

REGULAR MEETING OF THE
CULVER CITY
ADVISORY COMMITTEE ON
HOUSING AND HOMELESSNESS
CULVER CITY, CALIFORNIA

March 17, 2026
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the Culver City Advisory Committee on Housing and Homelessness was called to order at 7:00 p.m. in the Patio Room.

Present: Jonathon Dilworth, Chair
Dana Sayles, Vice Chair
Pat Godinez, Committee Member
Khin Khin Gyi, Committee Member*
Shane Henson, Committee Member
Patrick Spease, Committee Member
Amberly Washington, Committee Member**

*Member Gyi arrived at 7:07 p.m.

**Member Washington arrived at 7:07 p.m.

Staff: Dr. Dan Richardson, Human Services and Crisis
Intervention Division Manager
Arames White-Shearin, Special Project Manager for
Housing and Human Services
Christina Stoffers, Project Manager
Justin Wilson, Housing Assistant

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Pledge of Allegiance

Member Henson led the Pledge of Allegiance.

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Public Comment for Items NOT on the Agenda

Chair Dilworth invited public comment.

The following member of the public addressed the Committee:

Brian Chartier discussed his recent release from incarceration after 36 years and his approximately 20-month effort to secure stable housing; living at Exodus and being searched more there than when he was in prison; difficulty navigating available housing resources; potential rental assistance to help individuals in his situation; and he requested guidance on how to identify and access applicable programs, including housing vouchers.

Discussion ensued between Mr. Chartier, staff, and Committee Members regarding available housing options and resources; lack of available housing vouchers in Culver City; staff agreement to work with the speaker individually to explore other programs, including potential rental assistance; a suggestion to transition the speaker to the permanent housing side of Exodus where search procedures are less restrictive; current capacity; the waiting list; matching through the LAHSA system; and the process by which individuals have previously transitioned to the permanent housing side.

Dr. Dan Richardson, Human Services and Crisis Intervention Division Manager, directed Mr. Chartier to speak with him following the meeting to explore available solutions.

Chair Dilworth invited Mr. Chartier to remain for the upcoming presentation on the City's homeless plan and forthcoming resources.

Members Gyi and Washington joined the meeting.

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Presentations

Item P-1

Presentation of the Homeless Plan Update by Jennifer Cree Swan & Associates

Jennifer Cree Swan, consultant for Culver City, provided a presentation the Homeless Plan; expressed appreciation to staff for their collaboration; discussed receipt of input from the Committee and the community on the focus of draft goals; examination of goals established by community input;

affirming gaps in assets; ensuring key elements are captured that the community wants to see in a community toolkit; availability of the full draft plan in April; the planning process; and key themes from community input.

Discussion ensued between Jennifer Cree Swan, staff, and Committee Members regarding clarification about school-based identification of housing instability and the LACAHS (Los Angeles County Affordable Housing Solutions Agency) integrated service model for homeless prevention.

Jennifer Cree Swan continued her overview of the draft homeless plan; discussed seven goals with corresponding key assets, key gaps, and draft strategies including prevention; outreach and crisis response; interim and permanent housing; supportive services and housing stability; coordination and data; community education and engagement; and affordable housing production and preservation.

Additional discussion ensued between Jennifer Cree Swan, staff, and Committee Members regarding the status of the City's housing voucher program, including confirmation that the voucher waitlist has been closed for an extended period; vouchers currently deployed in the community; funding from HUD (Housing and Urban Development); TAY (Transitional Aged Youth) vouchers; coordination with TAY groups; staff coordination with local providers on county vouchers distributed by jurisdiction; a suggestion to keep questions to clarification about the presentation; clarification that the Hotel Master Leasing Program was previously mentioned in the presentation; and clarification on DPSS (Department of Public Social Services) benefits.

Further discussion ensued between Jennifer Cree Swan, staff, and Committee Members regarding conducting a cost-benefit analysis; auditing current program expenditures; assessment of whether resources are being allocated efficiently to inform prioritization of plan strategies; matching spending to annual goals; incorporation of key performance indicators (KPIs) into the plan; looking at what other cities do; best practices; lack of a dedicated income source as the primary barrier to establishing an Affordable Housing Trust Fund in Culver City; prior City Council efforts on this topic; examples of funding mechanisms used by other municipalities such as digital billboard advertising revenue; the inability to continue adding impact fees to the development community; daytime population of Culver City; scope of the consultant

contract; agreement to include examples of trust fund funding models from comparable jurisdictions within the scope of the plan; community education and engagement; shifts in priorities in the current plan vs. the previous plan; understanding the strain on resources when making a plan; money spent on homeless services; cost to implement goals; prioritizing resource allocation; the plan being only as good as its ability to be implemented; understanding what is being spent and whether it is being efficiently spent; determining the highest value items to enhance effectiveness for the next cycle; understanding that the City cannot do everything in the plan; the job of the consultant to collect information; priorities; supply and demand; feedback; providing a recommendation to the City Council; the ACOHH vs. the Standing Housing and Homeless Subcommittee of the City Council; the upcoming joint meeting to discuss goals and priorities in the Homeless Plan; and the interaction of the different goals.

Discussion ensued between the consultant, staff, and Committee Members regarding multi-jurisdictional encampment clearing operations at Culver City's borders; the importance of tracking individuals contacted during such operations in the Homeless Management Information System (HMIS); monthly coordination meetings with the County of Los Angeles, City of Los Angeles, Caltrans, the California Highway Patrol, and other entities; people who flock to cleanup areas thinking they are going to get housing; advance notification to the City but not to the public of clearing operations near Culver City borders, at which time the Mobile Crisis Team (MCT) and other City services are deployed; homelessness as a regional issue; people who move between different cities and jurisdictions; clarification that individuals experiencing homelessness who are contacted by Culver City outreach staff are documented and geolocated in HMIS, allowing for tracking across jurisdictions; coordination of data; documenting and sharing information with the Police Department for planning purposes; sensitivity of what happens during cleanings; the county HMIS system; clarification that people contacted by the MCT who are homeless are entered into HMIS; expansion of rental assistance; strategies to achieve goals and metrics; looking at addressing gaps with KPIs; funding goals; connecting KPIs to a budget; reductions to unsheltered homeless individuals; cost per participant per month; current KPIs and expectations for housing in the budget; current monthly costs per person; establishing KPIs after the Plan has passed; development of a plan with an unknown document and an unknown set of goals; the policy document being

created; lack of an implementing ordinance; acknowledgement of differences between the last time the process was done; and funding uncertainty.

Jennifer Cree Swan discussed the community resource toolkit referenced in the plan; providing a set of accessible materials for residents at all stages of housing stability; and the importance of making such a toolkit available in multiple mediums and languages.

Additional discussion ensued between the consultant, staff, and Committee Members regarding income sources; concern with the impact of programs that will be cut; auditing what is being spent on the prior plan and current financial obligations; working in the best interests of using limited resources most efficiently; understanding costs; analyzing what other communities are doing; the task of the new Housing Director to figure out how to fund affordable housing; creation of a local Housing Trust Fund; a regional trust with the collaboration of other cities within the SPA (Service Priority Area) as opposed to a stand-alone trust; consideration at the next COG (Council of Governments) meeting; and next steps.

Further discussion ensued between the consultant, staff, and Committee Members regarding agreed upon feedback for incorporation into the draft plan including: (1) include a goal to develop KPIs as a plan strategy, to be established within a defined period following adoption; (2) include a goal to conduct an audit of current program expenditures and evaluate cost-effectiveness relative to prior plan objectives; (3) incorporate estimated cost implications for each goal to assist in prioritization; and (4) include best-practice examples of funding models for an affordable housing trust fund from comparable jurisdictions.

Jennifer Cree Swan expressed appreciation for Committee feedback and invited Members to submit additional input by email.

Mark Muenzer, Planning and Development Director and Interim Housing and Human Services Director, discussed the City budget process; upcoming community open houses before City Council consideration of the final budget; and additional opportunity for review of what is being proposed.

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Receipt of Correspondence

None.

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Consent Calendar

Item C-1

Approval of Minutes for the Special Advisory Committee on Housing and Homelessness Meeting on February 10, 2026

Member Godinez requested clarification about including names of public speakers in the minutes.

Discussion ensued between staff and Committee Members regarding consultation with the City Attorney regarding members of the public who spoke voluntarily.

MOVED BY MEMBER HENSON, SECONDED BY MEMBER GODINEZ AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE THE MINUTES FOR THE SPECIAL MEETING OF FEBRUARY 10, 2026.

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Order of the Agenda

Item A-1 was considered in tandem with Item P-1.

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Item A-1

Discuss the draft updated homeless plan presented by Jennifer Cree Swan & Associates and provide recommendations to be incorporated into the final draft homeless plan prior to the joint Standing Housing and Homelessness Subcommittee and Advisory Committee on Housing and Homelessness meeting on April 21, 2026

This item was done in tandem with Item P-1.

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Item A-2

Discuss Renter Protection and Homelessness Prevention (RPHP) Integrated Service Model (ISM), a countywide framework being developed by the Los Angeles County Affordable Housing Solutions Agency (LACAHS) to standardize delivery of renter protection and homelessness prevention services

Arames White-Shearin, Special Project Manager for Housing and Human Services, provided a summary of the material of record and noted an upcoming COG meeting to fill any gaps.

Discussion ensued between staff and Committee Members regarding clarification that the City Manager seeks input from the Advisory and Standing Committees as well as the City Council; creation of a Culver City care continuum for the unhoused population to address a lack of support from county resources that were stretched thin; the new model; complaints about difficulty of obtaining information and services; the intent to simplify processes; the intent to create a user-friendly system or create a system in addition to what is being currently provided; support for process streamlining; wariness of consolidated models; concern with loss of autonomy; trade-offs; whether Culver City can opt in later if they choose not to opt in now; LACAHS as a new entity; the soft launch of the integrated model planned for April; participation by other area cities; multiple unanswered questions about funding; spending money within the program; potential administrative savings; clarity with whether it saves money to opt out or to opt in; matching funds; the City budget vs. the department budget; administrative costs to operate the rental assistance program and unhoused services; concern with receiving a fair share of the pot; understanding the order of people services provided; the pilot program; prioritization of clients; concern with responsiveness; the timeline for the decision; the presentation of findings with monetary pros and cons of opting in and out from the COG representative at the joint meeting of the ACOHH and the Standing Housing and Homeless Subcommittee of the City Council; consideration of allocation of 2026-2027 Measure A funding; potential for reduction of roles in the City and potential job loss; budget season; the financial situation of Culver City; and staff agreement to share additional information with Committee Members.

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Public Comment - Items NOT on the Agenda (Continued)

None.

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**Items from Advisory Committee on Housing and Homelessness
Members/Staff**

Discussion ensued between staff and Committee Members regarding date and time for the next meeting; procedures for the joint meeting; the COG (Council of Governments) presentation at the joint meeting; a request from staff that ACOHH Members provide questions in advance of the meeting; consideration of overall costs and what opting in vs. not opting in looks like; clarification that the Standing Housing and Homeless Subcommittee would receive a presentation before the joint meeting; estimated administrative costs for Culver City; legal fees going to Bet Tzedek; and information on the portion of the rental assistance program going to people in the City vs. toward administration.

Additional discussion ensued between staff and Committee Members regarding identification of people on the ACOHH to focus on the budget; time commitment; potential coverage of budget meetings by the Homeless Initiative Subcommittee; the timeline for department budgets; adoption of the City Council budget at the first meeting in June; progress toward hiring a new Housing and Human Services Director; and clarification that a quorum of at least four people is required from the ACOHH for the joint meeting.

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Adjournment

There being no further business, at 9:20 p.m. the Culver City Advisory Committee on Housing and Homelessness adjourned to a joint meeting with the Standing Housing and Homeless Subcommittee of the City Council to be held on April 21, 2026.

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MARK MUENZER

SECRETARY of the Culver City Advisory Committee on Housing
and Homelessness, Culver City, California

APPROVED

Jonathon Dilworth

CHAIR of the Advisory Committee on Housing and
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 Bocchino
CITY CLERK

Date