

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

May 21, 2019
7:00 p.m.

Call to Order & Roll Call

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

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

*Commissioner Wallace arrived at 8:50 p.m.

Absent: John Helyar, Committee Member

Staff: Tevis Barnes, Housing Administrator
Ashleigh Blackman, Housing Authority Clerk
Christina Stouffers, Homeless Outreach Coordinator

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The Pledge of Allegiance

Dr. Janet Hoult led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Silbiger invited public comment.

The following member of the audience addressed the Committee:

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Dr. Janet Hoult discussed poetry dealing with homelessness; a book of poetry written and published by a homeless man; The Homeless Writer's Coalition; encouraging poetry in the community; and starting a homeless poetry group.

Discussion ensued between Ms. Hoult and Committee Members regarding finding a venue; the Wende Museum; setting up a place for local artists and poets; further discussion on the matter in Item A-3; and using poetry to climb out of homelessness.

Chair Silbiger invited meeting attendees to introduce themselves.

In addition to Committee Members and staff, meeting attendees included:

Allison S. homeless individual
Chris Oliver, Program Manager, Upward Bound
Tammy Pelabox, President, St. Vincent DePaul
Alan Sheppard, Culver City Police Department
Tajanae Northcutt, Director of Outreach and Engagement, St. Joseph Center
Gary Silbiger, former Mayor of Culver City

Tammy Pelabox, St. Vincent DePaul, discussed recent homeless outreach; fielding questions about resources; education; she suggested having a resource day in a park to provide information; and she discussed coordination with the City.

Discussion ensued between Ms. Pelabox, staff and Committee Members regarding inviting organizations involved in homeless issues to participate and Project Connects.

Allison S. indicated being homeless due to religious persecution; reported receiving a ticket while sleeping a parked vehicle and having insufficient funds to pay the

fine; discussed discretion with giving tickets to people who live in their car; use of park facilities; questioned whether there was a way to get a permit; and discussed the assumption that homeless people are mentally ill.

Discussion ensued between meeting attendees, staff and Committee Members regarding information on the back of the citation that explains how to contest a ticket; contact information for the parking ticket supervisor; parking enforcement officers vs. police officers; outreach from St. Joseph Center; support for finding housing; housing vouchers; pressure to sign forms indicating either mental illness or disability; misclassification of people; resources provided by St. Joseph; staff indicated that they would contact the speaker to provide information on a location for safe parking; available funding for the mentally ill or those with disabilities; eligibility for services; safe parking resources; lawsuits; legal services; options available; addressing root causes; religious persecution; referrals; the need for ongoing policy to address the issue of ticketing those who live in their cars; the lack of safe parking sites in Culver City; agendizing a discussion of providing safe parking in Culver City; Los Angeles Homeless Initiative issues that could be examined by the Subcommittee; a suggestion for parking placards to alert parking enforcement not to ticket vehicles; privacy issues; liability issues; security, safety and health; the need for a systematic program; the policy for people parking on the streets; the homeless plan; and Caltrans.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Meeting of March 12, 2019

MOVED BY MEMBER VOLLBRECHT, SECONDED BY MEMBER LIPMAN AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING ON MARCH 12, 2019 AS SUBMITTED (ABSENT MEMBER WALLACE).

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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 Los Angeles County Homeless Initiative Subcommittee (Diamond, Helyar, Lipman)

Member Lipman provided an update from the Homeless Initiative Subcommittee; discussed the draft letter related to the motion passed at the last meeting; distribution of the letter submitted to the City Council; and the vacancy housing rate in Los Angeles county.

Discussion ensued between staff and Committee Members regarding City Council direction; submission of the letter to the City Manager's office and the intergovernmental affairs person; staff agreement to keep Committee Members informed; Accessory Dwelling Units (ADUs); keeping the focus on the homeless and Section 8; other support for those already housed; rent control; the Housing and Homeless Subcommittee; workforce housing; area median income; covenants; subsidies; and agreement to agendize a fuller discussion of ADUs, with staff to conduct research before presenting to the City Council regarding length of time, amount of money the City would contribute toward renovation, and qualifications for someone to be eligible.

Additional discussion ensued between meeting attendees, staff and Committee Members regarding providing tax incentives rather than adding restrictions; third party fees; building and permit fees; county implementation of the pilot project; feasibility studies; those who have applied for ADU permits in the City; fair housing; matching people with units; owner control over who rents; concern with providing financial support unless it helps the homeless; housing money; in lieu fees; funding sources; unpermitted ADUs; amnesty; costs to bring units into compliance; workforce housing; alerting Council Members to the discussion and encouraging open mindedness; and

agreement to have a fuller discussion at the next meeting to make a recommendation to the City Council.

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Item A-2

Receive an Update from the Outreach and Engagement Subcommittee (Gibson, Lipman and Silbiger) Including a Debriefing of the Joint Meeting/Panel Discussion with the Parks, Recreation and Community Services Commission Held on April 23rd on the Past, Present and Future of Affordable Housing in Culver City

Discussion ensued between meeting attendees, staff and Committee Members regarding the Landlord Roundtable in March; follow up items; outreach opportunities; landlord participation; those already involved in the program; the positive nature of the meeting; openness of the landlords; positive feedback on proposed incentives; support for the program from the Apartment Association of Greater Los Angeles (AAGLA); accentuating positive aspects; privacy issues; the inability to waive business license fees; City assistance with getting unresponsive tenants out; use of an ombudsman; filling vacancies quickly; making information more available to landlords; tailoring messaging and incentives to different situations; helping a specific population; concern with dealing with endless bureaucracy; rebranding the program; fear of rent control or a rent freeze; building community; recognition; creating a registry of participating landlords; housing locators; holding a meeting of landlords from multi-unit apartments and a larger event with the entire landlord community; and promotion of individual landlords in the community while talking about the program and incentives.

Additional discussion ensued between meeting attendees, staff and Committee Members regarding the Community Conversation in April; attendance; the importance of the issue to the community; other issues to discuss for a future conversation; concern with lack of representation from landlords, businesses, the Chamber of Commerce and faith based organizations; working to ensure that both sides are represented in the future; ensuring that people are encouraged to sit with those holding a different point of view; concern with the same participants at every

meeting; the argument against rent control; the feeling that when votes are taken, businesses are heard the most and that when discussion starts renters are in danger of pre-emptive rent increases and evictions; protections that the City can offer renters; registration of rental properties; vacancy control and protections; enacting a just cause ordinance; capping rent increases; rent control; manipulation of rents; cost of living increases; maintaining quality of life for landlords and rentals; zoning; elimination of single family homes; SB50; McMansions; support for ADUs; incorporating more rentals into single-family properties; models for creating more affordable housing stock in the City; presentations to community organizations on the Homeless Toolkit and the work of the Committee; and additional discussion at the next meeting.

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Item A-3

Receive an Update on the Implementation of Goals and Actions Under the Plan to Prevent and Combat Homelessness Including a Discussion on the Creation of Affordable Housing Units at the Former AmVet Site

Tavis Barnes, Housing Administrator, discussed the Measure H implementation grant; submission of the Scope of Work; the indemnity process; the timeline; funding for the modular housing feasibility study, the inclusionary housing ordinance and the Housing Locator; and meeting with Herb Wesson's office regarding a potential site.

Discussion ensued between staff and Committee Members regarding the meeting with Herb Wesson's Office; usage of the potential site; safe parking at West LA College; Tiny Homes; coordination between Culver City, Los Angeles and West LA College; housing homeless students; creating a pilot program for Tiny Homes, Safe Parking and student housing; conducting a feasibility study of the site; utilities; accessibility; other potential sites; Brilliant Corners; Rapid Rehousing; contract revisions; incentives; the issue of homelessness in all California Community Colleges; Assembly Bill 302; requirements that community college campuses grant overnight access to parking facilities to enrolled homeless students by 2020; the Los

Angeles Community College District Board; identification of other safe parking locations in Culver City; sensitive receptors; locations adjacent to religious institutions and schools; bathroom facilities; St. Augustine's; avoiding locations adjacent to neighborhoods; the Senior Center parking lot; costs; level of services; security; operating hours; models used by other cities; the Fox Hills lot; and Veterans Park.

Member Lipman discussed his participation in a small press book festival event with the Wende Museum; the former AmVets site; the draft proposal; housing; community meetings with the Wende Museum; development of a multi-purpose community center; providing bridge housing; creating a place to receive services and help to get into permanent housing; providing access for everyone in the community; and creating a system of decentralized community centers.

Discussion ensued between staff and Committee Members regarding height limits; the amount of space available; including a community center with arts workshops; providing a community kitchen, washing facilities, offices and several single occupancy units, with an open unit set aside for emergency usage; community oversight; establishing a public/private partnership with a Board of Trustees; creating a community led program with a charter; structure; funding; providing direction to the City Council as to what is to be done with the space; implications of the term transitional housing; the funding stream for Bridge Housing; specificity regarding language used for programs; the two-year transitional housing program; oversight of vouchers; and providing showers, washing and lockers.

Member Wallace arrived at 8:50 p.m.

Additional discussion ensued between meeting attendees, staff and Committee Members regarding the Physician's House; the AmVets building; Wende Museum interns; public land; mixed use; the feeling that the Wende should pay market rate to use the public land; previous use of the land for veterans and for the cold weather shelter; the difficulty of finding space to build affordable housing; the feeling that using the space for anything but housing is a wasted opportunity; education and arts projects; space devoted to programming for the homeless population; feasibility

studies; modular housing; height exemptions; community space to serve the homeless; unused VASH vouchers; connection with the Wende Museum; diversity in the homeless community; clarification that community space is open to anyone; zoning; parking requirements connected to a performance space; design; mixed use space; noise issues; majority use housing; retaining City-ownership; costs to rent Vets; other spaces available for the arts; making a decision on what to do with public space and allowing usage by more people along with housing; and affordable housing as a community benefit.

MOVED BY CHAIR SILBIGER AND SECONDED BY MEMBER WALLACE THAT THE COMMITTEE ON HOMELESSNESS RECOMMEND THAT THE CITY COUNCIL USE THE MAJORITY OF THE FORMER AMVETS BUILDING FOR SECTION 8 HOUSING OR HOUSING AND SERVICES FOR THOSE EXPERIENCING HOMELESSNESS, WITH SPACE MADE AVAILABLE TO OTHER COMMUNITY MEMBERS WHEN IT IS NOT BEING USED, AND RETAIN CITY OWNERSHIP OF THE BUILDING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DIAMOND, GIBSON, SILBIGER, VOLLBRECHT, WALLACE
NOES: NONE
ABSENT: HELYAR
ABSTAIN: LIPMAN

Additional discussion ensued between staff and Committee Members regarding scheduling and providing information to the City Council.

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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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May 21, 2019

Items from Committee on Homelessness Members

None.


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May 21, 2019

Adjournment


There being no further business, at 9:22 p.m., the Culver City Committee on Homelessness adjourned to Tuesday, June 25, 2019 at 7:00 p.m.

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

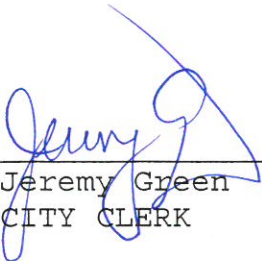
6/25/19

APPROVED


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

6-25-19

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