

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

August 19, 2025
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 7:02 p.m. in the Patio Room.

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

*Member Gagnier arrived at 7:08 p.m.
**Member Sayles arrived at 7:03 p.m.
***Member Washington arrived at 8:07 p.m.

Staff: Tevis Barnes, Housing and Human Services Director
Brenda Diaz, Housing Assistant

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Pledge of Allegiance

The Advisory Committee on Housing and Homelessness recited the Pledge of Allegiance.

Member Sayles joined the meeting.

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Public Comment for Items NOT on the Agenda

Chair Khin Khin Gyi invited public comment.

Tevis Barnes, Housing and Human Services Director, indicated that no requests to speak had been received.

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Receipt of Correspondence

Tevis Barnes, Housing and Human Services Director, indicated that no correspondence had been received.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting on July 15, 2025

Discussion ensued between staff and Committee Members regarding concern about potential HIPPA (Health Insurance Portability and Accountability Act) violations with identification of public speakers; agreement to have the Legal Department review the minutes; expectation of privacy at public meetings; whether it is permissible to redact names; and agreement to defer the minutes pending legal review.

Member Gagnier joined the meeting.

MOVED BY VICE CHAIR DILWORTH AND SECONDED BY MEMBER GODINEZ THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS DEFER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF JULY 15, 2025 PENDING REVIEW BY THE CITY ATTORNEY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, GAGNIER, GODINEZ, GYI, HENSON, SPEASE
NOES: NONE
ABSENT: WASHINGTON
ABSTAIN: SAYLES

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Order of the Agenda

Items A-2 and A-4 were deferred to the next meeting.

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Action Items

Item A-1

Appoint New ACOHH Chair and Vice Chair

Tevis Barnes, Housing and Human Services Director, introduced the item.

Discussion ensued between staff and Committee Members regarding willingness to serve.

MOVED BY MEMBER SAYLES AND SECONDED BY MEMBER HENSON THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPOINT JONATHON DILWORTH TO SERVE AS CHAIR OF THE ADVSORY COMMITTEE ON HOUSING AND HOMELESSNESS FOR FISCAL YEAR 2025-2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, GAGNIER, GODINEZ, GYI, HENSON, SAYLES,
SPEASE
NOES: NONE
ABSENT: WASHINGTON

MOVED BY CHAIR DILWORTH AND SECONDED BY MEMBER GODINEZ THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPOINT DANA SAYLES TO SERVE AS VICE CHAIR OF THE ADVSORY COMMITTEE ON HOUSING AND HOMELESSNESS FOR FISCAL YEAR 2025-2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, GAGNIER, GODINEZ, GYI, HENSON, SAYLES,
SPEASE
NOES: NONE
ABSENT: WASHINGTON

Chair Dilworth thanked the former Chair for her service; discussed meeting procedures; practices of former Chairs of the Committee; Committee purpose; function of the body to be a partner with staff; Committee mission; bylaws; and he suggested that staff and meeting attendees introduce themselves and that Committee Members introduce themselves and indicate their reasons for joining.

Staff, Committee Members, and meeting attendees introduced themselves and provided background on their experience.

Tevis Barnes, Housing and Human Services Director, discussed department oversight of Code Enforcement, Human Services and Crisis Intervention, affordable housing production, the Rental Assistance Program, and homeless services; creation of the ACOHH; the Wende Museum; growth of the department and the Committee; work of the Committee; the update of the Homeless Plan; items accomplished; the impactfulness of the ACOHH; and three City Council Members that previously served on the ACOHH.

Discussion ensued between staff and Committee Members regarding agreement to agendaize a debrief of the Homeless Count numbers released by LAHSA (Los Angeles Housing Services Authority) at the next meeting.

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Item A-2

Appoint ACOHH members to the following ACOHH Subcommittees:

- . **2026 Homeless Count Subcommittee**
- . **Homeless Initiative Subcommittee**
- . **Outreach and Engagement Subcommittee**

This item was tabled to the September ACOHH meeting.

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Item A-3

Update from Exodus Recovery regarding Culver City Project Homekey Interim Housing rules and resident code of conduct

Member Godinez recused himself from consideration of the item and exited the meeting.

Discussion ensued between staff and Committee Members regarding the interim side of Project Homekey; permanent supportive housing; affordable housing; program rules; getting people ready for real landlords; individuals who chose to share their stories in a public arena; additional parts to the stories shared; reports from Exodus; staff

knowledge of the individual stories; and assistance from the Mobile Crisis Team (MCT).

Vanessa Scheider, Exodus Recovery, indicated that they were a housing program, not a housing site; discussed the interim housing program; helping members become document-ready so that they can obtain permanent housing; program rules; members who suffer from disorders; security searches; reducing the probability of hoarding; efforts to reduce pest infestation; concerns with the frequency of onsite visits; less frequent visits on the permanent side; reduced infestations with the sense of ownership that comes with permanent housing; meals provided; special meals; the ability to ask for more food; daily room checks and housekeeping; case management; support for daily hygiene skills; on-site leadership teams, clinicians, LVNs, and case managers; the team approach taken; assessments of all clients; weekly therapy sessions; efforts to hire a substance abuse counselor; partnerships with other providers; harm reduction; confiscation of paraphernalia; items removed during room checks; proper disposal; ensuring people are ready when the opportunity to gain housing comes up; placements outside of Culver City; scarce resources and housing placement; ensuring people are being linked to proper medical services; assistance by an ECM Care Manager; procedures for residents of permanent housing units; food; and kitchenettes.

Discussion ensued between Vanessa Schneider, staff, and Committee Members regarding distrust for security; people being kicked out for a period of time; clients who become aggressive with staff; people who bring in more than 24 hours-worth of food; acknowledgement of concerns with security; providing more consistency with security; ensuring security is aware of protocol; best practices for the site; the contract with Every Table; portion control; quality of food; people who come back with large amounts of food from food pantries that cannot be stored; safety; daily room checks to remove paraphernalia; having to go offsite to use; harm reduction; staffing; individual and group sessions; ensuring everyone is documented; transitioning people into permanent supportive housing; LAHSA housing provided; the inability to direct people to specific locations; options presented to clients; the ability of clients to refuse placement in a location they are not comfortable with; reverse referrals; changes in LAHSA; the transition with the new program coming on board; Culver City as being part of a larger hub;

difficulty of getting people to say yes to alternative locations; concern with a potential loss of funding; long-term solutions; safety as the number one priority; people actively using substances onsite; hourly visual room checks to ensure that people are ok; more frequent room checks for people released from the hospital or active users; ensuring people who are under the influence are breathing; frustrations for people without substance use issues; efforts to not be invasive; ensuring people are in their rooms at night; housing placement; increased opportunities for people who are willing to stay elsewhere; self-sabotage; people who are not ready to move; and fear of not succeeding when moving out.

Additional discussion ensued between Vanessa Schneider, staff, and Committee Members regarding the broken LAHSA process; the need to go through multiple entities; inability to move forward until LAHSA initiates the first step; HCD (Housing and Community Development) requirements to go through the coordinated entry system for permanent housing; the need to get multiple people to sign off through RMS (Residential Management System) to match people into Project Homekey; clarification that Culver City gets no LAHSA funding; concern with a lack of responsiveness from LAHSA; outreach to partner cities and other electeds for support; and appreciation to staff and Exodus for their work.

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Item A-4

Fiscal Year 24-25 program statistic reports for the following programs:

- . Culver City Upward Bound House Family Shelter - Lashana Stephens, Upward Bound House**
- . Culver City Project Homekey Interim and Permanent Supportive Housing - Vanessa Schnieder and Darlene Logan, Exodus Recovery**
- . Culver City Wellness Village - Carrie Bell, Urban Alchemy**

Member Godinez rejoined the meeting.

Lashana Stephens, Upward Bound House, noted handouts provided to Committee Members; provided an overview of their quarterly report; and discussed total number of people served.

Discussion ensued between staff and Committee Members regarding number of students served in Culver City Unified School District (CCUSD).

Member Washington joined the meeting.

Additional discussion ensued between Ms. Stephens, staff, and Committee Members regarding clarification on the number of people served in Culver City; the misconception that people come from other places and do not live in Culver City; people who come from other places; families served; children registered in other schools; donation of school supplies from two different organizations; aftercare programs; number of families served; capacity limited by housing availability; rejection statistics; waiting lists; slowed turnover as a result of the pandemic; crisis housing provided for up to 120 days; the deceased individual who experienced medical issues; overlap between CCUSD families and children served; most-needed donations; clarification that when a family leaves they take everything with them; the starter kit provided to each family participating; the focus on the adults; the need for afterschool programs and activities for the kids; Fiesta La Ballona tickets; Parks, Recreation and Community Services (PRCS) programs; summer camp; sponsorships; the free LA's Best and Prime Time Sports programs for LAUSD (Los Angeles Unified School District) campuses; and different programs available.

Further discussion ensued between Ms. Stephens, staff, and Committee Members regarding exit destinations; families currently being served; reasons families stay in the program; families who do not want to leave Culver City or who get cold feet; those waiting for opportunities for low-income housing; time-limited rental assistance; families that may need additional mental health and employment services; allowing extra time for people to get stable; clarification that people are not exited to the streets; employment services; rental assistance; child subsidies; case management assistance; connecting people to services; number of beds contracted with Culver City vs. total number of beds in the program; Transitional Age Youth (TAY); and appreciation for the presentation and for answering questions.

Darlene Logan provided an overview of Project Homekey interim data from July 2024 to June 2025.

Discussion ensued between Ms. Logan, staff, and Committee Members regarding clarification of acronyms; statistics required to be reported to the state; income level; number of meals served; the ability to be on General Relief or SSI, but not both; clarification that people do not need to have any source of income to participate; changes to immigration law and funding sources; the ability of Culver City to serve undocumented individuals; Section 8 vouchers; people who reunite with families, go to Wellness Village, or the motels; attrition; difficulty moving from interim to permanent housing; lack of treatment beds available for people; the need for a deeper level of care; 72 hour holds; insurance; demand; decreased number of LPS-designated beds; extension of holds in extreme cases; urgent care; closing hospitals; people losing Medi-Cal and Medicare; increased use of the ER as more people get bumped; quarterly reports; exit statistics; and specific data captured on the dashboard.

Carrie Bell, Urban Alchemy, provided an overview of the quarterly report from July 1, 2024 through June 30, 2025 for Wellness Village; discussed number of people served; attendance; average occupancy rate; meals served; laundry processed; healthcare and outside services provided; completed wellness checks; mental health services provided; case management; initial assessments; housing outcomes; the person who passed away in a hospital; and exits.

Additional discussion ensued between Ms. Bell, staff, and Committee Members regarding job training programs for practitioners; staffing levels; appreciation for the report; and reports coming forward on a quarterly basis.

Further discussion ensued between staff and Committee Members regarding agreement to push Items A-2 and A-6 to the next meeting; minutes for the City Council Subcommittee meeting; the joint meeting; the self-directed task to come up with recommendations for housing initiatives to the City Council; and the open-ended item.

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Item A-5

Update on the Request for the Proposal to Update the City's Homeless Plan

Tevis Barnes, Housing and Human Services Director, discussed consideration of the selected agency at the last meeting; the need to get permission from the City Council to enter into an agreement with the firm; consideration at the September 8 City Council meeting; and the potential for the item to be pushed to a later meeting.

Discussion ensued between staff and Committee Members regarding consideration of the item on the Consent Calendar vs. being an Action Item; Council Member schedules; input from the City Council Subcommittee; positive feedback for the sales tax measure; the federal fiscal year; layoffs of federal staff; the need to follow-up with legal to see if proposals can be shared; score sheets that are not public information; the process; the ability to serve on subcommittees; and subcommittee oversight of work.

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Item A-6

Discussion on the Direction regarding Homeless Programming and Affordable Housing proposed by the City Council at the Joint City Council and ACOHH meeting on March 10, 2025

This item was tabled to the September ACOHH meeting.

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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 items for the next meeting; misinformation regarding Jubilo Village; a request for a presentation by CCSM (Community Corporation of Santa Monica); a request for

an update on the RFP (Request for Proposal) for the gun shop; a reminder about the SCANPH (Southern California Association of Non-Profit Housing) Conference on September 10-11 in Pasadena; the award for Project Homekey; staff agreement to research whether ACOHH Members would be able to attend; and the date of the next ACOHH meeting.

Additional discussion ensued between staff and Committee Members regarding the application for the Pro-Housing Designation for Culver City through the state; the Pro-Housing Incentive Program (PIP); special preference for grants; the next round of funding for PIP funding; a suggestion to agendize consideration of what new funding to apply for; work on the designation with the Planning and Development Department; meetings with HCD; the ability of the ACOHH to recommend that the City Council direct staff to apply for funding; and the ability of the Chair and Vice Chair to provide a report to the City Council.

Vice Chair Sayles questioned whether Emily Stadnicki or Mark Muenzer would be able to attend the next meeting to provide an update on Item A-6; and she noted the need for insight into what Planning is doing.

Discussion ensued between staff and Committee Members regarding the update from Planning staff to the City Council Subcommittee.

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Adjournment

There being no further business, at 9:27 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on September 16, 2025.

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TEVIS BARNES

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