

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

August 20, 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 7:08 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
Deborah Wallace, Committee Member*

*Member Wallace arrived shortly after the meeting began

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

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The Pledge of Allegiance

Jerry Chibola led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Silbiger invited public comment and discussed meeting procedures.

Meeting attendees introduced themselves.

Member Helyar discussed a recent Los Angeles Times article on the Encampment to Home program that he and former Member Volbrecht are involved in noting the complexities involved in the process of getting someone off the street into housing, and for them to sustain housing for the long term.

Jerry Chibola asked about the status of the old courthouse; indicated that he had been unable to attend the facilitated meetings regarding Vets; and he suggested moving the paddle tennis courts and the garden to make room for a comprehensive housing facility.

Tavis Barnes, Housing Administrator noted that the Courthouse is a county facility; she discussed previous efforts by staff to engage the county to provide affordable housing or housing for the homeless on the site; studies for the Vets site; incorporating various uses; creating a cultural center with supportive housing; and presenting options to the City Council for various sites that can accommodate homeless services and housing in different formats.

Discussion ensued between staff and Committee Members regarding the development of county buildings in the City; following proper processes; zoning requirements; the Courthouse site; the Mayme Clayton Museum; the space next to the Wende Museum; the Committee recommendation to the City Council; primary use of the space; providing other services for the homeless at the site; continuing the conversation; and the scarcity of City owned land.

Council Member Fisch suggested formation of a subcommittee to consider the issue; he discussed attracting money for homeless services; and creating below income housing subsidized with market rate housing.

Additional discussion ensued between staff and Committee Members regarding having the Homeless Initiative subcommittee work on proposals for the space; economic empowerment; and development of the site.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Meeting of June 25, 2019

MOVED BY MEMBER HELYAR, SECONDED BY MEMBER DIAMOND AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING ON JUNE 25, 2019 AS SUBMITTED.

Jerry Chibola asked that the minutes for previous meetings be made available on the Culver City website.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

1) Motion to Receive Nominations to Appoint a Chair and Vice-Chair; and 2) Motion to Appoint Members to the Outreach and Engagement Subcommittee and Los Angeles County Homeless Initiative Subcommittee

Discussion ensued between staff and Committee Members regarding terms; willingness to serve; and nominations.

THE COMMITTEE ON HOMELESSNESS PASSED A MOTION TO APPOINT KARLO SILBINGER TO SERVE AS CHAIR OF THE COMMITTEE ON HOMELESSNESS FOR FISCAL YEAR 2019-2020.

THE COMMITTEE ON HOMELESSNESS PASSED A MOTION TO APPOINT KIM GIBSON TO SERVE AS VICE CHAIR OF THE COMMITTEE ON HOMELESSNESS FOR FISCAL YEAR 2019-2020.

Additional discussion ensued between staff and Committee Members regarding vacant positions on the Committee; standing subcommittees; clarification regarding the focus

of each subcommittee; and members indicated their preferences for which subcommittees to serve on.

MOVED BY MEMBER HELYAR, SECONDED BY MEMBER DIAMOND AND UNANIMOUSLY CARRIED THAT THE COMMITTEE ON HOMELESSNESS APPOINT MEMBERS WALLACE, HELYAR AND LIPMAN TO SERVE ON THE LOS ANGELES COUNTY HOMELESS INITIATIVE SUBCOMMITTEE AND MEMBER DIAMOND, VICE CHAIR GIBSON AND CHAIR SILBIGER TO SERVE ON THE OUTREACH AND ENGAGEMENT SUBCOMMITTEE.

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Item A-2

Update - Outreach and Engagement Subcommittee. Receive an Update from the Outreach and Engagement Subcommittee Including Discussion and Coordination with the Landlord Tenant Mediation Board for the Landlord Fair with a Tentative Schedule for Late Fall 2019 (COH Members Gibson, Lipman and Silbiger)

Tavis Barnes, Housing Administrator, reported communication with the Landlord Tenant Mediation Board to see if they were interested in forming a subcommittee to work with the COH Outreach and Engagement subcommittee to coordinate the Landlord Fair; she discussed previous collaboration on the Landlord Roundtable; scheduling; and coordination of a meeting with both bodies.

Discussion ensued between staff and Committee Members regarding ways to encourage landlords; showcasing incentives; timing; attendees; workshops held by SPA 6 on Friday mornings; St. Joseph's; turnout; frequency of meetings; ensuring that free food is offered to encourage attendance; marketing; publicizing through faith based organizations; emphasizing incentives; the rent freeze; helping landlords by helping those in need; inclusion in the larger ordinance; concern that the focus of the forum could change from helping the homeless to the rent freeze; taking the opportunity to bring people together; clarification that Section 8 housing is exempt from the rent freeze; the need to educate the public; misinformation about the homeless and about Section 8 voucher holders; offering incentives for larger apartment buildings; support for the incentives from the Apartment Association of Greater Los Angeles (AAGLA); state law; the possible state

rent freeze; the Accessory Dwelling Unit (ADU) program; and education and awareness.

Chair Silbiger summarized items to be discussed by the subcommittee including: holding a workshop with free food to educate people about Section 8; working with faith based organizations to publicize or host; highlighting incentives in the marketing; emphasizing benefits for renters and landlords; and the ADU policy.

Additional discussion ensued between staff and Committee Members regarding advertising the workshop; ADU components for the workforce and for the homeless; ADUs and Section 8; the grant program; construction loans; secured rent levels with Section 8; using an identified family from St. Joseph's; monitoring; use by income eligible families; Upward Bound House; turnover vouchers; assurances for the homeowner; outreach to identify interested homeowners; modular and tiny homes; the Tiny Homes presentation; ADU incentives for Section 8; grants; the 10 year covenant for City access to the ADU; and agreement that the Outreach and Engagement subcommittee meet and report back to the COH before the next scheduled meeting.

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Item A-3

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 the City had still not received any money though the budget; she discussed contracts; the Cedars Sinai grant to St. Joseph's for First Responder training provided to City staff and business communities; education for those interacting with the homeless; landlord incentives; saturation of homeless outreach; and approval by the Board of Supervisors for the City to moved forward without a county contract for later reimbursement.

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Item A-4

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

Chair Silbiger discussed using the rental protection and anti-displacement strategies part of the plan to work with the City Council which just enacted a rent freeze to establish a longer term rental strategy to accomplish both goals.

Council Member Fisch suggested that the COH could play a role in creating a fair long-term plan for all parties; he noted strong feelings in the City on the issue; discussed the need for a facilitator; preventing displacement; and the opportunity to create programs to protect tenants and provide affordable housing.

Discussion ensued between Council Member Fisch, staff and Committee Members regarding the actions of other cities; just cause provisions; liberalizing zoning; subsidies; the rent cap; housing production; the need to protect tenants, stabilize the community and preserve affordable housing; new jobs coming into Culver City; the Tenants Opportunity to Purchase Act (TOPA); allowing structures built along corridors by right; Bills being considered that loosen up the zoning code; purchases of single family homes for publicly owned group homes; accessibility for affordable housing; community forums; being sensitive to all points of view; landlords who struggle; identifying who the real mom and pops are; incentives for those who really want to help others; the Landlord Roundtable; incentives to participate in Section 8 or programs to rent at below market rates to formerly homeless individuals; relaxing rent control for those who rent to Section 8; the goal of getting people off the street; creating a fund to subsidize Section 8; rent caps; the waiver process; fair market rents; finding the right balance; policy decisions; repairs; offsets; establishing a major corporations' tax; concern with hurting business in the City; producing housing to increase capacity in Culver City and lower rents; the housing deficit; increased sales taxes; increasing market rate

housing; the number of units that need to be built to make a difference; Regional Housing Needs Assessment (RHNA) numbers from the Southern California Association of Governments (SCAG); the need for someone to lead; incentivizing landlords to have under-market units; concern with maintaining green space; focusing on issues that affect the homeless; eviction prevention strategies; issues that deal directly with homelessness; and consensus was achieved to direct staff to bring back data on Section 8 and a recommendation to the City Council regarding increasing Section 8 and below market units be providing landlord incentives as it relates to rent control.

Tevis Barnes, Housing Administrator, discussed the feasibility study; expanding homeless outreach to evenings and weekends; the one year pilot program; costs; sustainability; identifying new revenue sources; recent success getting several people off the street and into a motel; the Los Angeles Homeless Outreach Portal (LAHOP); oversight of the Rapid Rehousing program by St. Joseph's; expanded homeless outreach; First Responder Training; the Upward Bound contract; tenant protections; the rent freeze; identification of a location for a shelter; meeting with Herb Wesson's office; addressing site issues; and the potential for a safe parking program.

Additional discussion ensued between staff and Committee Members regarding restrictions on Section 8 vouchers; reasonable accommodation; transferring out of Culver City; having the COH facilitate conversations; the Landlord Tenant Mediation Board; issues associated with housing uncertainty; responsiveness of the E6 team; potential sites for a safe parking program or emergency shelter; government-owned land; the need for City Council input; being proactive with outreach to gain community support; the Globe Avenue Project; information shared with the Fire and Police Departments regarding high users; compliance with the Health Insurance Portability and Accountability Act (HIPPA); work with the Westside Council of Governments (COG); identification of people who go from city to city; increased communication; less use of emergency response; cost savings; the increased rate of calls; habitual callers; neighborhood watch groups; landscaping to prevent homeless people from settling; concern with riling up animosity in the community toward the homeless; fear based calls to the Police; criminalization of people due to their

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race or status; harassment; minor criminal activity; public nuisance; safety concerns; hostile situations; strategies to disincentivize crime; anti-homeless sentiment; outreach and education; instances of homeless people breaking in to places; security; calling the Police to address concerns vs. harassment; and placement of the issue on a future agenda.

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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 9:00 p.m., the Culver City Committee on Homelessness adjourned to Tuesday, September 24, 2019 at 7:00 p.m.

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TEVIS BARNES

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

10/22/19

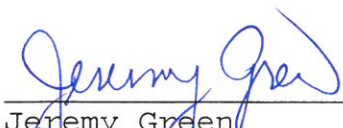
APPROVED


KARLO SILBIGER

CHAIR of the Committee on Homelessness, Culver City,
California

10/29/19

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