

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

February 10, 2026  
7:00 p.m.

**Call to Order & Roll Call**

The special 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: Jonathon Dilworth, Chair  
Dana Sayles, Vice Chair  
Patrick Godinez, Committee Member  
Khin Khin Gyi, Committee Member  
Shane Henson, Committee Member  
Patrick Spease, Committee Member  
Amberly Washington, Committee Member

Staff: Dr. Dan Richardson, Human Services and Crisis  
Intervention Division Manager  
Robert Parga, Management Analyst  
Justin Wilson, Housing Assistant

o0o

**Pledge of Allegiance**

Meeting attendees recited the Pledge of Allegiance.

o0o

**Public Comment for Items NOT on the Agenda**

Chair Dilworth invited public comment.

The following member of the public addressed the Committee:

Jeanne Black provided background on herself; noted that she was speaking on her own behalf; discussed her observations on

the Homeless Dashboard; difficulty obtaining accurate and complete data; she suggested separating fiscal years; felt that cumulative numbers were not helpful; discussed the goal of the programs for people to find appropriate permanent housing; concern with calculations for average length of stay; looking at monthly or quarterly trends; examination of both placement and evictions to understand gaps and barriers; she suggested making data available prior to public presentation; she noted that four times as many people left as got housing; discussed people asked to leave Project Homekey (PHK) in 2025; placements in permanent housing; placements in the motels; difficulty distinguishing voluntary vs. involuntary departures; using the business intelligence dashboard; understanding why people chose to leave Wellness Village; those who were asked to leave; the need for information regarding accurate length of stay; total number of people served; disparities; information regarding encampment resolution that does not indicate the number of people displaced; and the role of the Committee to evaluate service providers.

Discussion ensued between Mr. Black, staff, and Committee Members regarding work to update the Homeless Plan; quarterly reports from service providers; and issues getting accurate data with the county.

o0o

## **Presentations**

Item P-1

### **Presentation of Housing & Human Services Emergency Homeless Update by Dan Richardson, Psy.D./Human Services and Crisis Intervention Division Manager, and Christine Stoffers/Project Manager**

Dan Richardson, Human Services and Crisis Intervention Division Manager, provided an update on the Homeless Emergency; discussed department staffing; the 2026 Homeless Count; initial findings; he provided personnel updates; welcomed new Housing Assistant, Justin Wilson; discussed continuum of care services; providing cumulative numbers vs. providing a range; requests; program statistics; engagements; demand; providing consistency with the way numbers are presented; occupancy; permanent vs. interim; the Master Lease

Program; the nutrition program through EveryTable; status of the Update of the Homeless Plan; timeline; and next steps.

Discussion ensued between staff and Committee Members regarding available rooms; clarification that only a portion of the Rodeway is rented by Culver City; rooms that are offline for repair; the proclamation indicating that Culver City falls under the Los Angeles Homeless Services Authority (LAHSA) continuum of care and is reliant on the county for services; the need to coordinate with LAHSA; funding from HCD (Housing and Community Development) and LAHSA to increase services; addressing homeless encampments; shared borders; support for utilizing points of contact; number of vouchers allotted by HUD (Housing and Urban Development) and the number that are not used because a place cannot be identified; understanding utilization of the vouchers; length of stay; concern that LAHSA is not being held accountable for the Housing Choice vouchers; ensuring service providers recognize their top point of contact in their presentations; the point of contact with Urban Alchemy; and placements.

Jeanne Black emphasized the importance of coordination with the county; discussed reorganization at the county; the assigned executive liaison who has never met with Culver City; money spent by Culver City; the fact that the county does not pay after the fact; and the need to work with LAHSA to get them to pay for services.

Additional discussion ensued between staff and Committee Members regarding daily communication with LAHSA; the massive reorganization of LAHSA; understanding how many vouchers are available; the timeline for a new Director; the single biggest challenge as finding suitable housing; clients who demand to stay in the area; permanent housing through PHK; helping people move on from an interim to a permanent housing situation; updating the proclamation from the City Manager's Office; staff agreement to gather statistics for when the MCT requests assistance; lack of medical supervision with the MCT; collaboration with the Fire Department; medical supervision; mental health specialists and mental health clinicians; extension of hours; lack of a medical component to the MCT; clarification regarding different classifications; extending hours 7 days per week from 9 a.m. to 9 p.m.; the waiting list for affordable housing, interim housing, and vouchers through the Housing office; people who turn down housing; the active list for those seeking housing vs. the list in the Housing Office; people who are ambivalent

about housing and those who accept housing; and difficulty tracking due to constantly changing attitudes.

Chair Dilworth invited public comment.

The following members of the public addressed the Committee:

Brian Chartier reported living at Urban Alchemy for 15 months and then PHK; asked that staff be checked noting that he received treatment similar to when he was in the prison system; described excessive searches of their units and staff putting their hands on him; stated that when clients go out, staff goes through their things; reported living on the streets for the past four years; he noted the difference between Urban Alchemy and Project Homekey; discussed efforts to turn his life around; and, responding to inquiry, he clarified that security staff were the issue, and noted a missed appointment as staff did not check on him.

Discussion ensued between staff and Committee Members regarding shared concerns with some security staff; physical searches that are part of the protocol of the facility; efforts to keep contraband and substances out of the facility; acknowledgement of trauma triggered by searches; agreement to express concerns to Exodus; high turnover of security staff; accountability; the contract with the security company; and the importance of providing feedback to the City.

Veronica Cavazos recounted an incident with an RA (Resident Assistant) and a security guard; discussed treating residents like animals; someone who tried to break into her door; trauma from previous domestic abuse; concern with staff opening the door without knocking; review of the footage of the person trying to break into her room; people dealing with mental illnesses; she discussed her long-term disabilities and falling out of her bed repeatedly; her unanswered request for rails; lack of a ramp; the need for ADA (Americans with Disabilities Act) compliance; living on the street; worried that she was being attacked for coming to express concerns at a previous meeting; asked for help for her daughter who is being trafficked on the street; asserted that anyone could end up in her situation; felt staff needed more training and that HIA (Healthcare in Action) was better; reported that the CARE Team were wonderful but could only do so much; asserted that LAHSA never helped them; discussed her need for surgery; adults who require help to get things done; people who deserve

another chance; and she indicated that she might feel more secure on the street than she does at Project Homekey.

Discussion ensued between Veronica Cavazos, staff, and Committee Members regarding a request to help Ms. Cavazos' daughter; coordination with LAHSA to help see if housing could be found; the security breach where someone outside of the facility jumped over the fence and banged on Ms. Cavazos' door; concern with everyone being put in danger; the inability to identify the intruder; buried trauma; the need to have a female staff person on the premises at all times; traumatic welfare checks; people who do not knock before entering; concern with not being allowed to return until the morning if discharged from the ER after curfew, even with paperwork; outreach meetings for PHK residents; encouraging dialogue; a suggestion to have a listening session with City staff and residents to take the issues back to the providers; figuring out what operational things need to happen; the need for a more formalized process; people who might not feel comfortable speaking up with Exodus present; allowing people to speak freely; and sympathy for what Ms. Cavazos is going through with her daughter.

Veronica Cavazos discussed feeling helpless to address issues her daughter is going through; efforts to get conservatorship; concern that Exodus robs PHK residents of their dignity; and she wanted HIA to come back.

Further discussion ensued between meeting attendees, staff, and Committee Members regarding training; understanding sex trafficking; the huge problem; unique situations; the ability to intervene when minors are involved but difficulty intervening when adults are involved; the criminal side of things; a lewd video sent to a resident by a PHK security officer; PTSD; (Post Traumatic Stress Disorder) appreciation for the services; encouragement to the speakers to return if problems persist; and appreciation to the speakers for their feedback.

o0o

#### **Items from Staff**

Discussion ensued between staff and Committee Members regarding confirmation of meeting dates; potential difficulty getting a quorum during spring break; the longstanding tradition of not holding meetings during spring break; the

Homeless Plan Update presentation on March 17; the next Standing Housing and Homeless Subcommittee meeting; concern with having a quorum for the Joint Standing Housing and Homeless Subcommittee/ACOHH meeting planned for March 25; presentation of the final Homeless Plan Update on May 26 at the Joint City Council/ACOHH meeting; scheduling; and staff agreement to update the work plan and send the revised version to the ACOHH.

Arames White-Shearin reported meeting with KMA on possible uses for PIP grants and distributed the recommendations from KMA.

o0o

**Receipt of Correspondence**

None.

o0o

**Consent Calendar**

Item C-1

**Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting on January 13, 2026**

MOVED BY MEMBER HENSON, SECONDED BY VICE CHAIR SAYLES AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE THE MINUTES FOR THE REGULAR MEETING OF JANUARY 13, 2026.

o0o

**Order of the Agenda**

None.

Member Sayles asked for a CPY update; noted that conversations tended to get off topic easily and there was not a lot of time; discussed KMA recommendations; focusing priorities; and determining the directive.

o0o

**Recommendation on PIP Grant Funding Allocation**

Arames White-Shearin discussed recommendations from KMA to use PIP grant funding for rental assistance, move-in assistance programs, and motel/master lease programs as they already exist within City structure and ACOHH consideration of options on the list in order to make recommendations to the Standing Housing and Homeless Subcommittee.

Discussion ensued between staff and Committee Members regarding the potential for receiving a small amount of money; concern with creating reliance on funding; use of the money for one-time expenses; General Fund support of the apartment master lease program; a suggestion for a move-in assistance program; the inability to restrict use of PIP grants to only benefit unhoused people; the ability to limit funding to those moving into an apartment in Culver City; difficulty placing unhoused individuals into housing in Culver City; money already allocated for rental assistance; concerns with older people on a fixed income who get behind on their rent; tailoring a program to people who are facing eviction; eviction as one of the primary causes of homelessness; expansion of the Right to Counsel program; support for using funding to provide move-in assistance, eviction prevention, and Right to Counsel; cost of living; ensuring that people who are living here stay here; the number of rent-burdened people in Culver City; LACAHS (Los Angeles County Affordable Housing Solutions Agency) funding; and alternate sources.

Additional discussion ensued between staff and Committee Members regarding Stay Housed LA; better outcomes for people facing eviction who have legal representation; Bet Tzedek; program costs; estimates for the annual number of cases in Culver City; a suggestion to hire an attorney for a pilot program; the temporary fix with the Apartment Master Lease Program; finding the most effective use of money; the ability to put the majority of the money into rental assistance with the balance into supporting legal counsel; the quick turnaround to apply for funding by March 31, 2026; support for a move-in assistance program as there is not one currently in place; concern with diluting the affect by splitting between multiple programs; and introducing a move-in assistance program after six months if there are left over funds.

Further discussion ensued between staff and Committee Members regarding a suggestion to create a broader definition of rental assistance by including move-in assistance in the Rental Assistance Program and determining the split between the two programs.

Member Henson moved to recommend applying for PIP grant funding with funds applied towards a rental and move-in assistance program as well as funding the Right to Counsel Program and Member Spease seconded the motion.

Additional discussion ensued between staff and Committee Members regarding including move-in assistance funds in the Rental Assistance Program, and eviction avoidance.

MOVED BY MEMBER HENSON AND SECONDED BY MEMBER SPEASE THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS RECOMMEND THAT THE CITY COUNCIL APPLY FOR PIP GRANT FUNDING WITH FUNDS DIRECTED TOWARD A RENTAL ASSISTANCE AND MOVE-IN ASSISTANCE FUND AND TO SUPPLEMENT THE RIGHT TO COUNSEL PROGRAM.

THE MOTION CARRIED BY THE FOLLOWING VOTE;

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

oOo

Item A-2

**Discussion on Quarterly Updates from Service Providers**

Vice Chair Sayles suggested that updates from service providers be provided bi-annually in February and August rather than quarterly to allow for more robust reporting.

Discussion ensued between staff and Committee Members regarding required quarterly reports to staff from service providers; understanding what the whole year looks like rather than receiving frequent reports with missing data; new members; alignment with work plan updates; and support for a whole year look back in February and a mid-year update in August.

An Urban Alchemy representative agreed to February and August reporting.

Additional discussion ensued between staff and Committee Members regarding receipt of information about cost per client, per site; method of calculation; looking at what is working and what is not working; the limited funding available; creation of a format for all service providers to use when presenting data to staff; adding a metric; making a request for what should be included in the updates; a suggestion to have a subcommittee look at dashboard improvements; looking at what the consultant produces; different costs depending on where the client is and what services they are receiving; difficulty of making an apples to apples comparison; differences in the needs of each client; encampment resolution; different services depending on the client; difficulty quantifying what is provided; not wanting to put a number on someone's experience; healthcare systems; looking at clients as people, not numbers; complexity of the process; providing a range of costs per person on a site-specific basis; breakdowns as to services provided and service costs; number of case managers and RAs on site; and figures that used to be on the dashboard that are no longer there.

Further discussion ensued between staff and Committee Members regarding the Council request for information regarding annual cost per client; understanding figures provided; looking at information presented by other cities; annual costs vs. cumulative costs; standardized information received; a suggestion to dedicate a meeting just for updates; the next cycle of the Homeless Plan; and reviewing how money was spent.

MOVED BY CHAIR DILWORTH, SECONDED BY MEMBER GODINEZ AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS DIRECT SERVICE PROVIDERS TO PROVIDE BIENNIAL REPORTS IN FEBRUARY AND AUGUST RATHER THAN QUARTERLY REPORTS.

o0o

**Public Comment - Items NOT on the Agenda (Continued)**

None.

oOo

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

Discussion ensued between staff and Committee Members regarding items for the March agenda; receipt of a presentation from Jennifer Cree Swan and Associates; agreement to wait on the Planning and Development update until April; a suggestion that each of the three service providers be allotted 20 minutes including a 10 minute presentation with a 10 minute question period for a lookback on 2025; a request that information include demographic information that is not included in the dashboard; information on how many veterans, women, and disabled individuals are participating to better identify available grants; the inability to tell the providers how to format their report; the opportunity to identify missing information at the next presentation; the next scheduled update in August; a request for information on the Paradise and the Rodeway facilities; a request to have documentation prior to meeting; and agreement to look at shifting the March 25 Standing Housing and Homeless Subcommittee meeting to March 17 due to conflicts with spring break.

Vice Chair Sayles discussed the Culver Palms YMCA Youth in Government program; their proposal that state funding should be redirected from the cities with 70% of all funds received from the state redirected into the redevelopment of homeless supportive housing; and failure of the bill proposed by the students.

oOo

**Adjournment**

There being no further business, at 9:22 p.m. the Culver City Advisory Committee on Housing and Homelessness adjourned to a special meeting to be held on March 17, 2026.

o0o

---

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