

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

October 29, 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 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

\*John Helyar arrived at 7:11 p.m.

Absent: Melissa Vollbrecht, Member  
Deborah Wallace, 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**

Darryl Cherness 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.

Darryl Cherness discussed entering into an agreement with a non-profit agency to provide regular mobile showers to the homeless with outreach workers to coordinate and provide supportive services as he felt that basic hygiene would be the first step to reintegrate people back into society.

Chair Silbiger felt it would be worthwhile to continue the conversation about mobile showers for the homeless.

Council Member Fisch discussed the AmVets site; tax credit funded bonds; public/private partnerships; meeting with Abode Housing; outreach capacity; financing; and design.

Discussion ensued between staff and Committee Members regarding assistance from the existing subcommittee; opportunities for mixed use; the proposal for a community center on the first floor; placing the focus on establishing a community space; afterschool child care; and involvement of the Wende Museum.

Tevis Barnes, Housing Administrator, reported that Los Angeles Homeless Services Authority (LAHSA) is gearing up for the 2020 Homeless Count on January 21-23, 2020 with fliers about the event available; she discussed the agenda item to form the subcommittee; previous City Council approval to solicit volunteers and donations; coordination of maps; City Council approval of the HIP program to assist five homeless households in securing permanent housing; Measure H money; feasibility studies; the housing locator; approval of the Rapid Rehousing program; the Homeless Accessory Dwelling Unit (ADU) program; and incentives for property owners.

Discussion ensued between staff and Committee Members regarding variance fees; design restrictions; the recent forum for housing and the homeless at Temple Akiba; assistance for a speaker who indicated being on the verge of homelessness; and the National Alliance to End Homelessness Conference in February 2020.

Chair Silbiger discussed attendance at the Temple Akiba event on Monday; the meeting related to the AmVets site; the update provided to the City Council on October 28; prefabricated housing; landlord incentives; the proposed Equity and Human Relations Committee; consideration of equity in the homeless community; consideration of opening

Committee and Commission seats to youth and those who are not citizens; and the Housing Element in the General Plan.

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#### Consent Calendar

##### Item C-1

#### Approval of Minutes for the Regular Meeting of August 28, 2019

MOVED BY MEMBER HELYAR, SECONDED BY MEMBER LIPMAN AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING ON AUGUST 28, 2019 AS SUBMITTED (ABSENT MEMBERS VOLLBRECHT AND WALLACE).

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#### Order of the Agenda

No changes were made.

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#### Presentations

##### Item P-1

#### Presentation From - SELAH Neighborhood Homeless Coalition

Darius Derakshan provided background on the organization; discussed their approach to the homeless crisis; lack of available services; advocacy to bring services to the neighborhood; neighborhood support; the need for affordable housing and shelter beds in the City; and he offered to help Culver City incubate a similar system.

Michael O'Shea indicated that the organization is comprised of a group of volunteers from the neighborhood; he discussed community involvement; difficulty of navigating the system to access services; the wide variety of people who experience homelessness; creating personal connections; people who take the time to help; the difference a hot shower, fresh clothing and a hot meal makes; and the availability of training videos.



Discussion ensued between the speakers, staff and Committee Members regarding challenges; vaccination requirements for regular volunteers at the Union Rescue Mission; waivers; Skid Row; training; trauma informed approaches; ensuring that no harm is done; personal safety; the importance of humanizing the issue; outreach to the neighbors; breaking down barriers; increasing positive experiences; spreading the word through neighborhood council meetings; meetings regarding permanent affordable housing; clarifying that most homeless people are not criminals; Drop-In Centers; holding training prior to sending people out on the Homeless Count; providing health care and storage; the difficulty of connecting services to the homeless; establishing a place where someone can go for help; Saturday Suppers; varying needs in different areas; and SELAH representatives provided contact information and indicated that they were willing to help in any way they could.

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Item P-2

**Presentation From - Laundry Truck LA**

Jodie Dolan, Laundry Truck LA, provided background on the organization.

Discussion ensued between Ms. Dolan, staff and Committee Members regarding coordination with Showers of Hope; requirements to operate; having an auxiliary location; costs; funding; coordination of services; the need for a consistent location; clothing exchanges; current locations; and availability of services and assistance to Culver City.

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Item P-3

**Presentation From - Showers of Hope**

Raymond Mora, Showers of Hope, provided background on the organization; discussed available services; partnerships; increased receptiveness to service after a shower; coordination of services; and regular locations where service is offered.

Discussion ensued between Mr. Mora, staff and Committee Members regarding expansion; site funding; use of parking lots for showers; the safe parking program; return customers; consistency; and agreement to discuss the presentations at the next meeting.

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#### Action Items

##### Item A-1

**Formation of the 2020 Homeless Count Subcommittee. Receive Nominations and Make A Motion to Appoint Members to the 2020 Homeless Count Subcommittee**

Discussion ensued between staff and Committee Members regarding willingness to serve; outreach; volunteers; donations; and agreement to appoint Vice Chair Gibson and discuss the matter again at the next meeting to complete the Committee.

MOVED BY CHAIR SILBIGER, SECONDED BY MEMBER HELYAR AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS CREATE THE 2020 HOMELESS COUNT SUBCOMMITTEE AND APPOINT VICE CHAIR GIBSON TO SERVE, WITH ADDITIONAL APPOINTMENTS MADE AT THE NEXT COMMITTEE MEETING (ABSENT MEMBERS VOLLBRECHT AND WALLACE).

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##### Item A-2

**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 3G (Conduct Feasibility Studies) and Potential Development of City Owned Sites Including AmVets**

Tevis Barnes, Housing Administrator, provided an update on feasibility studies; discussed investigation of a site for a seasonal homeless shelter and safe parking; identification of potential sites in special districts and on government owned land; sensitive receptors; locations near services and transportation; finalizing maps;



community meetings; addressing homelessness by housing people; approval of the county contract; local motel reuse; the manufactured modular housing feasibility study; the HIP Program; Rapid Rehousing; and expansion of homeless outreach.

Discussion ensued between staff and Committee Members regarding determination of sensitive receptors; City Council approval of sites; the City Council Housing Subcommittee; the community meeting on creating an emergency shelter; and the expansion of services from Saint Josephs.

Member Lipman discussed several groups making proposals for AmVets; the importance of presenting a proposal from the COH; best use of the space; community pushback; support for a community center; combining the AmVets site and the community gardens into a mixed-use project; the need for community partners; matching funds; self-financing; public banks; providing community space and housing; SRO units; and matching people with services.

Discussion ensued between staff and Committee Members regarding the Wende Museum; contractual agreements; increasing space for the project; public/private partnerships; tax credits; use of the Boy Scout facility; creation of a partnership with the Boy Scouts; financing the project through tax credits with Abode; Tilden Terrace; allowing the Boy Scouts to use space in the new community center; the tennis courts; the feeling that there will be pushback wherever homeless housing is put; incorporating the tennis courts into the design; a request to have Abode make a presentation to the Committee; concern that larger projects take longer; affordable housing; housing for the homeless; City Council discretion regarding who will be served; homeless families vs. homeless individuals; information regarding demographics in the Homeless Count; differences between Service Provider Areas (SPAs); continuing the conversation regarding sites to be included; services to include; types of housing; next steps in the process; participation in community meetings; zoning; concern with the way the process was approached; the need for community input; the feeling that it is helpful to have a proposal to show people; the presentation made by The Wende; and input from Upward Bound House.

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Item A-3

**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**

Tevis Barnes, Housing Administrator, discussed the amount of staff time required to address rent control and she proposed that the Landlord Fair be held in March for Fair Housing Month.

Discussion ensued between staff and Committee Members regarding rent control; providing information about incentives in a mailer and on the website; a suggestion to partner with faith based organizations; concern with increased negative rhetoric; the need to recapture and reshape the narrative; the upcoming presentation to the City Council by Saint Josephs on November 18; the need for education and outreach; providing a counter narrative; the speaker series; and working to highlight success stories.

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Item A-4

**Update - Los Angeles County Homeless Initiative Subcommittee. Receive an Update From the Los Angeles Homeless Initiative Subcommittee Including a Discussion on the Status of Measure H Funding**

Member Lipman suggested that a way to increase affordable housing would be to increase the minimum requirements.

Discussion ensued between staff and Committee Members regarding inclusionary housing ordinances in other cities; SB 1818; upcoming items before the City Council; in lieu options; a suggestion to consider requesting that monthly reports from the COH be added to the regular City Council agenda and to discuss formulating a proposal to the City Council regarding minimum requirements at the November COH meeting; interest from Mayor Sahli-Wells regarding the SHARE program; land banking and buybacks; and consideration by the City Council subcommittee.

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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**

Discussion ensued between staff and Committee Members regarding the schedule of upcoming meetings.

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October 29, 2019

**Adjournment**


There being no further business, at 9:15 p.m., the Culver City Committee on Homelessness adjourned to Tuesday, November 26, 2019 at 7:00 p.m.

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TEVIS BARNES

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

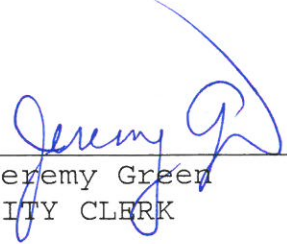
APPROVED

  
KARLO SILBIGER

CHAIR of the Committee on Homelessness, Culver City,  
California

11-26-19

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

