

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

March 12, 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*
John Helyar, Committee Member
Mark Lipman, Committee Member
Melissa Vollbrecht, Committee Member
Deborah Wallace, Committee Member**

*Vice Chair Gibson arrived at 7:06 p.m.

**Commissioner Wallace arrived at 7:56 p.m.

Absent: Ira Diamond, DPM, Committee Member

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

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The Pledge of Allegiance

Xavier Vegas led the Pledge of Allegiance.

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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.

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Consent Calendar

Item C-1

Approval of Minutes for the Special Meeting of February 5, 2019

Member Lipman asked that wording be added in the second paragraph on page 5 to clarify that business tax would be specific to major corporations.

Discussion ensued between staff and Committee Members regarding the motion made and the Committee agreed that wording be added to read: "...the City Council examine current business taxes specific to major corporations."

Member Lipman also noted that on page 6 of the minutes the Committee had agreed to put an item on the agenda to continue the discussion on business taxes at the next meeting and he suggested that the item be considered in Item A-4.

THE COMMITTEE ON HOMELESSNESS PASSED A MOTION APPROVING MINUTES FOR THE SPECIAL MEETING OF THE COMMITTEE ON HOMELESSNESS ON FEBRUARY 5, 2019 AS AMENDED (ABSENT VICE CHAIR GIBSON AND MEMBERS DIAMOND AND WALLACE).

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Order of the Agenda

Chair Silbiger noted that the presenter for Item A-1 was running late and Item A-2 had to be postponed to the next meeting so the other items would be heard first.

Discussion ensued between staff and Committee Members regarding reports from Upward Bound and the Fire Department; quarterly reports; and agreement to hear

quarterly reports at the April Committee on Homelessness meeting.

Vice Chair Gibson joined the meeting.

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Action Items

Item A-3
(Out of Sequence)

Update - COH Recommendations to City Council for the Fiscal Year 2019/2020 Budget and Review of the 2018/2019 Housing Work Plan. Receive an Update from Staff on the Recommendations to City Council on the 2018-2019 Housing Work Plan and 2019-2020 Housing Work Plan and Budget

Tevis Barnes, Housing Administrator, discussed recommendations from the COH that were carried through; Accessory Dwelling Units (ADUs); consideration by the City Council Subcommittee on Homelessness; scheduling difficulties; funding; requirements; Redevelopment Law; General Fund money; low to moderate housing for the work force; feedback from the School District and Police and Fire Departments; growing numbers of homeless seniors; fee waivers for developments with affordable units; inclusionary housing; in lieu fees; using Airbnbs rather than hotels; landlord incentives; and waiving fire inspection fees.

Discussion ensued between staff and Committee Members regarding including something for Section 8 in ADU housing; appreciation for comments made by Vice Mayor Sahli-Wells during budget meetings; focusing on anti-displacement; land banking; density bonuses; money in the budget for developer incentives; inclusionary units; non-density bonus units; group and collaborative opportunities; getting more public land back; the number of ADUs being developed in the City; the budget timeline; length of time to get units up and running; and COH representation at the budget meeting to support requests.

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Item A-1

Presentation - Safe Places for Youth

Becky Avila, Safe Places for Youth (SPY), provided a presentation on the program; discussed the growing number of homeless youth; financial instability; aging out of the foster care system; housing affordability; young people who are estranged from their families; poverty; she clarified that SPY is a drop in program, not a shelter and documentation is not required; she noted that food is provided; discussed wrap around services; access to case management; linkages to housing; the transitional housing program; finding long term solutions; the education and employment program; interns; Peer Navigators; pregnant and parenting programs; partnerships with other organizations; co-located services; arts programs; creative solutions to bridging housing and service gaps; the host program; keeping people where they live; eliminating barriers; and she provided background on herself.

Discussion ensued between Ms. Avila, staff and Committee Members regarding the number of youth served; funding; DMH transitional programs; qualifications to participate; the Youth Coordinated Entry System; work with the LA LGBT Center; recruitment of host families; the number of host home program participants; possible consideration of a similar program in Culver City by the City Council subcommittee; the youth homeless population in Culver City; the annual Homeless Count; the federal definition of homeless; the LA Community College District; outreach; food insecurity; West Los Angeles College; inclusion of SPY on the Homeless Resource Card; and encouragement to the Committee to reach out for any further information.

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Item A-2

Presentation - Culver City Unified School District

This item was deferred to a future meeting.

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Item A-4

**Update - Los Angeles County Homeless Initiative
Subcommittee**

**Receive an Update from the Los Angeles County Homeless
Initiative Subcommittee (Diamond, Helyar, Lipman)**

Member Lipman reported that Vice Mayor Sahli-Wells had directed staff to investigate the major corporations tax at the February 25, 2019 City Council meeting; he discussed increasing funding for housing; the US Census; the 231,000 vacant housing units in LA county with 62,114 available for rent; reasons for vacancies; tax write offs; artificially inflated rates; the regional nature of the issue; and he suggested that Culver City write a letter to the county and fine landlords who purposely keep units vacant.

Discussion ensued between staff and Committee Members regarding determining why units are vacant; whether the market is truly being inflated; the housing crisis; digging deeper to find answers; the need for additional information; bringing the item to the attention of the City Council; conducting a market analysis; privately held property; protecting Section 8 renters who are trying to get into an apartment; housing people cheaply; the private market; legislation to prohibit discrimination against Section 8 voucher holders; being in line with state policies; and the possibility that units are empty because they are in the process of changing hands.

THE COMMITTEE ON HOMELESSNESS PASSED A MOTION TO ASK THE CITY COUNCIL TO WRITE A LETTER TO THE COUNTY BOARD OF SUPERVISORS SHARING INFORMATION AND ASKING THEM TO INVESTIGATE THE NUMBER OF VACANT UNITS AND WHAT CAN BE DONE ABOUT IT (ABSENT MEMBERS DIAMOND AND WALLACE).

Additional discussion ensued between staff and Committee Members regarding continued consideration of ADUs by the subcommittee.

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March 12, 2019

Item A-5

Receive an Update from the Outreach and Engagement Subcommittee (Gibson, Lipman and Silbiger) Including a Review of the Upcoming Landlord Roundtable Scheduled for March 20 from 5:30 p.m. to 7:30 p.m. at the Wende Museum

Tevis Barnes, Housing Administrator, discussed the upcoming Landlord Roundtable at the Wende Museum; the number of responses received to date; and concerns from the Apartment Association of Greater Los Angeles (AAGLA).

Member Wallace joined the meeting.

Discussion ensued between staff and Committee Members regarding outreach; participants; involvement of AAGLA representatives; updating the toolkit; property managers; outreach to community organizations and neighborhood associations; a suggestion for a future discussion of organizations to reach out to and items to discuss; and scheduling.

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Item A-6

Update - Plan to Prevent and Combat Homelessness
Review an Update on the Implementation of Goals and Actions Under the Plan to Prevent and Combat Homelessness Including an Update from Housing Staff Measure H 2018 Cities

Tevis Barnes, Housing Administrator, discussed goals in the plan; inclusionary housing; the study to examine level of affordability, percentage of affordable units, and level of the in lieu fee; owner incentives; waiving of business licenses and fire inspection fees; City Council subcommittee consideration; Rapid Rehousing; Brilliant Corners; feasibility studies; motel reuse; tensile structures; accommodating pets; modular housing; county funding; county vetting of the contractor; criteria; housing locator; the job description; resubmission for Priority 2; funding for first responder training; co-location of the homeless service provider; landlord incentives; the county Homeless Incentive Program (HIP); length of time for county reimbursement; concern with alienating property owners; and county control.

March 12, 2019

Christina Souffers, Housing Coordinator, discussed finalization of the Homeless Tool Kit and the planned presentation to the Culver City Unified School District (CCUSD).

Discussion ensued between staff and Committee Members regarding housing location; funding; current voucher holders in Culver City; and the old Senior Roommate Matching Program under the former Redevelopment Agency.

Daniel Dobbs, Culver City Fire Department, reported on the number of calls in January and February concerning a homeless individual; discussed increased numbers of homeless down by Costco and the 7-11 by Lincoln; and looking for different ways to engage.

Discussion ensued between staff and Committee Members regarding recent inclement weather; increases in health conditions on the street; challenges related to follow up; communication with hospitals; the fact that there is no shelter in the City; providing a warm dry space during inclement weather; winter shelters on the Westside; transportation; pick up spots; outreach; informal shelters; distribution of information on the winter shelter program; providing service locally; staffing issues; the seasonal shelter study; frequent fliers; calls made by passers by; common sense; and community awareness.

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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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March 12, 2019

Items from Committee on Homelessness Members

Member Wallace commended Tevis Barnes for her Interfaith Council meeting speech on February 14 at the Presbyterian Church; discussed recognition of donors for the Homeless Count; she pointed out an article in the latest issue of Los Angeles magazine about funding for the homeless; and she questioned when figures for the Homeless Count would be coming forward.

Committee Members discussed scheduling and agreed on April 23, 2019 as the date for the next Committee on Homelessness meeting.


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March 12, 2019

Adjournment

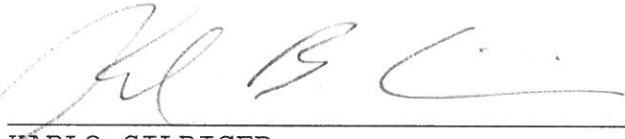
There being no further business, at 8:57 p.m., the Culver City Committee on Homelessness adjourned to Tuesday, April 23, 2019 at 7:00 p.m.

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

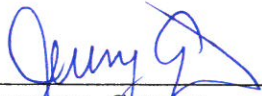
5/21/19

APPROVED


KARLO SILBIGER
CHAIR of the Committee on Homelessness, Culver City,
California

5/21/19

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
Date