

+

CITY OF CULVER CITY

Five-Year Plan to Prevent and Combat Homelessness

2026 – 2031

Leading with Care

Prepared by

Jennifer Cree Swan & Associates

In partnership with the City of Culver City
Housing and Human Services Department



Table of Contents

Executive Summary

I. Introduction and Planning Context

[Planning Context](#)

[The 2018 Plan and Its Legacy](#)

[Purpose of This Plan](#)

[Alignment with LA County Strategies](#)

[Description of Planning Process](#)

II. Community Profile and Population Analysis

[Point-in-Time Count Trends](#)

[Characteristics of the Unhoused Population](#)

[Current Housing and Service Capacity](#)

III. Guiding Principles

IV. Goals and Recommended Strategies

[Goal 1: Strengthen Prevention and Early Intervention](#)

[Goal 2: Increase Affordable Housing Production](#) and Preserve Existing Affordable Stock

[Goal 3: Expand and Improve Outreach, Engagement, and Crisis Response](#)

[Goal 4: Increase Interim and Permanent Housing Capacity](#)

[Goal 5: Strengthen Supportive Services](#)

[Goal 6: Enhance System Coordination and Regional Partnerships](#)

[Goal 7: Educate the Community and Expand Civic Engagement](#)

V. Funding Landscape and Fiscal Context

[State of California Funding](#)

[Los Angeles County Funding](#)

[Federal Funding](#)

[Funding Forecast Summary](#)

[Accountability Requirements for Future Funding](#)

VI. Implementation Framework and Progress Tracking

[Lead Implementation Entity](#)

[Annual Reporting and Progress Tracking](#)

[Funding Strategy](#)

[County Homeless Initiative Strategy Alignment](#)

[Risk Management and Contingency Planning](#)

VII. Data Sources and References

VIII. Glossary of Terms

Executive Summary

The City of Culver City has demonstrated a strong commitment to addressing homelessness, investing approximately \$16 million annually from the General Fund and achieving a 54% reduction in unsheltered homelessness between 2022 and 2025. This Five-Year Plan to Prevent and Combat Homelessness builds on the foundation established by the City's 2018 Plan, the 2026 Gaps and Assets Analysis, and extensive community and stakeholder engagement to chart the next phase of the City's response.

Culver City's approach—captured in its commitment to “leading with care”—recognizes that homelessness is both a local challenge and a regional crisis. With 72,308 people experiencing homelessness across Los Angeles County, it's clear that no single city can solve the problem alone. Yet Culver City has proven that focused local investment, coordinated services, and strong partnerships produce real results. The City's continuum of care now includes a 20-bed safe sleep site (Wellness Village), 73 units of interim and permanent supportive housing through Project Homekey, a motel master leasing program providing 44 units of emergency shelter, the Upward Bound House family shelter (18 beds), a city-operated Mobile Crisis Team (MCT), contracted street medicine, and multiple outreach teams working across the community.

This Plan is organized through the same framework currently in use for Los Angeles County Approved Strategies to Combat Homelessness, which structures the regional response around six pillars: Prevent Homelessness (A), Subsidize Housing (B), Increase Income (C), Provide Case Management and Services (D), Create a Coordinated System (E), and Increase Affordable/Homeless Housing (F). By aligning local strategies with the County's framework, Culver City readies itself to access county, state, and federal funding while overseeing its local approach.

The companion Gaps and Assets Analysis (February 2026) provides the evidentiary foundation for this Plan, documenting over 60 organizations serving Culver City residents and identifying 19 gap categories through input from more than 40 stakeholders across seven community sessions. The strategies in this Plan respond directly to those findings.

Key Gaps and Assets findings include:

- Culver City is exceeding the County's Measure A goal of 30% reduction in unsheltered homelessness, having achieved 54%;
- All interim housing facilities operate at or near capacity with 175+ beds serving 185 persons;
- A communication gap exists between the City's robust service infrastructure and community awareness.

Data system silos and the absence of regular provider coordination meetings limit system efficiency; and specialized populations—including hard to engage individuals,

vehicle dwellers, undocumented residents, and domestic violence survivors—require targeted strategies not fully addressed by current programming. This Plan is developed during a period of significant transition in the funding landscape for homeless services and at a time when both City staff and community stakeholders expressed concern about increased City spending and the sustainability of current City spending levels related to addressing homelessness (and a desire to see more support/funding from the County). At the State level, the Homeless Housing, Assistance and Prevention (HHAP) program received zero new funding for FY 2025-26, with \$500 million contingent for FY 2026-27 under enhanced accountability requirements. At the County level, the new Department of Homeless Services and Housing (HSH)—which replaced LAHSA on January 1, 2026—approved an \$843 million Measure A spending plan for FY 2026-27, including \$93.8 million in Local Solutions Fund allocations to cities and Councils of Governments. At the federal level, Congress preserved the Continuum of Care program at \$4.4 billion for FY 2026, despite the current Administration’s proposal to eliminate it, though ongoing policy uncertainty requires continued vigilance. Proposition 1’s \$6.4 billion behavioral health bond provides a significant new resource for housing and treatment facilities. These fiscal realities inform the strategies, timelines, and resource assumptions throughout this Plan.

The Plan establishes seven goals supported by 35 recommended strategies. Each strategy is tied to one or more County pillars, with identified timelines, lead entities, and resource needs. The goals are:

- Goal 1:** Strengthen prevention and early intervention to keep Culver City residents housed.
- Goal 2:** Increase affordable housing production and preserve existing affordable stock.
- Goal 3:** Expand and improve outreach, engagement, and crisis response.
- Goal 4:** Increase interim and permanent housing capacity.
- Goal 5:** Strengthen supportive services to promote housing stability and self-sufficiency.
- Goal 6:** Enhance system coordination, data infrastructure, and regional partnerships.
- Goal 7:** Educate the community and expand civic engagement around homelessness.

The Plan draws on input from seven community input sessions engaging over 40 unduplicated participants across City departments, contracted service providers, community organizations, and individuals with lived experience of homelessness. Complete session summaries and findings are documented in the Gaps and Assets Analysis (February 2026).

I. Introduction and Planning Context

Planning Context

The City of Culver City is home to 40,000 residents in its 5.14 square miles located in the heart of Los Angeles County's Westside. Culver City is in Service Planning Area (SPA) 5 and the Second County Supervisorial District, currently represented by Supervisor Holly Mitchell.

The median household income in Culver City is \$122,312 (ACS 2023). The ACS-reported median gross rent is \$2,687 per month, while current market-rate rents average approximately \$3,379-\$3,450 per month (RentCafe/Zillow, 2025), placing Culver City approximately 64% above the national average. These figures underscore the acute housing affordability challenge: a household must earn approximately \$107,000 annually to afford the average rent without exceeding 30% of income, effectively pricing out many lower- and moderate-income residents.

The scale of the housing crisis in Los Angeles County is significant: 72,308 people were unhoused according to the point-in-time count in 2025. Despite its relatively small size, Culver City has taken an outsized role in addressing homelessness within its city limits, investing approximately \$16 million annually—a figure that dwarfs the approximately \$300,000 the City receives in direct Los Angeles County and State of California return funding.

In January 2023, the Culver City Council declared a local homeless emergency, enabling the City to expedite contracts, deploy new programs, and expand services. The results have been both impactful and measurable: the Point-in-Time count declined from 229 persons in 2022 to 158 in 2023, 115 in 2024, and 105 in 2025—a 54% reduction over three years.

The 2025 Point-in-Time (PIT) Count, conducted on February 20, 2025, identified 105 unsheltered persons experiencing homelessness in Culver City, down nearly 9% from 115 persons in 2024 and representing a 54% decrease from the 229 counted in 2022. Additionally, 165 unhoused persons were receiving shelter in Culver City programs in 2025, a significant increase from 38 people receiving shelter in 2023. The number of tents and makeshift shelters on City streets dropped to six, down 88% from 47 in 2023 and 94% from 96 in 2022. The number of people utilizing vehicles as shelter decreased from 40 to 24.

The 2018 Plan and Its Legacy

Culver City adopted its first Plan to Prevent and Combat Homelessness in July 2018. The 2018 Plan was developed with Measure H funding, allocated by the Los Angeles County Board of Supervisors for cities to create local plans in collaboration with the County and its contractors. The 2018 Plan established seven goals that have guided the

City's priorities over the past seven years. As documented in the Gaps and Assets Analysis (February 2026), the City achieved all seven of its original goals, including a 54% reduction in homelessness (229 to 105 persons) between 2022 and 2025. As documented in the Gaps and Assets Analysis (February 2026), all seven goals were achieved or substantially achieved:

Goal 1 — Expand Bridge Housing: Exceeded. Project Homekey (73 units of interim and permanent supportive housing), Wellness Village (20-bed safe sleep site), and the Motel Master Leasing program (64 units) far surpassed the original vision of a single bridge housing facility.

Goal 2 — Expand Prevention Programs: Partially achieved. Federal and state grants expanded, tenant protection measures adopted (Rent Control Ordinance, Tenant Protections Ordinance), eviction defense services established through Bet Tzedek, eviction prevention toolkit in development.

Goal 3 — Increase Affordable Housing Supply: Significant progress. Inclusionary housing requirements adopted, Accessory Dwelling Unit (ADU) regulations updated, Housing Choice Voucher (HCV) program expanded, and multiple affordable housing developments in the pipeline, including Jubilo Village (93 units, 100% affordable).

Goal 4 — Improve Data Collection and Outreach: Exceeded. Homeless Dashboard launched (2024), Homeless Management Information System (HMIS) data integration improved, and the Mobile Crisis Team (MCT) launched in March 2024, exceeding the original vision of enhanced outreach coordination.

Goal 5 — Educate the Community: Achieved. Assistant to the City Manager on Homelessness position created within the City Manager's Office, and the Advisory Committee on Housing and Homelessness established as a formal advisory body to City Council.

Goal 6 — Address Workforce Development: Partially achieved. Contracted homeless services providers incorporate workforce development into service delivery by actively recruiting and employing individuals with lived experience of homelessness.

Goal 7 — Strengthen Regional Coordination: Achieved and expanded. Active membership in the Westside Cities Council of Governments (WSCCOG) and its Homeless Working Group, participation in Service Planning Area (SPA) 5 coordination, and expanded partnerships with Los Angeles County departments and service providers.

Continuity with the 2018 Plan

Five of the seven goals in this Plan correspond directly to goals established in 2018, reflecting the City's sustained commitment to its core priorities. The strategies and activities supporting those goals have been updated to reflect findings from the *2026 Gaps and Assets Analysis*, extensive community and stakeholder input gathered across seven sessions, and the current funding landscape and service conditions facing the City.

2018 Goal	2026 Goal
Goal 1: Increase Bridge Housing Options and the Number of People Served	Goal 4: Increase Interim and Permanent Housing Capacity
Goal 2: Expand Homelessness Prevention Programming	Goal 1: Strengthen Prevention and Early Intervention to Keep Culver City Residents Housed
Goal 4: Enhance Data Tracking and Homeless Outreach Activities Among City Staff and Service Providers	Goal 6: Enhance System Coordination, Data Infrastructure, and Regional Partnerships
Goal 5: Expand Community Education Efforts Around Homelessness and Raise Awareness About Available Resources and Best Practices	Goal 7: Educate the Community and Expand Civic Engagement Around Homelessness
Goal 7: Enhance Local and Regional Coordination	Goal 6: Enhance System Coordination, Data Infrastructure, and Regional Partnerships

Several specific strategies in this Plan also carry forward actions first established in 2018.

2026 Strategy	2018 Origin
1a. Expand eviction prevention and emergency rental assistance	Action 2a — Expand City prevention grant program (rental arrears, utility, and security deposit assistance)
1e. Review residency requirements for City homeless programs	Action 2c — Explore rental protection and anti-displacement strategies
4c. Establish a regional Safe Parking program	Action 1b — Implement a safe parking program in the city
4e. Continue landlord engagement program	Action 3d — Increase landlords participating in subsidized housing programs
6b. Standardized outcome metrics aligned to County data requirements	Action 4a — Collect and analyze local homelessness data; HMIS integration
6d. Monthly coordination	Actions 4b/4c — First responder training and city staff outreach

huddle among MCT, police, and fire	coordination
6e. Strengthen WSCCOG participation and regional advocacy	Action 7a — Strengthen partnerships and regional coordination
6f. Cross-training for all city staff and contractors	Actions 4b/4c — First responder and city staff training protocols
7a. Branded community education initiative	Action 5a — Continue community meetings and community education about homelessness
7e. Develop and distribute a community and business toolkit	Action 2b — Create homelessness prevention toolkit
2b. Promote ADU production	Action 3f — ADU pilot program and land use incentives for affordable housing
2d. Maintain rent control and tenant protections	Action 2c — Explore rental protection and anti-displacement strategies

Purpose of This Plan

This Five-Year Plan updates and replaces the 2018 Plan. It is informed by the companion Gaps and Assets Analysis (February 2026), prepared by Jennifer Cree Swan & Associates (JCSA), which documented the City’s current service system—including an inventory of over 60 organizations serving Culver City residents—identified 19 gap categories through stakeholder input and data analysis, and mapped assets organized around the LA County Approved Strategies framework. This Plan translates the findings of that analysis into actionable goals, strategies, and implementation timelines for 2026–2031. Readers are encouraged to review the Gaps and Assets Analysis for detailed program descriptions, provider services inventory, stakeholder input session summaries, and the complete data that informed these strategies.

Alignment with LA County Strategies

Los Angeles County’s homeless response is guided by the Approved County Strategies to Combat Homelessness, organized around six strategic pillars. This Plan aligns local strategies with these pillars to ensure regional consistency and maximize the City’s eligibility for County, State, and Federal funding—including Measure A resources.

County Pillar	Focus Area	Measure A Eligible
A. Prevent Homelessness	Family prevention, discharge planning, reunification	Yes
B. Subsidize Housing	Rapid rehousing, bridge housing, housing subsidies for SSI-pursuing individuals	Yes

C. Increase Income	Employment programs, benefits advocacy, SSI/SSDI support	Yes
D. Provide Case Management & Services	Outreach, case management, jail in-reach, PSH services	Yes
E. Create a Coordinated System	CES, first responder training, emergency shelter, TAY services, data sharing	Yes
F. Increase Affordable/Homeless Housing	SB 2 compliance, inclusionary zoning, ADUs, public land for housing	Varies

Description of Planning Process

Phase 1 – Data Collection and Document Review: Review of the 2018 Plan, City budget documents, program data, HMIS records, PIT count data, and relevant County and regional planning documents.

Phase 2 – Stakeholder Engagement: JCSA facilitated seven community input sessions between December 2025 and January 2026, engaging over 40 unduplicated participants representing diverse perspectives. Engagement was conducted through an equity lens, prioritizing input from the populations most affected by homelessness, including individuals with lived experience, seniors, families, and historically marginalized communities. Sessions included City staff and contracted service providers (December 17, 2025 and January 13, 2026); community sectors including business, faith, education, health, and social services (January 15 and January 28, 2026); general community members (January 24, 2026 in-person at City Hall and January 27, 2026 virtual); and individuals with lived experience of homelessness at Wellness Village (January 23, 2026). Participants included City staff from Housing and Human Services, the Mobile Crisis Team, Police, Fire, IT, Public Works, and the City Manager’s Office; contracted service providers including Urban Alchemy, St. Joseph Center, and Upward Bound House; community organizations including faith groups, neighborhood associations, the Culver City Unified School District, Culver City Library, the Senior Center; residents and business owners; and County homeless services professionals. **Phase 3 – Gaps and Assets Analysis:** Based on data review and stakeholder input, JCSA prepared a Gaps and Assets Analysis organized around the LA County Approved Strategies framework, documenting current system assets and identifying gaps across prevention, outreach, interim housing, permanent housing, supportive services, system coordination, and affordable housing.

Phase 4 – Strategy Development: Strategies were developed based on community priorities and underwent a review and refinement process by City staff and the Advisory Committee on Housing and Homelessness; informed by stakeholder priorities; an equity

lens considering how each strategy affects disproportionately affected populations, best practices from comparable cities, and alignment with County strategy pillars.

Phase 5 – Plan Drafting and Review: The draft Plan was circulated to the Advisory Committee, City staff, and community stakeholders for review before finalization and presentation to City Council.

Phase 6 – City Council Approval: The final Plan to be approved and adopted by the Culver City Council.

II. Community Profile and Population Analysis

Point-in-Time Count Trends

The Greater Los Angeles Homeless Count, conducted annually by LAHSA, provides the primary benchmark for measuring changes in homelessness over time. Culver City’s trajectory demonstrates the impact of the City’s sustained investments:

Year	PIT Count	Change from Prior Year	Cumulative Change
2022	229	—	Baseline
2023	158	–71 (–31%)	–31%
2024	115	–43 (–27%)	–50%
2025	105	–10 (–9%)	–54%

Percentages reflect overlapping racial and ethnic categories and may exceed 100%

Sheltered vs. Unsheltered Breakdown: In 2022, 229 persons were counted unsheltered with no City-operated shelter programs. In 2023, 158 were unsheltered while 38 were receiving shelter (196 total). In 2024, 115 were unsheltered while 164 were receiving shelter (279 total), marking the first year more unhoused residents were in shelter than on the street. In 2025, 105 were unsheltered while 165 were receiving shelter (270 total). The dramatic increase in sheltered individuals reflects the opening of Project Homekey (October 2023), expansion of the Motel Master Leasing program, and Wellness Village operations.

Demographic Context (County-wide, 2025 LAHSA data): Across the Los Angeles Continuum of Care (CoC), the 2025 count identified 72,308 people experiencing homelessness. Black/African American individuals represent 31% of the homeless population despite comprising only 8% of the County population, reflecting the persistent impact of historic exclusionary and racist policies. Hispanic/Latino/a/e individuals represent the largest ethnic group at 43%. White individuals comprise 29%. Economic hardship was the most frequently reported cause (54%) among the newly homeless, followed by weakened social networks (38%) and disabling health conditions (17%). Culver City-specific demographic data is not disaggregated from the County count. To obtain localized data, the City could work with the Department of Homeless Services and Housing (HSH) to access demographics from the 2025 survey, draw from reporting by contracted service providers, or conduct its own coordinated demographic survey.

SPA 5 (West Los Angeles, which includes Culver City, Beverly Hills, Santa Monica, Venice, Malibu, and surrounding communities) saw its homeless population decline from 6,669 in 2023 to 5,383 in 2024 to 5,265 in 2025, a 21% decrease since 2023.

County-wide, the total homeless population declined 4% from 75,312 to 72,308, with unsheltered homelessness dropping 9.5%. Culver City's 54% reduction in unsheltered homelessness between 2022 and 2025 significantly outpaced both SPA 5 and County-wide trends, and far exceeded reductions seen in nearby cities, including Santa Monica (18%) and Beverly Hills (56%), while West Hollywood saw a 108% increase during the same period.

Characteristics of the Unhoused Population

Stakeholder engagement and service provider data, documented in the Gaps and Assets Analysis, reveal that Culver City's unhoused population is diverse, with a range of needs that require different interventions:

Chronically homeless individuals have a disabling condition and have been homeless for a year or more, or have had at least four episodes of homelessness in the past three years. These individuals are often well known to the Mobile Crisis Team, outreach workers, police, and fire personnel. Many have co-occurring substance use disorders and/or mental illness. Best practices recognize that engagement typically requires numerous encounters to build the trusting relationship that allows an individual to accept services.

Recently, or situationally, homeless individuals have lost their housing during the past year due to reasons such as job loss, medical expenses, family dissolution, or a landlord exiting the rental market. Some live in vehicles. Stakeholders noted vehicle dwelling has grown significantly in some neighborhoods, with one neighborhood association representative reporting an increase from approximately 10 to 50 vehicle dwellers in recent years.

Families with children represent a growing concern. Community members and service providers described families—including mothers with children—living in vehicles and struggling to access services. The Culver City Unified School District identifies homeless students and connects families to resources, but stakeholders noted that the 18-month residency requirement for some City programs creates barriers to accessing services for newly-homeless families.

Seniors and older adults face particular vulnerability as fixed incomes fail to keep pace with rising housing costs. The Culver City Senior Center serves as a de facto daytime refuge, and SSG provides prevention services through on-site office hours. Stakeholders emphasized that affordable senior housing is extremely scarce across LA County.

People at imminent risk of homelessness include City residents who have experienced life changes that affect their ability to remain housed. Prevention and early intervention with these individuals can reduce inflow into homelessness. The City's rent

control and tenant protection measures are the primary prevention tools for this population.

Individuals with complex behavioral health needs including serious mental illness, substance use disorders, and/or co-occurring conditions, require specialized engagement and treatment. The Mobile Crisis Team provides non-emergency mental health, but stakeholders noted capacity constraints and the need for expanded hours.

Current Housing and Service Capacity

As inventoried in the Gaps and Assets Analysis, Culver City has built a continuum from street to permanent housing. The City's housing capacity expanded from 38 persons in shelter in 2023 to 164 persons by September 2024

Program	Type	Capacity	Operator	Funding Source
Wellness Village	Safe Sleep (tents)	20 tents (40-person)	Urban Alchemy	General Fund
Project Homekey	Interim & PSH	73 units	Exodus Recovery	State Homekey + General Fund
Motel Master Leasing	Emergency Shelter	44 units	Multiple Motels Urban Alchemy's LOVE team provides supportive services at Paradise Inn and Rodeway Inn	General Fund
Mobile Crisis Team	Outreach/Crisis	5 staff	City-operated	General Fund
St. Joseph Center	CES	SPA 5 Lead	St. Joseph Center	County/LAHSa
Peers With Lived Experience Outreach	Street Outreach	Outreach teams	Urban Alchemy	Contract
Upward Bound House (UBH) Family Shelter	Family Shelter	18 beds (44 persons)	Upward Bound House	Contract

Updated Program Data (as of February 2025, per City Council presentation February 24, 2025): Project Homekey Permanent Supportive Housing (PSH) houses 37 residents. Project Homekey Interim Housing houses 33 residents. Wellness Village (Safe Sleep Site) has 20 guests, with 87 total participants since opening in August 2023

and 45 individuals moved to Project Homekey and other housing resources. The Motel Master Leasing program has 33 guests in 44 units, with 94 total participants since July 2024 and 45 participants moved into other housing. The total sheltered population is 123 persons (per City Housing Director, February 2025), compared to 185 persons reported in September 2024; the reduction reflects successful transitions to permanent housing.

Since launching in April 2024, the Mobile Crisis Team (MCT) has received 2,024 crisis hotline calls, engaged with 726 people, conducted 138 mental health assessments, and helped 60 people be placed into the Motel Master Leasing and Wellness Village programs. Healthcare in Action (HIA) served 152 patients, with 109 enrolled in ongoing care, and 68% engaged in five or more visits.

III. Guiding Principles

The City's response to homelessness is guided by the following principles, informed by the findings of the Gaps and Assets Analysis, stakeholder engagement across seven community input sessions, best practices from peer cities, and the City's stated commitment to leading with care.:

- 1. Lead with care and compassion.** Approach homelessness with dignity and respect for all people—those who are unhoused and those in the community who are affected by homelessness. Every person deserves to be treated humanely, regardless of their housing status.
- 2. Prioritize safety for all.** Ensure the safety and wellbeing of residents, businesses, visitors, and people experiencing homelessness. Public safety and compassionate services are not in conflict—they are complementary.
- 3. Use data to drive decisions.** Collect, analyze, and share data to measure outcomes, allocate resources effectively, and adjust strategies based on what is working. The Homeless Dashboard and HMIS should inform day-to-day operations and long-term planning.
- 4. Invest in prevention.** The most effective and cost-efficient strategy is to prevent homelessness. Tenant protections, rental assistance, legal services, and early intervention for at-risk households should be core components of the City's response.
- 5. Build regional solutions.** Homelessness is a regional crisis that cannot be solved by any single jurisdiction. The City should continue to work with the Westside Cities Council of Governments, neighboring cities, Los Angeles County, and State and Federal agencies to coordinate resources and advocate for systemic change.
- 6. Center equity and inclusion.** Address disparities in who experiences homelessness and who has access to services. Ensure that strategies are responsive to the needs of populations disproportionately affected, including Black, Indigenous, and Latino/a/x communities, families with children, seniors, youth, LGBTQ+ individuals, and people with disabilities.
- 7. Support those doing the work.** Recognize that staff members, contractors, and community volunteers who interact regularly with people experiencing homelessness are affected by that work. Provide training, support, and trauma-informed care for team members for their own wellness and to ensure they are able to treat clients with respect and dignity.
- 8. Be practical and achievable.** Set realistic goals and take action on needs regardless of political pressures. Focus resources on strategies with demonstrated effectiveness while remaining open to innovation.

9. Diversify funding and build fiscal resilience. Increase capacity to pursue multiple funding streams, document outcomes rigorously, and meet evolving accountability requirements to ensure the City remains competitive for county, state, and federal resources in an era of constrained and conditional funding.

IV. Goals and Recommended Strategies

This section presents seven goals and 35 supporting strategies to guide the City's homeless response from 2026 through 2031. These goals respond directly to the assets, gaps, and stakeholder priorities documented in the Gaps and Assets Analysis, translating findings into actionable commitments. Each strategy identifies the relevant LA County Strategy Pillar(s), timeline, lead entity, and whether the action can be implemented with existing resources or requires additional investment. Strategies are categorized as:

Immediate: Can begin within the first year using existing or moderately increased resources.

Near-term: Targeted for implementation within 1–2 years, may require new resources or partnerships.

Long-term: 3–5 year implementation, requiring policy changes, capital investment, or multi-agency coordination.

Goal 1: Strengthen Prevention and Early [Intervention](#) to Keep Culver City Residents Housed

County Pillars: A (Prevent Homelessness), F (Increase Affordable Housing)

Prevention is the most cost-effective approach to reducing homelessness. Culver City's rent control and tenant protection measures provide a foundation—the Rent Control Ordinance applies to units built on or before February 1, 1995, with annual increases capped at 2-5%, while the Tenant Protections Ordinance requires just cause for evictions and mandates relocation assistance for no-fault evictions. However, the Gaps and Assets Analysis identified challenges in early identification of at-risk households, eviction prevention resources, and systematic coordination with institutions that discharge individuals into homelessness. Bet Tzedek's eviction defense program currently handles approximately 20 cases per year, but stakeholders noted over 100 evictions occur annually—suggesting significant unmet need. Prevention-focused stakeholder input consistently emphasized the need to expand capacity for seniors on fixed incomes, families with children, and individuals exiting institutions. Stakeholders also identified the 18-month residency requirement as a barrier for recently homeless families, and noted the absence of respite beds and step-down care as a contributing factor to hospital and psychiatric facility discharges directly to the streets — a gap that also drives repeat hospitalizations.

Funding Context: *The Measure A FY 2026-27 Spending Plan allocates funding for 750 households through the County's Homelessness Prevention Unit, which uses predictive analytics to identify clients at the highest risk of homelessness, and 500 youth through the new Youth Homelessness Prevention Program. Culver City should coordinate with*

the County Department of Homeless Services and Housing (HSH) to ensure local residents are connected to these programs. The Measure A Local Solutions Fund (\$93.8 million countywide) may also support locally-designed prevention strategies. Realizing the full benefit of these funding opportunities, however, requires dedicated administrative capacity. The HHS Department currently manages grant applications and administration with limited staff, and grant compliance — including timely submission of reimbursement invoices and supplemental documentation — is hampered by insufficient staffing. As the City pursues additional external funding streams, ensuring adequate internal staffing to support grant administration will be essential to sustaining and expanding prevention programming.

Strategy	Timeline	Lead Entity	Resources
1a. Expand eviction prevention and emergency rental assistance programs for at-risk households including, formalizing eviction prevention toolkit and prioritizing seniors on fixed incomes and families with children in CCUSD.	Immediate	HHS Department	Existing + Measure A local return
1b. Strengthen hospital discharge coordination protocols for known MCT clients and pilot with an additional entity to prevent institutional discharges into homelessness.	Near-term	HHS Department, MCT	Staff time
1c. Strengthen the partnership with CCUSD Needs Committee to identify and intervene early with families at risk of homelessness.	Immediate	HHS, CCUSD	Existing + Upward Bound House contract
1d. Explore developing a targeted prevention program for seniors in partnership with the Senior Center and Special Services for Groups (SSG), linking prevention services to aging-in-place supports.	Long-term	HHS, Senior Center	Requires new program funding
1e. Review and refine residency requirements for City homeless programs, specifically the 18-month residency requirement, and review the anti-camping ordinance in tandem, since together they can create barriers for recently homeless families and individuals accessing City services.	Immediate	HHS, City Manager, City Council	Policy change; no direct cost
1f. Expand and strengthen the City's tenant protection programs to prevent displacement, including protections against algorithmic rent-setting, rent-debt and eviction protections, right-to-counsel and eviction defense, rental assistance, one-time emergency assistance, and security-deposit protections, among other tenant resources. Track Ellis Act withdrawals as an early-warning indicator of displacement.	Immediate & Ongoing	HHS, City Council, City Attorney	Existing + policy change

Goal Measurement: Track number of households receiving prevention services; evictions averted; Ellis Act withdrawals tracked as a displacement early-warning indicator; families served through CCUSD partnership; seniors maintaining housing through targeted prevention. HHS Department to report annually to the City Council and Advisory Committee.

Goal 2: Increase Affordable Housing Production and Preserve Existing Affordable Stock

County Pillars: B (Subsidize Housing), F (Increase Affordable Housing)

A fundamental driver of homelessness in Los Angeles County is the gap between housing costs and incomes. Culver City's rent control and tenant protections provide critical stability for existing renters, but the City also needs to expand the supply of housing affordable to extremely low-income (ELI) and very low-income (VLI) households. The gap between General Relief (\$221/month) and even the most affordable housing units means that without deep subsidies, the lowest-income individuals cannot access housing. Board and care facilities, senior housing, and units affordable below 30% AMI were identified as particularly scarce. The Gaps and Assets Analysis documents 26 active residential projects totaling 4,160 units, of which 538 are designated affordable—exceeding the City's RHNA obligation of 3,341 units by 2029 in total, though the 1,712 units required at very low, low, and moderate income levels remain a stretch target. Prior to Project Homekey, Culver City had only 310-319 affordable units, with the last development (Tilden Terrace) opening in 2013. Jubilo Village (93 units, 100% affordable, 43 reserved for people transitioning out of homelessness) is the most significant project in the pipeline. Stakeholders noted that Apple and other employers are adding jobs within the City, but without any corresponding housing. They also noted that density is increasing as single family residences are transformed into multiple units, but that there are not affordable places for displaced residents.

Funding Context: *The Measure A spending plan directs significant resources to affordable housing through the Los Angeles County Affordable Housing Solutions Agency (LACAHS), including the Regional Production and Preservation Housing Program. Federal HOME Investment Partnership funding was maintained at \$1.25 billion nationally for FY 2026, and CDBG at \$3.3 billion. Proposition 1 Homekey+ provides \$2.25 billion specifically for permanent supportive housing for individuals with behavioral health conditions and veterans, with applications accepted on a rolling basis. The state's Housing Development and Finance Committee (HDFC), launching in FY 2026-27, will centralize administration of affordable housing programs currently spread across multiple state departments. While these resources represent meaningful*

investment in affordable housing, access typically requires navigating complex application processes, meeting detailed compliance standards, and aligning with timelines that may not match local development schedules.

Strategy	Timeline	Lead Entity	Resources
2a. Pursue development of deed-restricted permanent supportive and affordable housing units within a broad affordability strategy that prioritizes deeply affordable housing, including extremely low-income (below 30% AMI) units, recognizing these typically require supportive housing models and deep subsidy, through partnerships with nonprofit housing developers and use of City-owned or publicly-held land.	Long-term	Planning & Development, HHS	Housing Trust Fund; Measure A; tax credits
2b. Continue to promote affordable housing production as a means of expanding the housing stock, including incentives, fee waivers, and streamlined permitting to reduce zoning and regulatory barriers, and prioritizing deeply affordable units (30% AMI and below). Maintain financial incentives for income-restricted ADUs, such as low-interest loans or grants conditioned on renting to lower- or moderate-income households, and track and respond to State housing legislation affecting local production (e.g., SB 79).	Immediate & Ongoing	Planning & Development	Existing programs
2c. Conduct an inventory of potential sites for affordable and supportive housing development, including motel conversion opportunities, underutilized commercial properties, and publicly-owned parcels.	Ongoing	Planning & Development	Staff or consultant time
2d. Maintain and strengthen rent control and tenant protection measures to prevent displacement of existing low-income residents.	Ongoing	City Council, City Attorney, HHS	Existing enforcement
2e. Work with WSCCOG partners and the County to establish a regional approach to affordable housing production, including shared project development, joint applications for State and Federal funding, and building shared awareness of available	Long-term	City Manager, WSCCOG, HHS	Multi-jurisdictional

housing stock across the region.			
----------------------------------	--	--	--

Goal Measurement: Track new affordable units in pipeline by AMI level; ADU permits issued; rent stabilization program coverage; housing cost burden trends for low-income residents. Include this information in an annual report compiled by HHS and Community Development.

Per the Gaps and Assets Analysis: As of November 2024, Culver City’s Residential Development Pipeline Dashboard shows 41 active residential projects totaling 4,160 units, of which 538 are designated affordable housing. This exceeds the City’s total Regional Housing Needs Assessment (RHNA) obligation of 3,341 new units by 2029, of which 1,712 are required at very low, low, and moderate income levels.

Goal 3: Expand and Improve Outreach, Engagement, and Crisis Response

County Pillars: D (Case Management & Services), E (Coordinated System)

Culver City has invested in multiple outreach channels including the Mobile Crisis Team, Urban Alchemy street outreach and the LOVE Team (Leading Outreach with Valued Engagement, staffed by four practitioners with lived experience), Healthcare in Action street medicine, and St. Joseph Center as the SPA 5 Coordinated Entry System lead. Since launching, as documented in the Gaps and Assets Analysis, the MCT has received 2,024 crisis hotline calls, engaged with 726 people, conducted 138 mental health assessments, and helped 60 people be placed into the Motel Master Leasing and Wellness Village programs. Healthcare in Action (HIA) served 152 patients, with 109 enrolled in ongoing care, and 68% engaged in five or more visits. However, stakeholders identified gaps in hours of coverage, particularly early mornings when businesses encounter issues during rush hour. The MCT's current hours (10 AM to 6PM) miss this critical window, and the Fire Department—which reported that 22% of its calls are homeless-related—serves as the only available responder during overnight and early morning hours. The Fire Department is in the process of establishing a mobile nurse practitioner unit, which may help address the emergency response burden from non-acute calls. The Gaps and Assets Analysis also found that the Julian Dixon Library has become a de facto service navigation point, with library staff proactively connecting patrons to the MCT, despite lacking formal training for this role. Additionally, the absence of a dedicated walk-up service location remains a significant system gap. Many unhoused individuals lack phones, and with no pay phones in Culver City, service connection faces a basic access barrier. The Sepulveda/Braddock border area was also identified as a persistent challenge, with individuals cycling between Culver City and City of Los Angeles jurisdictions—a pattern described as “a game of ping-pong.”

Funding Context: *The County's Measure A spending plan funds 65 outreach teams countywide, providing nearly 16,000 engagements with people experiencing unsheltered homelessness annually. The City should advocate for dedicated County outreach team allocation to SPA 5/Culver City. Federal Continuum of Care (CoC) funding, preserved at \$4.4 billion for FY 2026, continues to support outreach and engagement activities through the SPA 5 system.*

Strategy	Timeline	Lead Entity	Resources
3a. Expand Mobile Crisis Team hours, days of operation, and explore feasibility of recurring pop-up service locations for address needs prior to crisis	Near-term	HHS, City Manager	Additional FTEs; budget allocation
3b. Strengthen street medicine capacity via implementation of Fire Department	Near-term	HHS, MCT, Contracted	Budget allocation

Advanced Provider Response Unit, staffed with nurse practitioner.		Service Providers	
3c. Establish a formal inter-jurisdictional agreement with the City of Los Angeles to coordinate outreach and encampment resolution at the Sepulveda/Braddock border and other shared boundary areas.	Immediate	City Manager, HHS	Staff time
3d. Promote the Homeless Outreach Request Portal and 310-253-5770 hotline as the centralized point of contact for community members to report concerns and request assistance.	Immediate	HHS, IT, Public Works	Existing infrastructure + community education
3e. Develop specialized outreach protocols for vehicle dwellers, including tailored engagement strategies and connections to safe parking or other housing options.	Near-term	MCT, Contracted Service Providers	Training + program development
3f. Improve coordination with County systems (DHS, DMH) and, in coordination with Police Dispatch, explore a 911 diversion program modeled on approaches used by the City of Los Angeles, to redirect appropriate behavioral health and homelessness-related calls away from law enforcement to the MCT and other City outreach teams.	Immediate	HHS, County DHS, City Manager	County negotiation
3g. Define and regularly report clear measures of Mobile Crisis Team success, including call volume, response times by time of day, service utilization, and the share of calls diverted from law enforcement. Secure additional analytical support as needed (including hiring or contracting a dedicated analyst) to evaluate program outcomes.	Near-term	HHS, City Manager	Staff time; analytical support

Goal Measurement: Track defined measures of MCT success (call volume, response times by time of day, service utilization, and, as technology and data sharing allow, the share of calls diverted from law enforcement to HHS); outreach contacts and CES assessments; housing placements originating from outreach; and resolution of border-area cycling patterns.

HHS Department to report quarterly to the Advisory Committee.

Goal 4: Increase Interim and Permanent Housing Capacity

County Pillars: B (Subsidize Housing), E (Coordinated System), F (Increase Affordable Housing)

Culver City has built significant interim housing capacity — with 141 beds and units across Project Homekey, Wellness Village, and the Motel Master Leasing Program, currently serving 122 persons as of July 2025, up from just 38 in 2023 — but all interim facilities are at or near capacity and the pipeline from interim to permanent housing remains the system's most acute bottleneck. Service providers reported that many individuals have been in interim housing for a year or more because permanent housing options are unavailable, unaffordable, or in locations clients are unwilling to accept because of the distance from their community and support systems. The City's only permanent supportive housing site (35 units at Project Homekey) is at capacity, and no new permanent supportive housing construction is currently planned beyond the 538 affordable units across 41 active residential projects. The Culver City Housing Authority (CCHA) —one of the smaller municipal housing authorities in LA County— independently administers 389 Housing Choice Vouchers, a waiting list that has not opened since November 2016. The City's 35 Project Homekey PSH units represent its only locally controlled permanent supportive housing inventory. Meanwhile, General Relief of \$221/month makes even “affordable” housing unattainable for the lowest-income individuals. Stakeholders described clients “in limbo”—housed in interim programs not designed for long-term stays with no clear path to permanent housing on the Westside. The analysis also identified the absence of emergency overnight shelter, no safe parking program for vehicle dwellers, limited pet-friendly options, and landlord discrimination as additional barriers. Jubilo Village—a 93-unit, 100% affordable development with 43 units reserved for people transitioning out of homelessness and 50 units for general affordable housing (renters earning less than 50% AMI)—represents the most significant near-term addition to the permanent housing inventory.

Funding Context: California's Proposition 1 authorized \$2.25 billion for Homekey+ permanent supportive housing for individuals with behavioral health conditions and veterans. First awards of \$636.1 million have been allocated to 37 projects creating 1,817 homes. Applications remain open on a rolling basis, with scoring preference for “launch-ready” projects with site ownership and permits in hand. The Measure A spending plan funds 3,671 time-limited subsidies and 3,675 locally-funded rental subsidies for PSH countywide, plus wraparound case management for 24,250 people in permanent housing. Federal Emergency Housing Vouchers were extended through FY 2026, protecting approximately 70,000 households, and Housing Choice Vouchers were maintained at FY 2025 levels.

Strategy	Timeline	Lead Entity	Resources
4a. Advocate with Los Angeles County for additional Housing Choice Vouchers	Immediate & Ongoing	HHS	Staff time; advocacy

specifically allocated to Culver City, leveraging the City's strong outreach and placement infrastructure.			
4b. Identify and pursue acquisition of additional properties for permanent supportive housing on the Westside, including potential motel conversions, partnership with WSCCOG cities, and use of Measure A and Proposition 1 Homekey+ funding.	Long-term	HHS, Community Development	Capital investment; grants
4c. Establish or participate in a regional Safe Parking program in coordination with WSCCOG partners, with on-site access to services designed to move participants into permanent housing.	Near-term	HHS, WSCCOG	Multi-jurisdictional funding
4d. Work with contracted service providers to accelerate permanent housing placements from interim programs, including expanding geographic flexibility through client-centered motivational engagement.	Ongoing	HHS, Contracted Providers	Contract modifications
4e. Continue the City's landlord education and engagement program to recruit and retain private landlords willing to accept housing vouchers and other subsidies and to rent to formerly homeless tenants, including incentives such as damage mitigation funds and guaranteed rent payments.	Ongoing	HHS	New program funding
4f. Continue to explore interim housing options, locally and regionally, for populations currently underserved: non-ambulatory seniors, families needing larger units, individuals with active substance use, and couples.	Near-term	HHS, LA County	Contract development

Goal Measurement: Track interim-to-permanent housing placement rates, average length of stay in interim programs, voucher utilization rates, new PSH units in pipeline, and landlord program enrollment. HHS Department to report quarterly.

Goal 5: Strengthen Supportive Services to Promote Housing Stability and Self-Sufficiency

County Pillars: C (Increase Income), D (Case Management & Services)

Supportive services are the connective tissue that helps people obtain and maintain housing. The Gaps and Assets Analysis documents a strong service infrastructure—Healthcare in Action served 152 patients, the Mobile Crisis Team has conducted 138 mental health assessments and helped 60 people be placed into interim housing.

Residents can access benefits through St. Joseph Center's SPA 5 Access Center and the local Los Angeles County Department of Public Social Services (DPSS) office. However, stakeholders identified significant gaps in mental health treatment capacity, substance use treatment access (particularly Community Assistance Recovery Through Treatment Program (CRTTP) referrals), benefits enrollment, employment assistance, and medical care for complex conditions. Medication management for individuals who lack safe storage for prescriptions was identified as a barrier to treatment compliance. The analysis also noted that employment barriers for undocumented residents remain largely unaddressed, and the gap between General Relief (\$221/month) and housing costs makes the current income support insufficient without additional deep subsidies. Stakeholders with lived experience emphasized that follow-up case management after housing placement is essential to prevent returns to homelessness, and that felony histories create significant barriers to employment.

Funding Context: Proposition 1 allocated \$4.4 billion for behavioral health infrastructure, including treatment facilities and residential care. Counties must implement the Behavioral Health Services Act (BHSA) by July 1, 2026, which redirects Mental Health Services Act funding toward housing interventions for individuals with behavioral health conditions. CalAIM (California Advancing and Innovating Medi-Cal) continues to expand Medi-Cal coverage for housing-related services. The County Measure A spending plan includes 4,200 benefits advocacy applications and appeals, including 1,200 for veterans.

Strategy	Timeline	Lead Entity	Resources
5a. Increase mental health treatment capacity through partnerships with County DMH, including advocating for filling the permanent mental health clinician role assigned to Culver City Police Department Mental Evaluation Team (CCMET).	Immediate	HHS, Police, County DMH	County advocacy + contract
5b. Promote access to benefits enrollment support (SSI/SSDI, CalFresh, Medi-Cal, General Relief) through on-site assistance at community locations, with DPSS coordination.	Near-term	HHS, DPSS	Staff or contract position
5c. Collaborate with Chrysalis and other employment providers to increase access to job training and employment services for individuals exiting homelessness.	Long-term	HHS, Chrysalis	Service coordination
5d. Continue to support the role of peer staff (individuals with lived experience of homelessness) to enhance City-funded outreach and case management.	Ongoing	HHS	Existing funding; new funding
5e. All City-funded interim and	Immediate	HHS, Contracted Service	Service

permanent housing sites provide access to substance use treatment, medication management, and psychiatric care through referrals to services or coordinating co-located services		Providers	coordination
5f. Support city-contracted partners in leveraging motivational interviewing and other harm reduction techniques to encourage client participation in treatment services.	Near-term	HHS, Contracted Service Providers	Service coordination and training
5g. Establish regular oversight and evaluation of City-contracted service providers, including annual performance evaluations and clear accountability measures, to ensure clients receive consistent, quality services.	Ongoing	HHS, City Manager	Staff time; contract administration

Goal Measurement: Track benefits enrollment completions and approval rates, employment placements and retention, substance use treatment admissions, and housing retention rates for individuals receiving supportive services.

Goal 6: Enhance System Coordination, Data Infrastructure, and Regional Partnerships

County Pillars: E (Coordinated System)

Culver City benefits from the City Manager's Assistant to the City Manager position, which stakeholders praised as essential to inter-agency coordination. The Gaps and Assets Analysis documents several coordination assets: the Homeless Dashboard 1.0 launched in 2024 provides public data transparency; the Homeless Outreach Request Portal launched in 2025 enables community-submitted outreach requests with 24-48 hour dispatch; and the City maintains a by-name list for case-by-case tracking. However, the analysis identified significant data system gaps: the MCT lacks access to CHAMP (the County DHS system) and cannot see mental health history in the DMH platform, requiring staff to approach situations without full client history. Stakeholders reported that CES referrals sometimes "go nowhere" due to lack of direct contact with LAHSA or the SPA 5 CES matcher, and that when local facilities are at capacity, staff cannot refer directly to DHS for alternative placements. The analysis found no regular provider coordination meetings exist, despite strong internal City coordination. The City's IT department has expressed readiness to contribute GIS mapping and data analysis capacity to address these gaps.

Funding Context: Beginning July 1, 2026, California's Business, Consumer Services, and Housing Agency (BCSH) will restructure into the California Housing and Homelessness Agency (CHHA), with the California Interagency Council on

Homelessness (Cal ICH) established as a separate entity. The state’s Homeless Data Integration System (HDIS) requires monthly fiscal and outcome reporting from Homeless Housing, Assistance and Prevention (HHAP) grantees. Future state funding eligibility—including HHAP Round 7—is contingent on data reporting compliance. The Measure A Responsive Regional Plan requires cities to document strategies and programs in a countywide inventory, creating both an accountability mechanism and a coordination tool.

Strategy	Timeline	Lead Entity	Resources
6a. Assess HHS department for gaps in capacity to support current or expanding programs to inform resource planning; maintain and strengthen existing coordination across City departments, contracted service providers, and regional partners and other government agencies.	Near-term	HHS, City Manager	Existing and new positions; professional services funds
6b. Expand standardized outcome metrics across all City-funded service providers, where feasible, align with County data requirements and Measure A accountability standards, and strengthen existing contract monitoring practices — including establishing consistent reporting requirements, regular performance reviews, and clear protocols for addressing agencies that are not meeting program goals or spending funds appropriately. Establish a consolidated set of homelessness key performance indicators (KPIs) with baselines and annual targets, integrated into the City’s department-wide KPI dashboards and disaggregated by race, ethnicity, and other available demographics to monitor disparities and support transparent public reporting on progress toward each goal.	Immediate	HHS, IT	Staff time, contract modifications; contracted service providers
6c. Inform deployment decisions and strategic planning by leveraging Homeless Request Portal GIS maps of service locations, outreach hotspots, encampment patterns, and resource gaps.	Near-term	IT, HHS	IT
6d. Convene a monthly coordination meeting (“huddle”) among city entities conducting outreach and response—including MCT, police, fire—to share information, coordinate response, and conduct case conferences.	Immediate	HHS, Police, Fire	Staff time
6e. Strengthen participation in the Westside Cities Council of Governments Homelessness Working Group and the Measure A regional governance structure	Immediate & Ongoing	City Council, City Manager	Staff time; COG contributions

(Executive Committee for Regional Homeless Alignment and Leadership Table for Regional Homeless Alignment), and advocate for COG-funded programs that serve multiple jurisdictions, including safe parking, regional access centers, mental health facilities, and shared housing resources.			
6f. Develop a cross-training program for all City staff and contractors who interact with unhoused individuals, covering de-escalation, trauma-informed care, referral pathways, and legal parameters.	Immediate	HHS, HR	Training development; professional services funds

Goal Measurement: Track data completeness and timeliness; by-name list accuracy; WSCCOG participation outcomes; cross-training completion rates; monthly huddle attendance and case conference outcomes.

Goal 7: Educate the Community and Expand Civic Engagement Around Homelessness

County Pillars: A (Prevent Homelessness), E (Coordinated System)

The communication gap between available services and community awareness emerged as the dominant theme across every stakeholder session documented in the Gaps and Assets Analysis. As one stakeholder noted, the City is “busy doing the thing and not always talking about the thing.” Even County homelessness professionals living in Culver City reported being unaware of local resources, defaulting to assumptions that nothing was happening, despite the City’s \$16 million annual investment. Individuals with lived experience at Wellness Village specifically requested a comprehensive resource guide and simple handouts (such as business cards) that housed residents can give to unhoused neighbors, as well as a “Homeless Fair” event combining information, resources, and food. Neighborhood associations serve as “eyes and ears” for the City—the Lindbergh Park Neighborhood Association praised the City’s dramatic improvement while identifying vehicle dwelling as the primary remaining concern—and can be mobilized as collaborative partners in the response.

Strategy	Timeline	Lead Entity	Resources
7a. Launch and sustain a branded community education initiative to address common misconceptions about homelessness, explain the City’s approach, publicize available services, how to access them and ways to volunteer, and share success stories, including Mobile Crisis Team outcomes,	Near-term	HHS, City Manager	Marketing/PR budget

to communicate the value of the City's investments across the continuum of care while respecting client privacy.			
7b. Actively promote the Homeless Outreach Request Portal and hotline (310-253-5770) as the primary point of contact for community members to report concerns, and integrate a clear response process, including offering a callback to those who request one, so community members know that the City followed up on their request, while maintaining confidentiality of the person/s experiencing homelessness.	Immediate	HHS, City Manager	Existing platforms + materials
7c. Continue to support monthly homeless resource fairs produced by community partners (Grace Lutheran Church and Better Angels); increase partner capacity to integrate county resources into events.	Immediate	HHS, Community Orgs	Event coordination
7d. Engage neighborhood associations, faith communities, and business organizations as structured partners in the homeless response system, with clear communication channels and feedback loops.	Immediate and Ongoing	HHS, City Manager	Staff time
7e. Develop and distribute a toolkit with equity as a guiding principle with resources for local community members and businesses to learn about housing and homelessness, as well as best practices on how to support individuals experiencing homelessness.	Immediate	HHS, City Manager	Printing costs

Goal Measurement: Track hotline/portal call volume and response satisfaction; Resource Fair participation; resource guide distribution.

V. Funding Landscape and Fiscal Context

This Plan has been developed during a notably volatile period for homeless services funding. County, state, and federal funding streams are each undergoing significant structural changes that will directly impact the City's ability to implement the strategies outlined in this Plan. Understanding the current funding landscape is essential for realistic planning, prioritization, and risk management.

Los Angeles County Funding

Measure A (Replaced Measure H)

Measure A, the half-cent sales tax approved by voters in November 2024, replaced Measure H effective April 1, 2025. On February 3, 2026, the Board of Supervisors unanimously approved the \$843 million FY 2026-27 Spending Plan for the new Department of Homeless Services and Housing (HSH):

- **\$277 million for interim housing** (6,185 beds to bring people off the streets)
- **\$239 million for permanent housing** (3,671 time-limited subsidies + 3,675 rental subsidies for PSH)
- **65 outreach teams** providing nearly 16,000 engagements annually
- **Wraparound case management** for 24,250 people in permanent housing
- **750 households** through the Homelessness Prevention Unit (predictive analytics)
- **500 youth** through the new Youth Homelessness Prevention Program
- **\$93.8 million Local Solutions Fund** allocated to cities, COGs, and/or the County for locally-designed programs
- **Homelessness Solutions Innovations fund** (\$11 million in FY 2026-27) for demonstration projects, community liaisons with lived experience, benefits advocacy, and youth engagement initiatives

Important fiscal context: *The Spending Plan reflects approximately \$200 million in program cuts from prior-year levels due to lower-than-expected Measure A revenue. The Pathway Home encampment resolution program was reduced by \$92 million and 13 motel sites will close by end of FY 2026-27. Outreach and navigation programs were cut by \$27 million. These cuts may increase demand on local city programs as County capacity decreases.*

New Los Angeles County Department of Homeless Services and Housing (HSH)

The Los Angeles County Board of Supervisors voted in April 2025 to create the Department of Homeless Services and Housing (HSH), which officially launched January 1, 2026, replacing LAHSA as the lead entity for the County's homeless response. HSH combines housing, health, and social services under a unified countywide structure. The transition to HSH creates both opportunities (streamlined coordination, unified data systems) and risks (institutional transition disruption, new contracting processes).

Measure A Five-Year Goals and Metrics

On March 25, 2025, the Board of Supervisors adopted five-year target and equity metrics developed by the Executive Committee for Regional Homeless Alignment

(ECRHA) and the Leadership Table for Regional Homeless Alignment (LTRHA), establishing measurable goals through 2030 that will guide regional accountability:

- Decrease unsheltered homelessness by 30% (from 52,365 to 36,656 by 2030)
- Reduce people with serious mental illness (15%) and substance use disorders (10%) experiencing homelessness
- Increase housing placements by 57% (from 19,127 to 30,000)
- Reduce new entries into homelessness by 20% (from 63,202 to 50,561)
- Increase affordable housing production by 41–53% (from 1,700 to 2,400–2,600 units)

All goals include equity targets addressing racial and ethnic disproportionality in the experience of homelessness in Los Angeles County.

Implication for Culver City: *The City should maximize its Measure A Local Solutions Fund allocation (formula based on PIT count and low-income family data), participate actively in the Responsive Regional Plan, coordinate with WSCCOG on regional applications, and align local metrics with County five-year goals.*

A note on access: A major structural shift is reshaping how homeless services are funded and administered in Los Angeles County. In April 2025, the LA County Board of Supervisors voted 4-0 to dissolve its partnership with the Los Angeles Homeless Services Authority (LAHSA) — the joint city-county agency that previously administered Project Homekey and most homeless services contracts — and replace it with a newly created County Department of Homeless Services and Housing (HSH). HSH officially launched January 1, 2026, and will assume full administrative and funding responsibility from LAHSA by July 1, 2026. This means that contract relationships, funding pipelines, and program oversight that Culver City previously navigated through LAHSA are now transitioning to HSH. Simultaneously, Measure A — a voter-approved half-cent sales tax — took effect April 1, 2025, generating an estimated \$1 billion annually and replacing the expiring Measure H. The Board approved an \$843 million HSH spending plan for FY 2026-27, prioritizing programs with proven track records in reducing homelessness.

State of California Funding

Homeless Housing, Assistance and Prevention Program (HHAP)

HHAP has been the state’s primary flexible funding source for local homeless services since 2019, distributing approximately \$5 billion across six rounds. However, the program faces severe contraction.

- **FY 2025-26:** Zero new HHAP funding was appropriated. The state budget included no new dollars for HHAP, creating an unprecedented gap in the program's history.
- **FY 2026-27:** \$500 million is planned for HHAP Round 7—a 50% reduction from the \$1 billion annual level of Rounds 3 through 5. This funding is contingent on the enactment of future legislation establishing enhanced accountability requirements.
- **HHAP Round 6:** Governor Newsom announced \$419 million in HHAP Round 6 awards in January 2026, distributed to the Bay Area, Los Angeles, and San Diego regions, with approximately \$42.6 million allocated to the Los Angeles County Continuum of Care.
- **Accountability Requirements for Round 7:** Grantees must demonstrate: a state-approved housing element; a local encampment policy consistent with state guidelines; a pro-housing designation; progress on housing-related performance metrics; at least 50% of prior HHAP round funds obligated; and monthly fiscal and outcome reporting to the Homeless Data Integration System (HDIS).

Implication for Culver City: The City should ensure it meets all HHAP Round 7 eligibility criteria, coordinate with WSCCOG on regional applications, and anticipate that HHAP will be smaller, more competitive, and more accountability-intensive than in prior rounds.

Proposition 1: Behavioral Health Bond

Approved by California voters in March 2024, Proposition 1 authorized \$6.4 billion in bond funding:

- **\$4.4 billion for behavioral health infrastructure:** Treatment facilities, residential care facilities, and supportive housing for individuals with behavioral health conditions.
- **\$2.25 billion for Homekey+:** Permanent supportive housing for individuals with behavioral health needs (\$1.11 billion) and veterans (\$1.033 billion).
- **First awards:** \$636.1 million allocated to 37 projects, creating 1,817 homes (454 for veterans). Applications accepted on a rolling basis.
- **BHCIP Round 2:** \$800+ million available for behavioral health infrastructure (final round).

Implication for Culver City: Proposition 1's Homekey+ program represents the most significant near-term funding opportunity, with approximately \$2.145 billion available statewide through HCD. Homekey+ is a distinct program from prior Homekey rounds — it funds only Permanent Supportive Housing (interim housing is not eligible) and

requires all units to serve individuals with a behavioral health challenge (mental health or substance use disorder). As of August 2025, the NOFA was amended and reopened due to undersubscription, accepting applications on a rolling, over-the-counter basis with veteran-serving projects now receiving top priority. Approximately \$284.6 million had been awarded as of September 2025, meaning substantial funds remain available.

The City should act with urgency: priority goes to projects with demonstrated operational match, a county behavioral health letter of support, and site control. Culver City should prioritize site identification (Strategy 2c), early engagement with LA County HSH and the Department of Mental Health to secure the required letter of support, and partnership with an experienced developer to be competitive.

State Agency Restructuring

Effective July 1, 2026, California’s Business, Consumer Services, and Housing Agency (BCSH) will split into two agencies: the California Housing and Homelessness Agency (CHHA) and the Business and Consumer Services Agency. The California Interagency Council on Homelessness (Cal ICH) will be established as a separate entity under CHHA, and a new Housing Development and Finance Committee (HDFC) will centralize administration of affordable housing programs. This restructuring may create transition-period delays in application processing and program administration.

Federal Funding

FY 2026 Appropriations: Threats Proposed, Largely Averted

The FY 2026 federal appropriations process was the most contentious for HUD homeless programs in recent memory. The current Administration’s budget proposal sought a 44% cut to HUD overall, including elimination of the Continuum of Care (CoC) program, consolidation of all homeless assistance into Emergency Solutions Grants (ESG), and a shift away from permanent supportive housing. To date, Congress has rejected these proposals.

- **Homeless Assistance Grants:** \$4.4 billion enacted (a \$366 million increase over FY 2025)
- **Continuum of Care (CoC) Program:** Preserved as a standalone program; congressional language directs HUD to provide one-year non-competitive renewals of CoC grants expiring in each quarter of 2026
- **Emergency Housing Vouchers:** Funding extended through FY 2026, protecting approximately 70,000 households
- **Housing Choice Vouchers:** Maintained at FY 2025 levels
- **HOME Investment Partnerships:** \$1.25 billion (level funding)
- **CDBG:** \$3.3 billion (level funding)

- **Continuum of Care (CoC) grant protections:** Transition grants authorized; program income counts toward matching requirements for grants from FY 2015-2026

FY 2025 Continuum of Care (CoC) NOFO Crisis and Resolution

The FY 2025 CoC NOFO was released on November 13, 2025—two months late—and included provisions that would have limited permanent housing funding to 30% of awards and allowed HUD to disqualify programs using harm reduction approaches. After a 20-state lawsuit and congressional intervention, HUD withdrew the NOFO on December 8, 2025. A federal court order required HUD to process renewals under the prior-year NOFO, which reopened on January 9, 2026 with a February 9, 2026 deadline. The FY 2026 appropriations bill includes protective language ensuring Continuum of Care continuity while litigation continues.

Implication for Culver City: While FY 2026 federal funding has been stabilized through congressional action, the Administration's stated priorities—transitional housing over permanent supportive housing, self-sufficiency over long-term services, reduced federal role—signal ongoing policy uncertainty. The City should: (1) diversify funding sources to reduce federal dependency; (2) document outcomes using metrics that satisfy both current Housing First and potential future self-sufficiency frameworks; (3) maintain contingency plans for service continuity during funding gaps; and (4) engage in regional and national advocacy through WSCCOG, the National Alliance to End Homelessness, and congressional representatives.

Funding Forecast Summary

The following table summarizes the status, availability, and risk level of major funding sources relevant to Culver City's Plan implementation.

Funding Source	FY 2025-26	FY 2026-27	Status	Risk Level
Measure A Local Solutions Fund	\$93.8M countywide	Formula base	Approved Feb 2026	Low
Measure A County Programs	\$843M total	Ongoing (tax revenue)	Approved; \$200M in cuts	Medium
Homeless Housing, Assistance and Prevention (HHAP) Round 7	\$0	\$500M (contingent)	Pending legislation	High
Proposition 1 Homekey+	\$2.25B authorized	Rolling applications	Active; competitive	Low
Proposition 1 BHCIP	\$800M+ (Round 3)	Ongoing	Final round	Medium
Federal Continuum of Care (CoC) Program	\$4.4B enacted	Annual (FY 2026)	Protected by Congress	Medium

Emergency Housing Vouchers	Extended FY 2026	Subject to funding cliff	Year-to-year	High
Housing Choice Vouchers	FY 2025 levels	Maintained	Stable short-term	Medium
HOME / CDBG	\$1.25B / \$3.3B	Level funded	Enacted FY 2026	Low
CalAIM (Medi-Cal)	Ongoing	Expanding	County implementation	Low

Accountability Requirements for Future Funding

Multiple funding sources now require compliance with specific accountability criteria. The City should monitor and maintain eligibility across all frameworks.

- **State-approved housing element** (required for HHAP Round 7)
- **Local encampment policy** consistent with state guidelines (HHAP Round 7)
- **Pro-housing designation** (HHAP Round 7; Prohousing Incentive Program)
- **Monthly fiscal and outcome reporting** to HDIS (HHAP Rounds 6 and 7)
- **50% obligation of prior HHAP funds** (HHAP Round 7)
- **Participation in County Responsive Regional Plan** (Measure A)
- **Alignment with Measure A five-year goals and racial equity metrics** (Measure A)
- **Standardized outcome metrics** aligned to County and federal data requirements (Continuum of Care, Measure A)

Recommendation: *The City should designate a staff member or consultant to maintain a compliance calendar tracking all accountability requirements, application deadlines, and reporting obligations across funding sources. This function aligns with Strategy 6b (standardized outcome metrics) and the Homeless Coordinator role (Strategy 6a).*

VI. Implementation Framework and Progress Tracking

Lead Implementation Entity

The Housing and Human Services Department will lead implementation of this Plan. The City Council's Standing Housing and Homelessness Subcommittee will serve as the policy-level oversight body, vetting funding allocation recommendations and reviewing program direction before items reach the full Council. The Advisory Committee on Housing and Homelessness will provide ongoing community oversight and input.

Annual Reporting and Progress Tracking

HHS will prepare an annual implementation report for the City Council summarizing progress on each goal, key metrics, budget expenditures, and recommended adjustments. This report will be presented at a public meeting to ensure transparency and community accountability. Drawing from best practices in municipal strategic planning, the annual report should include:

- **Strategy-by-strategy progress tracking** indicating status (Not Started, In Progress, Completed, Ongoing) for each of the 35 strategies
- **Quantitative outcome data** for each goal's measurement indicators, disaggregated by demographic group where data allows, to surface and track disparities
- **Budget expenditure report** by program area and funding source
- **Funding source status update** reflecting changes in county, state, and federal funding availability
- **Recommended strategy adjustments** based on performance data, funding changes, and emerging needs
- **Stakeholder feedback summary** from Advisory Committee, service providers, and community input

Funding Strategy

Current City investment of approximately \$16 million annually from the General Fund provides the foundation for Plan implementation. The City should examine how other cities reduce reliance on General Funds for homeless services and pursue multiple additional sources, prioritized by availability and competitiveness.

Tier 1 – Immediate Opportunities (FY 2025-26 through FY 2026-27)

- **Measure A Local Solutions Fund:** Maximize the City’s formula-based allocation from the \$93.8 million countywide pool. Coordinate with WSCCOG on regional applications. Formula based on PIT count data and low-income family demographics.
- **Proposition 1 Homekey+:** Pursue capital funding for behavioral health housing and veteran housing. Prioritize site identification and pre-development work to achieve “launch-ready” status for competitive scoring advantage. Applications accepted on a rolling basis.
- **HHAP Round 7:** Apply when released (anticipated September 2026 initial allocations). Ensure all accountability prerequisites are met. \$500 million available statewide, contingent on legislative action.

Tier 2 – Sustained County and Federal Resources

- **County Department of Homeless Services and Housing (HSH) Programs:** Coordinate with the new Department of Homeless Services and Housing on contracted services, outreach team allocations, interim housing bed access, and permanent housing subsidies.
- **Federal Continuum of Care (CoC) Program:** Continue participation through SPA 5 Continuum of Care (CoC) and advocate for dedicated allocations. Monitor annual NOFO requirements. \$4.4 billion enacted for FY 2026.
- **Emergency Solutions Grants (ESG):** Apply for applicable programs as they become available through the County or directly.
- **WSCCOG Collaborative Funding:** Collaborative applications for multi-jurisdictional programs (safe parking, regional access centers, shared outreach) may be more competitive than individual city applications.

Tier 3 – Diversified and Emerging Sources

- **CalAIM / Medi-Cal:** Leverage expanded Medi-Cal coverage for housing-related services, including housing deposits, housing transition navigation, and community supports.
- **Behavioral Health Services Act (BHSA):** Coordinate with County behavioral health to access redirected MHSA funding for housing interventions for individuals with behavioral health conditions (effective July 1, 2026).
- **Opioid Settlement Funds:** Monitor County distribution of opioid litigation settlement funds for applicable programs.

- **Private and Philanthropic:** Engage business community and philanthropic organizations in partnerships, particularly for landlord incentive programs, prevention funds, employment opportunities, and community engagement initiatives.
- **Local Revenue:** Study additional opportunities for dedicated local funding by examining other cities' housing trust funds and participate in WSCCOG's exploratory work regarding regional trust fund development; developer fees; and, other mechanisms to ensure sustained internal resource capacity, independent of external funding cycles, while reducing reliance on City's General Funds.

Measure A Local Return: Culver City initially estimated receiving approximately \$330,000 annually from the Measure A Local Solutions Fund (LSF) based on its 2023 PIT count. The Measure A LSF totals approximately \$96.3-\$97 million countywide, allocated by a formula that weights 90% on PIT count data from the two most recent years and 10% on the number of extremely low-income households. In September 2025, the City ratified acceptance of a Local Solutions Fund grant from the WSCCOG in the amount of \$1,012,171, triple the amount of the initial estimate. The WSCCOG receives an allocation from the County LSF and distributes funds to its member cities. A portion of this grant funded the contract with Jennifer Cree Swan and Associates (JCSA) to update the City's homeless strategic plan (\$60,000). The additional 0.25% sales tax in Culver City generates an estimated \$5.7 million annually for the County through Measure A. As with all County-administered funding, the City should plan conservatively around these resources—application requirements, reporting obligations, and disbursement timelines can present practical challenges, and allocation levels may shift as the County adjusts spending priorities in response to revenue fluctuations and evolving programmatic needs.

Recommendation: *As part of Plan implementation, the City should conduct a periodic budget audit to ensure that expenditures are aligned with the goals and strategies established in this Plan, KPIs, and the current funding landscape — including reductions in County and State resources that may shift greater fiscal responsibility to the City's General Fund. The City should also reference the detailed breakdown of the annual General Fund investment by program area, along with expiration dates for existing State and Federal grants, when developing annual budgets, setting funding priorities, and evaluating the sustainability of current programs.*

County Homeless Initiative Strategy Alignment

The following table maps this Plan's strategies to County Homeless Initiative Strategies, identifying where Culver City is currently participating or plans to participate. As documented in the Gaps and Assets Analysis (Section 4.6), Culver City is exceeding the County's Measure A goal of 30% reduction in unsheltered homelessness (having

achieved 54%), is aligned with County targets for behavioral health services, permanent housing exits, and prevention, and has an identified gap in affordable housing production where the City must accelerate its pipeline to meet County targets.

County Strategy	Current	Planned	Culver City Alignment
A1. Homeless Prevention for Families	✓		Goal 1: CCUSD partnership, family prevention
A5. Homeless Prevention for Individuals	✓		Goal 1: Senior prevention, rental assistance
B3. Rapid Rehousing	✓		Goal 4: Housing placements
B4. Federal Housing Subsidies		✓	Goal 4: Voucher advocacy
B7. Bridge Housing	✓		Goal 4: Interim housing programs
C2. Employment via Social Enterprise		✓	Goal 5: Chrysalis partnership
C4/5/6. Benefits Advocacy		✓	Goal 5: SSI/SSDI enrollment
D5. Support for Case Managers	✓		Goal 5: MCT, contracted services
D7. PSH Services	✓		Goal 4: Project Homekey
E4. First Responders Training	✓		Goal 6: Cross-training program
E6. Expand Outreach System	✓		Goal 3: MCT, UA, St. Joseph
E7. Strengthen CES	✓		Goal 6: SPA 5 participation
F4. ADU Development	✓		Goal 2: ADU promotion
F7. Affordable Housing Development	✓		Goal 2: ELI/PSH pipeline

Risk Management and Contingency Planning

Given the volatile funding environment, the City should maintain contingency plans for the following scenarios:

- **Homeless Housing, Assistance and Prevention (HHAP) Round 7 not enacted or delayed:** Identify alternative funding for HHAP-dependent programs; accelerate Measure A Local Solutions Fund applications.
- **Federal Continuum of Care (CoC) program restructured:** While congressional protections are in place for FY 2026, the Administration's policy direction signals

potential future changes. Document program outcomes in frameworks that satisfy both Housing First and self-sufficiency models.

- **County Measure A revenue shortfall:** The \$200 million in program cuts already announced may affect countywide programs serving Culver City residents. Build relationships with the County’s new Department of Homeless Services and Housing (HSH) to advocate for sustained service levels.
- **Proposition 1 competition:** Well-resourced jurisdictions with “launch-ready” projects have a scoring advantage. Invest in pre-development (site control, architectural plans, permits) to be competitive.
- **Service provider capacity:** Funding cuts at the County level (including Pathway Home reductions and motel site closures) may shift demand to local programs. Monitor County program changes and adjust local capacity planning accordingly.

VII. Data Sources and References

The data and statistics presented in this Plan were compiled from the following sources. Where publicly available data was used to supplement City records, the source and date of access are noted.

City of Culver City Sources

City of Culver City, “Homelessness Data Released, Continues to Decrease in Culver City” (press release, July 2025). Source for 2025 Point-in-Time Count results, sheltered population data, and tent/makeshift shelter counts.

City of Culver City, “New Culver City Homeless Services Numbers Released” (press release, February 2025). Source for updated program occupancy data as of February 2025.

City of Culver City, “2024 Homelessness Data Released” (press release, July 2024). Source for 2024 Point-in-Time Count results and year-over-year comparisons.

City of Culver City Homeless Reporting Dashboard, culvercity.gov (accessed January 2026). Source for program-level performance data and service metrics.

City of Culver City Council Meeting Minutes (September 15, 2025). Source for WSCCOG Local Solutions Fund grant ratification (\$1,012,171) and JCSA contract approval (\$60,000).

City of Culver City Residential Development Pipeline Dashboard (accessed November 2024). Source for active residential project counts and affordable unit pipeline data.

Planning Documents

Jennifer Cree Swan & Associates, Culver City Gaps and Assets Analysis (February 2026). Companion document providing the evidentiary foundation for this Plan, including service provider inventory, stakeholder input summaries, and gap analysis organized by LA County strategy pillars.

City of Culver City, Plan to Prevent and Combat Homelessness (July 2018). The City's original seven-goal strategic plan that guided the homeless response from 2018 through 2025.

Los Angeles County Sources

Los Angeles Homeless Services Authority (LAHSA), 2025 Greater Los Angeles Homeless Count Results. Source for countywide and SPA 5 PIT count data, demographic breakdowns, sheltered vs. unsheltered counts, and year-over-year trend comparisons.

LAHSA, 2024 Greater Los Angeles Homeless Count Results (Long Version, published June 28, 2024). Source for 2024 baseline data, SPA-level breakdowns, and county demographic analysis.

Los Angeles County Department of Homeless Services and Housing (HSH), FY 2026–27 Measure A Spending Plan (approved by Board of Supervisors, February 3, 2026). Source for Measure A funding allocations, Local Solutions Fund methodology, program budgets, and five-year goals.

Los Angeles County Measure A Resource Hub, homeless.lacounty.gov (accessed January 2026). Source for Measure A goals, metrics, and Responsive Regional Plan requirements.

Demographic and Housing Data

U.S. Census Bureau, American Community Survey 2019–2023 Five-Year Estimates (Culver City, California). Source for population (39,993), median household income (\$122,312), and median gross rent (\$2,687).

RentCafe, Culver City Rent Trends Report (2025). Source for current market-rate rent averages (\$3,379) and year-over-year rent change data.

Apartments.com, Culver City Rent Data (accessed May 2025). Source for supplemental market rent data and affordability calculations (\$107,232 annual income needed for median rent).

State and Federal Sources

California Governor’s Office, HHAP Round 6 Awards Announcement (January 2026). Source for HHAP program status and funding levels.

California Proposition 1 (March 2024). Source for behavioral health bond funding levels (\$6.4 billion) and Homekey+ program details.

U.S. Department of Housing and Urban Development, FY 2026 Appropriations and Continuum of Care Program documentation. Source for federal funding levels and program protections.

Media and Third-Party Sources

Culver City Observer, “City Provides Homeless Update, Announces New Partnerships and Resources” (March 6, 2025). Source for updated program occupancy figures, Mobile Crisis Team statistics, and Healthcare in Action patient data as of February 2025.

Los Angeles Almanac, “Homeless Counts in Los Angeles County by City,” laalmanac.com (accessed January 2026). Source for historical PIT count data by city, county demographic breakdowns, and regional trend comparisons.

LAist, “LA County’s Homelessness Sales Tax is Sending Money Directly to Cities for the First Time” (2025). Source for Measure A Local Solutions Fund allocation methodology and city-level comparisons.

Culver City Crossroads, “What You Need to Know About the New 0.25% Sales Tax Increase” (2025). Source for Measure CL sales tax revenue estimates (\$5.6 million annually) and local fiscal context.

Note on Data Currency

Data in this Plan reflects the most current publicly available information as of February 2026.

VIII. Glossary of Terms

Accessory Dwelling Unit (ADU) – A secondary housing unit on a single-family residential lot that can provide an additional source of rental housing.

Advisory Committee on Housing and Homelessness – A volunteer committee appointed by the Culver City Council that advises on housing and homelessness policy, reviews contractor services, and helps coordinate the annual homeless count.

Affordable Housing – Deed-restricted housing for which the occupant(s) is/are paying no more than 30 percent of their income for gross housing costs, including utilities.

Area Median Income (AMI) – The midpoint of a region's income distribution. Housing affordability is typically described as a percentage of AMI: Extremely Low Income (below 30% AMI), Very Low Income (30–50% AMI), Low Income (50–80% AMI), and Moderate Income (80–120% AMI).

At-Risk of Homelessness – People who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards.

Behavioral Health Services Act (BHSA) – Formerly the Mental Health Services Act (MHSA), restructured by Proposition 1 (2024) to redirect funding toward housing interventions for individuals with behavioral health conditions. County implementation required by July 1, 2026.

Bridge Housing – A housing intervention that provides an interim residence to participants while they work with housing navigators to become document-ready and matched with appropriate permanent housing.

CalAIM – California Advancing and Innovating Medi-Cal, a multi-year initiative to transform Medi-Cal by expanding coverage for housing-related services including housing deposits, transition navigation, and community supports.

CalFresh – California's food assistance program (formerly known as food stamps), providing monthly benefits to purchase food through the Electronics Benefit Transfer (EBT) system.

California Housing and Homelessness Agency (CHHA) – New state agency launching July 1, 2026, replacing the Business, Consumer Services, and Housing Agency (BCSH). Will oversee Cal ICH and the Housing Development and Finance Committee.

California Interagency Council on Homelessness (Cal ICH) – State entity responsible for coordinating homelessness policy across state agencies, administering HHAP, and overseeing the Homeless Data Integration System (HDIS). Will operate under CHHA effective July 1, 2026.

Case Management – A collaborative and client-centered approach to service provision for persons experiencing homelessness, in which a case worker assesses needs, arranges services, and advocates for access to programs and housing.

Culver City Housing Authority (CCHA) – The municipal housing authority that independently administers 389 Housing Choice Vouchers for Culver City. The CCHA waiting list has not opened since November 2016.

CHAMP (Comprehensive Health Accompaniment and Management Platform) – Los Angeles County DHS's referral and data system for housing and health services for individuals experiencing homelessness.

Chronically Homeless – An individual or family that is homeless and resides in a place not meant for human habitation, in an emergency shelter or interim housing, and has been homeless for at least one year or on at least four separate occasions in the last three years. The head of household must have a diagnosable substance use disorder, serious mental illness, developmental disability, PTSD, brain injury, or chronic physical illness or disability.

Community Assistance Recovery Through Treatment (CRTP) – A County mental health treatment program for individuals experiencing severe mental illness and co-occurring substance use disorders.

Coordinated Entry System (CES) – A process through which the most vulnerable homeless residents of Los Angeles County are assessed, prioritized, and matched with available and appropriate housing resources. St. Joseph Center is the SPA 5 CES lead for adults and families; Safe Place for Youth is the CES lead for youth.

Continuum of Care (CoC) – A federally-funded regional planning body that coordinates housing and services for homeless families and individuals. The CoC program received \$4.4 billion in FY 2026 federal appropriations.

Councils of Governments (COGs) – Regional governing and/or coordinating bodies of member cities that work together on issues of mutual interest. Culver City participates in the Westside Cities Council of Governments (WSCCOG).

Department of Homeless Services and Housing (HSH) – Los Angeles County department launched January 1, 2026, replacing LAHSA as the lead entity for the County's homeless response. Administers Measure A spending plan.

Diversion/Prevention – Service programs that divert persons who are at imminent risk of losing their housing from entering the homeless system.

Emergency Housing Voucher (EHV) – Federal rental assistance created during COVID-19 for households at risk of or experiencing homelessness. Funding extended through FY 2026; approximately 70,000 households served.

Emergency Shelter – Temporary shelter and services designed to facilitate homeless individuals and families’ transition from the streets to appropriate housing.

Executive Committee for Regional Homeless Alignment (ECRHA) – A Measure A governance body that, together with the Leadership Table for Regional Homeless Alignment (LTRHA), developed the five-year target and equity metrics adopted by the Board of Supervisors in March 2025.

Extremely Low Income (ELI) – Households with incomes at or below 30% of the Area Median Income.

General Relief – A County-funded cash assistance program for indigent adults who are ineligible for other assistance programs. Current monthly benefit is \$221.

Greater Los Angeles Homeless Count – The annual Point-in-Time count conducted by LAHSA that provides a snapshot of homelessness across Los Angeles County.

Homeless Data Integration System (HDIS) – California’s statewide data system for tracking homeless services outcomes. Monthly reporting to HDIS is required for HHAP grantees.

Homeless Housing, Assistance and Prevention Program (HHAP) – California’s primary flexible funding program for local homeless services. Zero funding in FY 2025-26; \$500 million planned for Round 7 in FY 2026-27 subject to accountability requirements.

Homeless Management Information System (HMIS) – A local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families.

Housing Choice Voucher (Section 8) – A federal rental assistance program that subsidizes housing costs for eligible low-income families, elderly persons, and persons with disabilities in the private housing market. The Culver City Housing Authority (CCHA) independently administers 389 vouchers Residents may also access the Housing Authority of the County of Los Angeles (HACoLA) countywide voucher pool and VASH vouchers for eligible veterans.

Housing First – An approach that offers permanent housing as quickly as possible for people experiencing homelessness, while providing supportive services. Sobriety and participation in treatment are voluntary and not required as a condition for housing.

Interim Housing – Beds or rooms for people who are in the process of obtaining permanent supportive housing, typically offering 60 to 90 day stays with extensions as needed.

Leadership Table for Regional Homeless Alignment (LTRHA) – A Measure A governance body that works with the Executive Committee for Regional Homeless

Alignment (ECRHA) to develop countywide target metrics and coordinate the regional response to homelessness.

Los Angeles Homeless Services Authority (LAHSA) – The joint powers authority that previously coordinated the regional homeless response. Key functions transitioned to the new Department of Homeless Services and Housing (HSH) effective January 1, 2026.

Measure A – A Los Angeles County half-cent sales tax approved by voters in November 2024, replacing Measure H. FY 2026-27 spending plan: \$843 million, including \$93.8 million Local Solutions Fund for cities and COGs.

Measure H – A Los Angeles County sales tax (0.25%) approved by voters in 2017, generating approximately \$355 million annually. Replaced by Measure A effective April 1, 2025; carryover funds continue to be distributed.

Medi-Cal – California’s Medicaid program, providing health coverage for low-income individuals, including many experiencing homelessness.

Mobile Crisis Team (MCT) – A City of Culver City–operated team providing non-emergency mental health and substance abuse support, outreach, and crisis response. Launched March 2024.

Motel Master Leasing Program – A City program that leases motel rooms to provide emergency shelter for individuals and families experiencing homelessness, with 64 units currently in operation.

Permanent Supportive Housing (PSH) – A housing intervention with indefinite rental assistance and supportive services to assist homeless persons with a disability achieve housing stability.

Point-in-Time (PIT) Count – A count of sheltered and unsheltered homeless persons on a single night in January, conducted annually as part of the Greater Los Angeles Homeless Count.

Project Homekey – A California state program that funds the acquisition and conversion of properties into permanent and interim housing for people experiencing homelessness. Culver City’s Project Homekey site provides 73 units operated by Exodus Recovery.

Proposition 1 – A \$6.4 billion state bond measure approved by voters in March 2024. Funds behavioral health infrastructure (\$4.4 billion) and Homekey+ permanent supportive housing (\$2.25 billion).

Rapid Re-Housing (RRH) – A housing intervention that connects homeless individuals and families to permanent housing through time-limited financial assistance and targeted supportive services.

Recovery – A process of change through which individuals improve their health and wellness, live a self-directed life, and strive to reach their full potential.

Responsive Regional Plan – A Measure A requirement. A public tool showing how local jurisdictions and regional partners across the County are working together to prevent and end homelessness and meet Measure A goals.

Safe Parking Program – A program that provides a safe parking environment and supportive services for individuals living in their vehicles for overnight stays.

Service Planning Area (SPA) – A specific geographic region within Los Angeles County used for planning and delivering public health and human services. Culver City is in SPA 5.

SSI/SSDI – Supplemental Security Income / Social Security Disability Insurance. Federal benefit programs for individuals with disabilities, often a pathway to housing subsidies.

St. Joseph Center – The CES lead organization for SPA 5 (adults and families).

Trauma-Informed Care – An approach to intervention that recognizes the widespread impact of trauma and integrates knowledge about trauma into policies, procedures, and practices, while actively avoiding re-traumatization.

Urban Alchemy – A nonprofit organization contracted by Culver City to operate the Wellness Village safe sleep program, and overseeing Motel Master Leasing program participant services.

Unsheltered Homeless – A homeless person residing in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.

Upward Bound House – A nonprofit providing emergency interim housing for homeless families with children, often coordinating with school districts.

Wellness Village – Culver City's safe sleep program providing 20 tent-based beds (40-person capacity) with 24/7 staffing and support services, operated by Urban Alchemy.