

Culver CITY

MEMORANDUM

DATE: July 21, 2026

TO: HONORABLE MAYOR PUZA AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF CULVER CITY

FROM: Advisory Committee on Housing and Homelessness, Chair Jonathon Dilworth, Vice Chair Dana Sayles, and Members Khin Khin Gyi, Patrick Spease, Amberly Washington, Pat Godinez, Shane Henson, Vanessa Martin and Nicholas Golowko.

SUBJECT: 2026 ACCOMPLISHMENTS AND 2027 PROPOSED ACTIVITY/UPCOMING AGENDA ITEMS FOR THE NEXT 6 MONTHS

CC: Odis Jones, City Manager

At the July 21, 2026, regular meeting of the Advisory Committee on Housing and Homelessness, the Advisory Committee on Housing and Homelessness discussed and approved a staff report of activity and authorized staff to transmit the final report to City Council for approval. The list below summarizes the CBC's accomplishments during the period of January through June 2026 and provides a list of anticipated activities/upcoming agenda items for the second half of the 2026 calendar year. The Advisory Committee on Housing and Homelessness (ACOHH) regularly meets on the third Tuesday of every month and met six times from December 16, 2025, to July 21, 2026.

List of Accomplishments

- **Homeless Plan Update**
 - At the joint Standing Housing and Homelessness (SHHS) and ACOHH meeting on May 27, 2026, both bodies reviewed and provided additional edits to the final draft Homeless Plan prepared by Jennifer Cree Swan and Associates (JCSA).
 - At the regular ACOHH meeting on July 21, 2026, the body approved a recommendation to approve the final draft Homeless Plan to City Council.
- **2026 Homeless Count**
 - Several members from the ACOHH volunteered as enumerators in the Culver City 2026 Homeless Count on January 22, 2026.

- **Participant Feedback and Service Provider Procurement Process**
 - After ongoing review and participant feedback held at several ACOHH regular meetings, including the March 17, June 16, and July 21, 2026 meetings, the ACOHH recommended staff to release a Request for Proposals (RFP) to find a local homeless service providers to operate as lead supportive service provider of the Wellness Village Program and Culver City Project Homekey Interim and Permanent Supportive Housing Program.
- **Renter Protection and Homelessness Prevention (RPHP) Grant and Individualized Services Model (ISM)**
 - ACOHH discussed and recommended to City Council the use of Renter Protection and Homelessness Prevention (RPHP) grant funds to create an Individualized Services Model (ISM), pairing direct rental assistance with tailored supportive services to help at-risk Culver City renters remain stably housed.
- **Pro-Housing Incentive Program (PIP) Grant**
 - ACOHH jointly with SHHS recommended prioritizing PIP grant funds (a one-time allocation of up to \$750,000 from HCD) for a Right-to-Counsel program for tenants facing eviction, with any remaining funds directed to rental assistance. City Council adopted this recommendation on March 16, 2026.
- **Presentations:**
 - On January 13, 2026, ACOHH received presentation from Bet Tzedek Attorney, Henrissa Basset, on Bet Tzedek on the eviction protections program, covering legal services, eviction defense, housing clinics, and the preventing and ending homelessness project for Culver City tenants.
 - On February 10, 2026, ACOHH received a presentation from Dr. Dan Richardson, Culver City Human Services and Crisis Intervention Manager, on the Housing & Human Services Emergency Homeless Update, including department staffing, the 2026 Homeless Count initial findings, COC services, and challenges faced by interim housing clients.
 - On February 10, 2026, Arames White-Shearman, Housing and Human Services Special Projects Manager, presented the Keyser Marston Associates (KMA) analysis of PIP (Pro-housing Incentive Program) Grant Funding Allocation options and recommended utilizing the funds for rental assistance, move-in assistance programs and Motel Master Lease programs.
 - On March 17, 2026, ACOHH received a presentation from Jennifer Cree Swan, Principal at Jennifer Cree Swan and Associates (JCSA), on the draft Homeless Plan Update.

Scheduled Activities Plan:

- **ACOHH Structure and Governance**
 - Review the structure and purpose of the ACOHH and realign committee priorities and the bylaws accordingly.
- **2027 Homeless Count**
 - Form the 2027 Homeless Count Subcommittee to assist staff with planning the 2027 Homeless Count.

- **Homeless Service Provider RFP Process**
Coordinate with staff to develop the Homeless Service Provider/Operator Scope of Work for the RFPs related to Wellness Village and Culver City Project Homekey Interim and Permanent Supportive Housing Program operations.
- **Housing Vouchers Review**
 - Review of housing voucher programs available to Culver City residents, including Time Limited Subsidy (TLS), Veteran Affairs Supportive Housing (VASH), Housing Choice Voucher (HCV), and Transition Age Youth (TAY) vouchers to identify gaps in access and utilization, with final recommendations presented to City Council on strategies to expand voucher enrollment.
- **Culver City Project Homekey Interim and Permanent Supportive Housing Grievance Process**
 - Recommend improvements to the grievance process for participants in Culver City Project Homekey Interim Housing Program.
- **Presentations:**
 - Biannual Service Provider reports to Advisory Committee on Housing and Homelessness: Upward Bound House, Exodus Recovery, and Urban Alchemy **(date to be determined)**.
 - Finance presentation to the Advisory Committee on the Housing & Human Services Budget **(date to be determined)**.
 - Planning and Development presentation to the Advisory Committee on Housing and Homelessness on below market unit production **(date to be determined)**.
 - Bet Tzedek presentation to Advisory Committee on Housing and Homelessness on the Eviction Protection Program **(date to be determined)**.