond, Helyar, Lipman)

Member Lipman provided an update from the Homeless Initiative Subcommittee noting that there had been discussion regarding incentives for landlords to participate in the program; he distributed and discussed an article from the LA Times; and he proposed an ordinance that bars landlords from discriminating against Section 8 renters.

Discussion ensued between staff and Committee Members regarding Fair Housing law; clarification that Section 8 is not a protected class; market rates; ensuring that the program is sustainable; using business taxes to fund up to market rates; use of a third-party payer; demographics; making a recommendation to the City Council; and placing an item on the agenda for discussion at the next meeting.

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Item A-4

**Receive an Update from the Outreach and Engagement Subcommittee (Gibson, Lipman and Silbiger) Including a Review of the January 30, 2019 Meeting with the Landlord Tenant Mediation Board to Discuss the Landlord Roundtable**

Chair Silbiger reported on the January 30 Landlord Tenant Mediation Board (LTMB) meeting; discussed the appointment of a three-person subcommittee of the LTMB to work on the event and outreach to landlords; the goal of completing the item in February; interest in current statistics; and agreement to provide a report at the next meeting.

Discussion ensued between staff and Committee Members regarding holding a joint meeting between the COH and the LTMB; HUD restrictions on collection of demographic information; Fair Housing practices; voucher types; understanding voucher demand; the number of landlords that accept Section 8 in Culver City; turnover; reasonable accommodation; and establishment of citizenship.

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Item A-5

**Receive an Update on the Implementation of the Goals and Actions Under the Plan to Prevent and Combat Homelessness Including an Update from Housing Staff on the Affordable Housing Feasibility Studies and Inclusionary Housing Ordinance**

Discussion ensued between staff and Committee Members regarding roll out of the Homelessness Toolkit; the Culver City Interfaith Coalition event; feasibility studies underway; finalization of the contract for the Rapid Rehousing program; and clarification that the previous motion included providing amnesty for existing ADUs.

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

Chair Silbiger invited public comment.

No cards were received and no speakers came forward.

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**Receive and File Correspondence**

None.

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**Items from Committee on Homelessness Members**

Chair Silbiger discussed scheduling conflicts for the next meeting.

Tevis Barnes, Housing Administrator, reported that the School District would most likely make a presentation at the next meeting.

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**Adjournment**

There being no further business, at 8:57 p.m., the Culver City Committee on Homelessness adjourned to Tuesday, March 5, 2019 at 7:00 p.m.

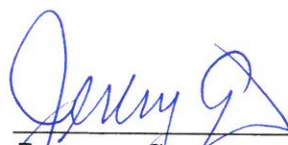
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TEVIS BARNES  
SECRETARY of the Culver City Committee on Homelessness,  
Culver City, California

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

19 FEB 2020  
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Date