

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

January 13, 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, Council Member
Yasmine-Imani McMorrin, Council Member

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

o0o

Pledge of Allegiance

Council Member McMorrin led the Pledge of Allegiance.

o0o

Public Comment – Items NOT On The Agenda

Council Member McMorrin invited public comment.

The following member of the public addressed the Subcommittee:

Patrick Godinez discussed renewal of the Healthcare in Action contract; number of participants needing medical care; difficulty of finding off-site care; and he asked that the Healthcare in Action contract be renewed or that another source be identified.

o0o

Receipt of Correspondence

No correspondence was received.

o0o

Consent Calendar

Item C-1

Approve the Minutes for the Regular Meeting of November 12, 2025 and the Special Meeting of November 19, 2025

MOVED BY MEMBER FISH, SECONDED BY MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE APPROVE THE MINUTES FOR THE REGULAR MEETING OF NOVEMBER 12, 2025 AND THE SPECIAL MEETING OF NOVEMBER 19, 2025.

o0o

Order of the Agenda

No changes were made.

o0o

Action Items

Item A-1

Planning and Development Department - Housing Update

Mark Muenzer, Planning Director and Housing and Human Services Director, introduced the item; thanked staff for their efforts; discussed accomplishments; code amendments;

significant development projects approved including affordable housing units; SB (Senate Bill) 79 and implementation; and working LCI (Livable Communities Initiative) programs into the department work plan for next year.

Emily Stadnicki, Current Planning Manager, provided a summary of the material of record; discussed Planning Commission housing accomplishments; code amendments related to ADUs (Accessory Dwelling Units); and upcoming Planning Commission recommendations.

Discussion ensued between staff and Subcommittee Members regarding 100 Corporate Pointe in the Fox Hills neighborhood; clarification on upcoming items; data being compiled on discretionary thresholds; appreciation for the reminder to collect data; timing for consideration; presentation of the data; looking the actions of West Hollywood; the gun store project; parking provided; density bonuses; SB 79; input from LCI; the informational memo going to the City Council; implementation options; consideration at the Subcommittee level before the item goes to the full City Council; the next regular meeting of the Subcommittee; and agenda items for the special meeting.

Additional discussion ensued between staff and Committee Members regarding appreciation for staff efforts; basis for the appeal; the Program EIR (Environmental Impact Report); typical number of appeals; recent increases to appeals; tracking staff time; actual costs; and appeal fees.

o0o

Item A-2

Prohousing Incentive Program (PIP) Funding Options Discussion

Troy Evangelho, Current Planning Manager, provided a summary of the material of record on Prohousing Incentive Program (PIP) funding.

Council Member McMorris invited public comment.

The following members of the public addressed the Subcommittee:

Patrick Godinez discussed his daughter who uses a wheelchair; LCI; the Housing Element; multi-story projects; elevators; and he suggested using money to ensure accessibility for the disabled.

Shane Henson indicated serving on the Advisory Committee on Housing and Homelessness (ACOHH) speaking on his own behalf; discussed the tight timeline to provide ACOHH feedback on funding utilization; he asked about finding a way to allow staff enough time for the ACOHH to provide a recommendation on utilization of grant funding; reported presenting an alternative plan for PIP funding in December; discussed creation of a homelessness prevention team; expanding on the work of Bet Tzedek; utilization of Measure A funding; doubling the amount of support without costing Culver City additional monies; and he wanted to ensure that if there is another meeting in February, that it be held after the ACOHH meeting to allow the Subcommittee to consider the ACOHH recommendation.

Discussion ensued between staff and Subcommittee Members regarding appreciation for feedback from the speakers; belief that Culver City would receive the designation; the proposal for PIP funds submitted by Mr. Henson; conversations regarding cost of the KMA proposal; funding; timing; and scheduling of meetings.

oOo

Item A-3

Bet Tzedek Presentation on Free Legal Services for Culver City by Henrissa Bassey

Henrissa Bassey, Bet Tzedek, provided a presentation on their efforts to provide free legal services to assist Culver City tenants with housing issues; she discussed the background of Bet Tzedek; services provided; people served; eviction prevention vs. eviction defense; research regarding the impact of having a lawyer involved in the process; strict court-imposed deadlines; the intimidation factor; the Culver City Rent Stabilization Ordinance; Reasonable Accommodation requests; educational outreach; and their work with Better Angels.

Amy Williams, Bet Tzedek, expressed regret at not being able to attend the meeting in person and indicated that she was available for questions.

Discussion ensued between staff and Subcommittee Members regarding monthly reports to Culver City and data available.

Council Member McMorris invited public comment.

The following member of the public addressed the Subcommittee:

Patrick Godinez discussed cases related to non-payment and providing rental assistance.

Discussion ensued between Bet Tzedek representatives, staff, and Subcommittee Members regarding acknowledgement that while providing rental assistance can address issues, the tenant is not always at fault in non-payment of rent cases; instances where the tenant has been trying to pay; cases where there has been an illegal rent increase; withholding of rent due to uninhabitability; and the fact that the landlord gets to frame the terms of the eviction.

Additional discussion ensued between Bet Tzedek representatives, staff, and Subcommittee Members regarding appreciation for the additional information; clarity with understanding that non-payment of rent does not mean the tenant does not need counsel; Stay Housed LA; understanding that rental assistance and Right to Counsel are better together; the adjustment to the estimate taking new data into account; the scale of Stay Housed LA; cost per individual; working with Stay Housed LA as they are part of the coalition; availability of reliable eviction data; current services provided; the Stay Housed LA model; Bet Tzedek as a coalition partner; the view that only 30% of tenants have to be represented at one time to achieve Right to Counsel; differences with small cities; outreach; the 50% of default cases; closing the access to justice gap; the higher level of representation required to post-default tenants; reasons the Stay Housed LA model and Bet Tzedek numbers were different; hours per case; the current contract with Bet Tzedek; difficulty of measuring how many evictions are prevented; understanding options; moving forward with Stay Housed LA with Bet Tzedek as a partner vs. expanding the existing program; the importance of having a Right to Counsel program; budget constraints; one-on-one legal services; the proposed amendment for a Right to Model Plus; priority zip codes under Stay Housed LA that ensure access to a lawyer; expansion to include more zip codes; clarification that rental assistance

is not the only solution for non-payment of rent cases; including rental assistance in the process; the PIP grant conversation; funding to allocate; increased evictions with difficult economic times; obtaining a revised quote from Bet Tzedek; the Homeless Prevention Toolkit; a request for a breakdown of current services vs. a full build-out to represent clients who require it; costs to go to trial; eviction prevention and eviction defense; providing costs for clinics and a dedicated line for legal advice; the quote for current services and full scope representation; providing context for the current abstract numbers; benefits to being a Stay Housed coalition partner; and creation of a regional plan with the Westside Cities Council of Governments (WSCCOG).

Patick Godinez received clarification regarding funding.

Further discussion ensued between Bet Tzedek representatives, staff, and Subcommittee Members regarding funding the current contract; registration fees; funding for the expansion; PIP funds; information regarding costs and services provided; timing for bringing Culver City into the Stay Housed model; making the value of having an attorney in the process more clear; relaxed engagement to allow for interaction and feedback; and appreciation for the continued partnership.

o0o

Public Comment - Items NOT on the Agenda

No additional requests to speak were received.

o0o

Items from Subcommittee Members/Staff

Discussion ensued between staff and Subcommittee Members regarding dates and agenda items for February and March.

o0o

Adjournment

There being no further business, at 5:32 p.m., the Standing Housing and Homelessness Subcommittee of the City Council adjourned to February 17, 2026 at 4:00 p.m. for a special meeting.

o o o

Shannon Louis
SECRETARY of the Culver City Standing Housing and
Homelessness Subcommittee of the City Council, Culver City,
California

APPROVED

Yasmine-Imani McMorrin
COUNCIL MEMBER, Standing Housing and Homelessness
Subcommittee of the City Council, Culver City, California