

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

June 25, 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 7:04 p.m. in the Patio 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*

*Member Wallace arrived at 7:37 p.m.

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

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The Pledge of Allegiance

Melissa Vollbrecht led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Silbiger invited public comment.

No speakers came forward and no cards were received.

Tevis Barnes, Housing Administrator, reported that a temporary rent freeze had been enacted at the City Council meeting on June 24, 2019; she discussed items being considered including no rent increases above 3%; Just Cause Evictions; providing a \$1,000 relocation fee and three months rent; multi-lingual outreach; the 12-month period necessary to analyze the reasonable rate of return for property owners; owner feedback; exemptions; unexpected expenses; provisions for mom and pop owners used in the City of Inglewood; an upcoming meeting with the City Attorney to work out issues; direction on the effective date of the freeze; transitional beds; and the directive from the Los Angeles Housing Services Authority (LAHSA) not to release the Homeless Count numbers.

Discussion ensued regarding reallocation of resources and the rent freeze.

Member Diamond announced that Temple Akiba would be having a Homelessness and Housing Educational Forum with the Culver City Interfaith Alliance on October 21 and he reported a request for a representative from the Committee on Homelessness to attend.

Chair Silbiger reported providing a report on the Homeless Count numbers at the City Council meeting on June 24; he discussed the 12% increase county-wide; areas with the highest increases; shifting numbers; the increase from last year; and recommendations regarding the AmVets building.

Member Lipman noted that Mayor Sahli-Wells had discussed use of the site as a display for modular housing or for a pilot project.

Chair Silbiger discussed federal law; the Defense Based Realignment and Closure Act; transferring government owned facilities to housing; and fast tracking projects.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Meeting of May 21, 2019

MOVED BY MEMBER LIPMAN, SECONDED BY MEMBER VOLLBRECHT AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING ON MAY 21, 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

Discussion - City Codes/Ordinances on Large and Regular Vehicle Overnight Parking, Including Information on Sleeping in Cars

Tavis Barnes, Housing Administrator, suggested that the Police Department provide an overview; discussed press asserting that Culver City pushed the homeless into Los Angeles; alleged violations of Boise; the number of citations issued to people sleeping in their cars and camping; large vehicle parking; storage; and emergency access.

Sergeant Alan Shepherd discussed assignments and introduced Lieutenant Troy Dunlap.

Member Diamond thanked Lieutenant Dunlap for his oversight of the Neighborhood Watch program and wished him luck in his new position.

Lieutenant Troy Dunlap provided background on himself.

Sergeant Alan Shepherd discussed Police Department policies; oversized vehicles; enforcement; the 72-hour

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rule; people working on cars; and the municipal code prohibiting people from sleeping in their vehicles.

Discussion ensued between staff and Committee Members regarding rules for large vehicles; permits; the Los Angeles ordinance and lawsuit; ticketing for people sleeping in vehicles; the speaker at a previous meeting who reported being cited for sleeping in his vehicle; Recreational Vehicles (RVs) with people living in them vs. those just parked on the street; concern with people losing their vehicles due to ticketing; the process for contesting violations; placating both sides; fairness; working to protect the most vulnerable; putting a freeze on citing those who are sleeping in their cars while a safe parking plan is being put in place; whether it is clear to the person issuing the ticket that the vehicle belongs to a homeless person; the practice not to enforce the rule; and focusing on establishing safe parking as soon as possible.

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Item A-2

Debrief - 2019 Homeless Count Subcommittee Receive a Debriefing on the Final 2019 Greater Los Angeles Homeless Count Census Released by the Los Angeles Homeless Services Authority (COH Members Gibson, Vollbrecht, and Wallace)

Chair Silbiger received clarification that staff had requested that item A-2 be deferred to a future meeting due to feedback from the county of Los Angeles not to discuss numbers from the Homeless Count yet.

Member Wallace joined the meeting.

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Item A-3

Update - Outreach and Engagement Subcommittee: Receive and File Engagement Subcommittee Update Including Discussion and Coordination for the Landlord Fair 2019 (COH Members Gibson, Lipman and Silbiger)

Tavis Barnes, Housing Administrator, discussed the Subcommittee meeting; staff focus on the rent freeze;

scheduling the Landlord Fair; concern that the rent freeze could negatively affect the relationship with property owners; incentivizing landlords to participate; providing an informational table for the rent freeze, neighborhood watch, and refuse; the focus on incentives; the Landlord Tenant Mediation Board; and the requirement that property owners include information regarding the tenant's right to mediation.

Discussion ensued between staff and Committee Members regarding Costa Hawkins; impacts to condo owners; focusing on building relationships; the Housing Locator; the proposed Rent Registry; next steps; proposed dates to hold an event; potential speakers; presentation of the incentive package; co-sponsors for the event; acknowledging the importance of the landlords to the community; programs to help landlords; finding the right balance; taking landlord concerns into consideration; forestalling backlash; those who threaten to sell their properties if changes are made; ordinances that exclude duplexes; corporate owners vs. mom and pops; full Committee participation in the event; broadcasting the event on the website; resources for ADUs; new landlords; incentives for bringing garage conversions up to code; mini-Accessory Dwelling Units (ADUs); and faith based representatives.

Chair Silbiger invited public participation.

The following member of the audience addressed the Committee:

Vivian Barry discussed someone she knows who helps people get jobs.

Additional discussion ensued between staff and Committee Members regarding the Interfaith Committee; leasing costs; safe parking programs; insurance; use of government owned lands; issues at St. Augustine's; potential locations for safe parking; the meeting scheduled with Herb Wesson; encouragement to help those most ready to gain easy success and propel programs forward; subsidies available for the most vulnerable; preparing a presentation to involve community organizations; approaching neighborhoods before housing comes in; and a suggestion to make a youtube film about City programs and services.

Vice Chair Gibson distributed a list of various community organizations for Homeless Toolkit presentations.

Further discussion ensued between staff and Committee Members regarding adding local tenant groups to the list; other groups to present to; presentation of the Toolkit as well as the long-term and short-term plan; the goal to provide information; educating neighborhood watch groups; and Committee Members suggested other groups to present to and indicated which organizations they would like to present to.

Chair Silbiger indicated that he would reach out to his neighborhood association, the Mayor, the City Manager, and the President and Superintendent of the School Board.

Additional discussion ensued between meeting attendees, staff and Committee Members regarding those living with mental health conditions; the Police Department Mental Health Specialist; and availability St. Josephs Health Center outreach workers.

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Item A-4

Update - Los Angeles County Homeless Initiative Subcommittee. Receive an Update from the Los Angeles Homeless Initiative Subcommittee (COH Members Dr. Diamond, Helyar and Lipman) Including a Discussion on the Status of Measure H Funding

Tevis Barnes, Housing Administrator, reported that staff was investigating costs for safe parking; she discussed available services; best practices; housing tours; site programming; and finding a site for safe parking, tensile structures, and eventually, permanent housing.

Discussion ensued between staff and Committee Members regarding designation of space at West LA College; whether an environmental analysis is necessary for a safe parking program; the moratorium on safe parking at all the community colleges; City land; programs in Los Angeles; support from the business community; outreach to targeted groups; community support; and rules for participants.

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Item A-5

Update - Plan to Prevent and Combat Homelessness. Receive an Update on the Implementation of Goals and Actions Under the Plan to Present and Combat Homelessness Including a Discussion on Action 2C (Explore Rental Protection and Anti-Displacement Strategies) and Action 3G (Conduct Feasibility Studies. Receive a Motion Related to the Implementation of Action 1B, 1C, 3F and 3G

Discussion ensued between staff and Committee Members regarding providing coverage on evenings and weekends; increased costs from St. Josephs; in-kind services; overhead; level of service; the Los Angeles Housing Outreach Portal (LAHOP); consideration of other entities; putting the item out for Request for Proposals (RFP); the letter of recommendation and endorsement for Upward Bound and St. Josephs; outcome data; peer advocates; licensed clinicians; and the need for direction from the City Council.

Member Diamond proposed a motion that the item be put out to RFP.

Discussion ensued between staff and Committee Members regarding communicating support for St. Joseph Center; best practices with going out to RFP when costs double; and potential conflicts of interest for certain Committee Members.

MOVED BY MEMBER DIAMOND AND SECONDED BY MEMBER WALLACE THAT THE COMMITTEE ON HOMELESSNESS RECOMMEND THAT THE CITY COUNCIL PREPARE A REQUEST FOR PROPOSALS FOR HOMELESS OUTREACH SERVICES THAT WOULD BE AN EXPANDED MODEL INCLUDING NIGHTS AND WEEKENDS AND INCLUDING OUTCOME DATA.

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

Tavis Barnes, Housing Administrator, reported that no funds have been received for Measure H; she discussed the scope of work; priority areas; other entities that have not received funds; expending funds before contracts are

executed; the Housing Navigator; Priority Area 2; funding Homeless Outreach Expansion; saturated outreach under Measure H; putting money toward landlord incentives; scope of work; timeframe; and county contact.

Discussion ensued between staff and Committee Members regarding the rent freeze; determination of long-term strategies; targeting efforts to those with the lowest income; landlords with Section 8 tenants charging market level rates for the other units; ensuring as many units as possible are available; encouraging more landlords to participate in the Section 8 program; flexibility; threats made by landlords and real estate agents to leave the City; and a planned meeting of the City Council Subcommittee, the Landlord Tenant Mediation Board and the Committee on Homelessness.

Member Lipman discussed a proposed pilot project utilizing land under discussion in Herb Wesson's district that is partially in Los Angeles and partially in Culver City; he presented slides of potential housing; discussed tiny homes; permanent supportive housing; costs; funding; pre-fabricated housing; minimum housing requirements; and length of time to build.

Discussion ensued between staff and Committee Members regarding safety; soil testing; materials used; size; use of the homes for permanent supportive housing; green space; capacity; layout; cost per unit; and accessibility issues.

Member Lipman proposed a motion to present the plan to the City Council and to buy one unit at \$20,000 as a community show piece.

Discussion ensued between staff and Committee Members regarding costs for apartments; parking spaces; programming; supportive services; people who cannot afford cars; community vehicles; concern with creating unnecessary costs to a project; support from the City Council; approval from Herb Wesson's office; length of time to pay off units; Housing and Urban Development (HUD) approval; timing; concern that the land is still being negotiated; and terms of the Memorandum of Understanding (MOU).

Member Diamond proposed an amendment to the motion to wait to receive additional information from Herb Wesson's Office

before moving forward.

Member Lipman suggested moving forward with a presentation on a pre-fabricated housing model in a non-site specific way.

Further discussion ensued between staff and Committee Members regarding the need for additional study; the limited meeting schedule of the Committee; working with Amazon to secure free or discounted housing; community benefit; direction from the City Council that the Committee on Homelessness investigate different methods to create affordable units; providing alternative options; the City Council-created Task Force; a suggestion to invite volunteers to place a test unit in their yard; other models available; inclusion of bathroom and kitchen facilities, the foundation and solar panels; providing better solutions; and Member Lipman agreed to make a presentation to the City Council.

MOVED BY MEMBER LIPMAN, SECONDED BY MEMBER DIAMOND AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS PROVIDE A NON-SITE SPECIFIC PRESENTATION TO THE CITY COUNCIL FROM THE COMMITTEE OUTLINING A POTENTIAL MODEL FOR THE CREATION OF NEW AFFORDABLE HOUSING OPTIONS.

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Item A-6

Committee on Homelessness Appointments. Motion to Receive Nominations and Appointments of Committee on Homelessness Members to Boards, Panels Commissions or Committee Designated by the City Council

Tevis Barnes, Housing Administrator, indicated that the item had been pulled since the City Council has decided against having a member from the Committee on Homelessness participate, but instead, the City Council Subcommittee will come to the Committee on Homelessness meetings, and she reported that Council Member Fisch wanted to hear all regional and inter-jurisdictional ideas.

Discussion ensued between staff and Committee Members regarding regular attendance of Committee on Homelessness meetings by the City Council Task Force; transitioning the

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Committee on Homelessness to a Commission; regular updates from the Community Development Director; the upcoming vacancy on the Committee; scheduling; and availability;

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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

None.

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Adjournment

There being no further business, at 9:22 p.m., the Culver City Committee on Homelessness adjourned to Tuesday, August 20, 2019 at 7:00 p.m.

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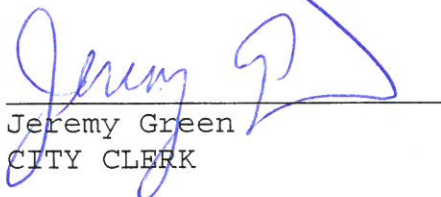
TEVIS BARNES
SECRETARY of the Culver City Committee on Homelessness,
Culver City, California

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

24 AUG 2019
Date