

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CULVER CITY
STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE
OF THE CITY COUNCIL

SPECIAL MEETING OF THE
CULVER CITY STANDING HOUSING
AND HOMELESSNESS SUBCOMMITTEE
OF THE CITY COUNCIL
CULVER CITY, CALIFORNIA

February 17, 2026
4:00 p.m.

Call to Order & Roll Call

The special meeting of the Standing Housing and Homelessness Subcommittee of the City Council was called to order at 4:03 p.m. in the Patio Meeting Room at City Hall.

Present: Bubba Fish, Vice Mayor
Yasmine-Imani McMorrin, Council Member

Staff Present: Mark Muenzer, Planning Director and Housing
and Human Services Director
Troy Evangelho, Current Planning Manager
Shannon Louis, Rent Stabilization
Coordinator

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Pledge of Allegiance

Vice Mayor Fish led the Pledge of Allegiance.

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Public Comment – Items NOT On The Agenda

Vice Mayor Fish invited public comment.

The following member of the public addressed the Subcommittee:

Patrick Godinez discussed occupancy numbers at Wellness Village, Exodus interim and permanent, and the Paradise Inn and the Rodeway Inn; money being spent on the programs; cost per user per month; shifting dollars to fit priorities; housing incentives and homeless prevention; and identification of categories that can be funded by the City, county, or state.

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Receipt of Correspondence

No correspondence was received.

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Consent Calendar

Item C-1

Approve the Minutes for the Special Meeting of January 13, 2026

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE APPROVE THE MINUTES FOR THE SPECIAL MEETING OF JANUARY 13, 2026.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

Discussion on SB 79

Mark Muenzer, Planning Director and Housing and Human Services Director, introduced the item; discussed the complicated piece of state legislation; amount of work

Standing Housing and Homelessness
Subcommittee of the City Council
February 17, 2026

involved with implementation; development of a webpage with maps to provide an overview of information on the impacts of SB (Senate Bill) 79 to different areas of Culver City; consideration by the full City Council; he asked that Council Members highlight the amount of hours and staff time to implement state requirements when discussing matters with state representatives and electeds; acknowledged the housing-forward City; and the number of hours taken away from work plan items.

Troy Evangelho, Advance Planning Manager, provided a presentation on SB 79, the Abundant and Affordable Homes Near Transit Act; discussed the complicated bill will numerous components and caveats; effective date of the law on July 1, 2026; creation of a new use: Transit Oriented Housing Development (TOHD) allowed in residential and mixed-use zones; lack of commercial zones in Culver City; minimum densities and maximum unit size; identification of development standards; clarification that zoning is not changed, rather a new optional use is created; additional regulations; plans for a future BRT station near Costco; implementation options; conversations with HCD (Housing and Community Development); looking at what other area cities are doing; the 120 day review by HCD; effective date; CEQA (California Environmental Quality Act) exemptions; he provided an overview of affected areas; discussed areas not included in the TOD zones; the official regulatory map available by July 1, 2026; and the companion presentation from LCI (Livable Communities Initiative).

Matthew Paulson, Livable Communities Initiative (LCI), discussed their vision for a walkable Culver City; the single-stair ordinance; density; SB 79; favoring housing around walkable streets with a town center feel; encouraging lighter car use; lowering traffic impacts; heavily parked rent controlled parcels; the ability to double density in certain areas; activation of a large number of single-stair units; creating a gateway area with a flow into walkable neighborhoods; upzoning the Hayden Tract; and he presented alternative plans for SB 79.

Discussion ensued between the LCI representative, staff, and Subcommittee Members regarding origin of the numbers presented; net additional housing; not interfering in the Hayden Tract Specific Plan process; shifting homes from the Hayden Tract to other places on the map; uncertainty as to

what density would be for the Hayden Tract; and the big opportunity for the cities who work with LCI.

Vice Mayor Fish invited public comment.

The following members of the public addressed the Subcommittee.

Scott Epstein, Abundant Housing LA, expressed support for LCI; reported being a co-sponsor of SB 79; discussed thinking about how the important law works in a local context; building beautiful small scale dense affordable housing; looking at expanding density beyond SB 79 areas; the opportunity afforded by SB 79; support for single-stair typologies; areas where the full density of SB 79 cannot be utilized; and the opportunity for the City Council with the Hayden Tract.

Marci Baun questioned whether any of the units would be condos; discussed people who want to buy a property and have a stake in Culver City; people who want to buy property and have a single-family home; laws in California that make affordability difficult; she felt that the rush to only have walking areas did not take into account people who have to drive to work; and she noted the infeasibility of taking a bus when she was volunteering at La Brea Tar Pits due to the length of time it would take to get there.

Meg Sullivan discussed her participation in the General Plan Update; SB 79; the LCI plan; existing development; and big opportunities.

Joseph Cohen May, Los Angeles Housing Production Institute, expressed support for an alternate plan; discussed SB 79; individual lots; parcel size in Culver City that makes density unusable; places where density could be added; and support for policy adding condos.

Discussion ensued between staff and Subcommittee Members regarding clarification that SB 79 can be used to build condos; parcels unlikely to be developed; parcels that are not part of SB 79; qualifying sites; export and import sites; sites that are not rent controlled; and moving density.

Mathew Paulson, LCI, discussed condominiums; support for homeownership opportunities; changes that will make it more feasible to build condominiums; the imbalance between average

incomes and average home price; and creating connections with developers.

Additional discussion ensued between staff and Subcommittee Members regarding the exciting opportunity; compliance; appreciation to staff and LCI for their work; the ability to take parcels that might not be used in the SB 79 plan and place them somewhere else on the map; concentrating density around how people actually get to the station; tapering density off further away from major corridors; letting the Hayden Tract process play out; using density elsewhere; rising rent costs; and looking at how designing and planning can have an impact on overall affordability.

Further discussion ensued between staff and Subcommittee Members regarding appreciation to staff for their efforts; understanding options; lack of applicability of the TOD alternative; support for letting the Hayden Tract move forward; the goal of welcoming more neighbors; partnership with organizations that are willing to be good partners; the Local Implementation Ordinance; next steps; voting on how to proceed for inclusion in the staff report; preserving historical sites; identification of sites to defer until 2030; the alternate plan as enabling the City to plan around historical sites by shifting density; HCD guidance coming out by July 1, 2026; the upcoming 2029 Housing Element; and consensus to explore an alternative plan in the direction of the second concept where homes can be concentrated along and nearest to routes to the stations.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE RECOMMEND EXPLORATION OF AN ALTERNATIVE PLAN IN THE DIRECTION OF THE SECOND CONCEPT WHERE HOMES CAN BE CONCENTRATED ALONG AND NEAREST TO ROUTES TO THE STATIONS.

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Item A-2

**Advisory Committee on Housing and Homelessness
Recommendations for Prohousing Incentive Program (PIP) Grant
Usage**

Arames White-Shearin, Assistant to the City Manager on Homelessness, provided background on the item; discussed the

Standing Housing and Homelessness
Subcommittee of the City Council
February 17, 2026

timeline; the ACOHH (Advisory Committee on Housing and Homelessness) recommendation for the PIP (Prohousing Incentive Program) grant monies that may be awarded to Culver City once the housing designation award is received; potential award amount; recommendations from KMA; programs eligible for the PIP grant; existing programs; support for expanding the renter assistance program to include move-in assistance and providing assistance to the Right to Counsel program; providing temporary rental assistance similar to what was done during COVID; historical data; current allocation for the Renter Protection & Homeless Prevention (RPHP) program; requirements that certain percentages are broken down for certain services; the Tenant Advocacy Legal Clinic contract with Bet Tzedek; rationale for prioritization of funding; and providing up to 6 months of rental assistance to keep people from becoming homeless if needed.

Shane Henson, ACOHH Member, asserted that it was his understanding that they were recommending two things but one item was not prioritized over another.

Vice Mayor Fish invited public comment.

The following members of the public addressed the Subcommittee:

Patrick Godinez, ACOHH Member, discussed prioritizing affordable housing; use of PIP funds; feasibility of moving occupants from Wellness Village to the mobile leasing program; moving people over before 2028 when Wellness Village comes off the books; replacing Exodus Recovery with Urban Alchemy; housing navigation; identification of ways to save money; the task to look for overlap and areas where they can maintain the housing program; shifting money toward building incentives; fee waivers; getting housing and units into the pipeline; and Healthcare in Action.

Meg Sullivan discussed Measure A money; support for rental assistance; keeping people in their houses; concern with one-time monies; and use of funds to pay down City debt in terms of affordable housing.

Marci Baun echoed comments made by the previous speaker; expressed concern with having to continue the program at the same level which will increase the amount of money being put out; the structural deficit; looking at where money is going;

and she expressed for support for prioritizing rental assistance.

Shane Henson, an ACOHH Member speaking on his own behalf; provided background on himself; felt rental assistance was an essential piece, but often worked better with an attorney; discussed the majority of eviction cases that are a result of non-payment of rent; move-in funds as an effective use of homeless prevention funds; reallocation of Measure A funds for different programs; and use of PIP grant money to fund a three year pilot program.

Discussion ensued between staff and Subcommittee Members regarding recommended use of monies; the date to file; likelihood of receiving the funds; appreciation to staff for their efforts; support for the Right to Counsel program; previous funding barriers; benefits to rental and move-in assistance; providing staff direction on the use of additional funds; current RPHP allocations; the current contract with Bet Tzedek to provide free legal services in a supply and demand way; the ACOHH recommendation to take a portion of funds for Right to Counsel in tandem with a move-in and rental assistance program; the feeling that if someone is going through an eviction process, having counsel and rental assistance would allow them to stay in their home; previous direction regarding Measure A funding; and the updated quote from Bet Tzedek.

Amy Williams, Bet Tzedek, noted that estimates would be presented in the next agenda item with options presented under \$300,000.

Additional discussion ensued between ACOHH Members, staff, and Council Members regarding whether monies can be placed in a pool for usage; making PIP money go further; the need for four votes; the ability to renew Measure A every year; the need for consensus on where Measure A money goes each year; majority Council support required for PIP grant allocation; consensus that funds should go toward a Right to Counsel program; determining the percentage; guidance from the City Attorney; support for allocating more resources to Right to Counsel in the pilot year; ensuring needs are being addressed; the importance of data; putting remaining funds toward rental assistance and move-in; the ability to adjust Measure A funding each year; the one-time decision for the PIP grant funds; clarification that percentages would not be specified; application of the PIP grant entirely toward the Right to

Counsel program and shifting Measure A funds more toward rental assistance to allow for flexibility; support for fully funding the Right to Counsel program based on the quote from Bet Tzedek with whatever is leftover put toward rental and move-in assistance; clarification that amendments and supplemental changes require a 4/5 vote; timing; determining funding allocation before the budget; acceptance of monies vs. appropriation of the monies; and the recommendation provided to the City Council.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE RECOMMEND THAT THE RIGHT TO COUNSEL PROGRAM BE FULLY FUNDED FROM PIP GRANT MONIES WITH THE BALANCE PUT TOWARD RENTAL AND MOVE-IN ASSISTANCE.

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Recess/Reconvene

Vice Mayor Fish called a brief recess from 5:42 p.m. to 5:45 p.m.

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Item A-3

Bet Tzedek Presentation on Budget Estimates

Amy Williams, Bet Tzedek, provided background on the organization; discussed current services in the Culver City contract; different case types; eviction defense; housing stabilization legal services; the Culver City dedicated intake line; one-on-one housing clinics; educational outreach; the tenant resource referral service; lack of income eligibility requirements to receive legal services; monitoring impacts; services provided since 2021; the contract until 2030; funding provided for one full-time attorney with necessary basic administrative support and supervision; demographics; income and AMI (Annual Median Income) level; clarification that the majority of people served fall into the extremely low income category; she provided an overview of housing cases; noted that the majority of cases fall outside of the eviction defense category; discussed the Right to Counsel Analysis; time spent on eviction cases; case type by income; legal work going towards preventing evictions; help for those who end up being evicted;

the eviction process flow chart; eviction filing statistics; the Right to Counsel movement; decreased numbers of eviction filings; the goal to change economics in filing evictions; expansion of eviction defense across the county; the Right to Counsel Coalition; clarification that the Culver City contract does not come under the StayHousedLA Coalition umbrella; cases that are not considered part of the Right to Counsel model; eviction prevention cases; providing a direct link to tenants; lack of income limitations under the contract; income thresholds as part of other contracts; the 30% representation benchmark required to achieve Right to Counsel; lack of access to direct rental assistance; the focus on eviction cases; priorities; increased representation for tenants in evictions; rental assistance as helping resolve cases more quickly; existing infrastructure; supporting continuity of prevention services and eviction defense; making a larger impact with support for the regional Right to Counsel effort; the role of tenant lawyers; management of court deadlines; negotiating terms and getting landlords to accept rental assistance; clarity that rental assistance does not settle every case; ensuring people are not paying for substandard housing or illegal rent increases; maintaining a level of prevention services and the direct intake line; avoiding interruption of services; expansion of eviction defense services; integration with StayHousedLA; data collection and reporting; broader infrastructure with regional cooperation; providing access to more than one provider with a true Right to Counsel program; offering alternatives when they are unable to take a case; general legal services provided; freeing up attorney time to take on more eviction cases by changing current contract terms to include an 80% or below AMI requirement; providing general housing legal services; she presented different funding scenarios; discussed coordination of eviction services with StayHousedLA; and the financial crisis that may increase the need for representation.

Vice Mayor Fish invited public comment.

The following members of the public addressed the Subcommittee:

Shane Henson discussed appreciation for the presentation; determining the amount of rental assistance needed; cost to maintain the clinic; and providing assistance to homeless individuals.

Standing Housing and Homelessness
Subcommittee of the City Council
February 17, 2026

Discussion ensued between Bet Tzedek representatives, staff, and Subcommittee Members regarding other grants received; homeless services that Culver City is getting but is not necessarily paying for; clarification that anyone who comes through the Culver City clinic is helped; the inability to separate the weekly clinic from eviction prevention services; clarification that most clients come through the portal; and court referrals.

Patrick Godinez asked about marketing the project to ensure that people in Culver City are aware of services and can stay in the pre-eviction phase.

Discussion ensued between meeting attendees, staff, and Subcommittee Members regarding appreciation for the data provided; support for dedicating the hypothetical money to support a robust program; shifts in state and federal funding; impacts on demand for support; existing funding; Measure A monies; providing additional monies to support two staff attorneys, requiring an 80% AMI requirement for participation and coordination with StayHousedLA; flexibility with the contract; whether Culver City would have to pay for services if they are not used; putting unused funds toward more outreach for housing stabilization cases; the goal to keep people housed; understanding what the 80% AMI restriction accomplishes; the 80% AMI income restriction with StayHousedLA; housing stabilization cases that are not StayHousedLA cases; the ability to impose an income cap on evictions or Right to Counsel; moving around money to free up attorney capacity; the goal to help people most likely to fall into homelessness; supporting those who are higher need; ensuring people are not pushed out; concern with overcorrecting for something that is not a real issue; people who are self-selecting; and support for being part of a coalition.

Jeanne Black questioned where Mr. Henson's suggestion of having available rental assistance money for eviction defense fit into the discussion.

Additional discussion ensued between meeting attendees, staff, and Subcommittee Members regarding Measure A monies; ensuring that funding is not segregated; the unique funding structure; consideration when Measure A monies are renewed in June; providing information on cost and benefit of using StayHousedLA and what would be involved with Bet Tzedek; the preference to not have income eligibility if it is not

required as part of the coalition; the preference to serve those most in need; and the importance of making it clear why Right to Counsel is important and is more powerful when paired with rental assistance.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESS SUBCOMMITTEE RECOMMEND THAT THE CITY COUNCIL PURSUE FUNDING SCENARIO C INCLUDING TWO STAFF ATTORNEYS FOR \$298,000.

Discussion ensued between Amy Williams, staff, and Subcommittee Members regarding clarification that information requested included the Bet Tzedek contract with and without StayHousedLA buy-in; keeping the existing non-eviction and eviction services that do not come under StayHousedLA; and staff agreement to work with StayHousedLA to gather information.

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Public Comment - Items NOT on the Agenda

No additional requests to speak were received.

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Items from Subcommittee Members/Staff

Discussion ensued between staff and Subcommittee Members regarding agreement to move the joint meeting with the ACOHH to receive an update on the Homeless Plan to April 21; and items on the agenda for March 25, 2026.

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Adjournment

There being no further business, at 6:44 p.m., the Standing Housing and Homelessness Subcommittee of the City Council adjourned to March 25, 2026 at 4:00 p.m. for a special meeting.

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Jeremy Bocchino
SECRETARY of the Culver City Standing Housing and
Homelessness Subcommittee of the City Council, Culver City,
California

APPROVED

Bubba Fish
VICE MAYOR, Standing Housing and Homelessness Subcommittee
of the City Council, Culver City, California