

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

June 16, 2026
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the Culver City Advisory Committee on Housing and Homelessness was called to order at 7:06 p.m. in the Patio Room.

Present: Dana Sayles, Vice Chair
Pat Godinez, Committee Member
Shane Henson, Committee Member
Amberly Washington, Committee Member

Absent: Jonathon Dilworth, Chair
Khin Khin Gyi, Committee Member
Patrick Spease, Committee Member

Staff: Diane Glauber, Housing and Human Services Director
Christina Stoffers, Project Manager
Robert Parga, Management Analyst

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Pledge of Allegiance

Diane Glauber led the Pledge of Allegiance.

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Public Comment for Items NOT on the Agenda

Vice Chair Sayles invited public comment.

The following member of the public addressed the Committee:

Jeanne Black, provided background on herself noting that she serves as a Planning Commissioner but her comments were her

own; discussed Project Homekey Interim Housing residents who shared their experiences with Exodus security staff at the February meeting; surprise that concerns raised by residents did not become an agenda item at a subsequent meeting of the Standing Subcommittee on Housing and Homelessness; the recent article from Knock LA provided to Committee Members that reenforced concerns; declaration of a Homeless Emergency that allowed staff to bypass an RFP (Request for Proposal); lack of transparency; the fact that if Culver City had worked with the county, they would have paid the service providers; periodic public reports that do not include appropriate performance standards; residency requirements that contradict policy direction given by the City Council in 2022; denial of beds when St. Joseph outreach workers contacted the Housing Department; concerns reported multiple times that are not agendized; support for an RFP recommendation; ensuring that the overall program has policies and procedures to manage service providers and hold them accountable; questions about consistency of the contract with harm reduction-based low barrier housing; grievance procedures; the reporting process; statistics for law enforcement calls; and the process to receive feedback from residents regarding their experiences.

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Receipt of Correspondence

None.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting on March 17, 2026

MOVED BY MEMBER GODINEZ AND SECONDED BY MEMBER HENSON THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING OF MARCH 17, 2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Item A-1

Discuss The Urban Alchemy and Exodus Recovery Contract Renewals Scheduled for City Council Consideration on June 22, 2026, Discuss the Contract Renewals, and Consider Making a Recommendation to the City Council, Which May Include a Recommendation to Issue a formal Request For Proposals (RFP) for the Service Contracts

Diane Glauber, Housing and Human Services Director, reported that staff had revised the three year contract to a one year contract; discussed the 30 day notice cancellation clause; support for engaging in an RFP; clarification that services could not be stopped without severe disruption; the ability to cancel after an RFP if Exodus is not selected; being able to work together to answer questions about data and deliverables as part of the RFP process; and consideration of closing The Rodeway.

Discussion ensued between staff and Committee Members regarding the ability to engage in an RFP at any time; service provider reports; participatory residents who brought to light concerns with operations at the facilities; unpleasant stories that raised the conversation; previous automatic contract renewal during the Homeless Emergency; ensuring the City operates more holistically with a competitive process; opportunity for other service providers to come in; City Council consideration of the contract at the end of the fiscal year; and options available to the Committee.

MOVED BY MEMBER GODINEZ AND SECONDED BY MEMBER HENSON THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS OPEN PUBLIC COMMENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: GODINEZ, HENSON, SAYLES, WASHINGTON

NOES: NONE
ABSENT: DILWORTH, GYI, SPEASE

Vice Chair Sayles invited public comment.

The following members of the public addressed the Committee:

Veronica Cavazos indicated being a resident of Project Homekey in Culver City managed by Exodus Recovery; requested immediate systemic changes; discussed the recent Knock LA article; key issues including safety and mental health support for residents and staff; a conflict of interest with the transition of a therapist to the director position; better stress management for staff to ensure clients are treated with dignity; sleep deprivation and negativity with room checks every two hours, 24 hours per day; allowing autonomy with residents allowed to maintain control over their own medications; housing access; she requested that her daughter be housed immediately; indicated using her name in the press despite the risk of retaliation to reduce the risk of being declined or denied; and she urged implementation of changes with Exodus mandated to include clients in decision making processes.

Sebastien Hernandez echoed previous concerns expressed by Jeanne Black about lack of transparency in contracts and reporting; wanted to see more included in the public record; proposed allowing community input on rules and restrictions; discussed the general living environment; residents feeling powerless with management of Dino's by Exodus Recovery; the need for penalties for inappropriate behavior or violations of good faith in the contract; improper removal of people from housing; leaving people out on the street who are a few minutes past curfew; elimination of rules that resemble incarceration including searches, curfew, and room checks; allowing residents to be more empowered in their experiences; autonomy; consideration of changes as contracts are being renewed; writing penalties into the contract; misuse of power; introducing competition with an RFP; and transparency.

Vincent Sanchez stated that there was no compromise at Project Homekey noting that staff do not oversee the guards; asserted the guards were out of control; discussed the curfew; residents who maintain contact with their families; guards that have more power than staff; theft of his tools by guards when they searched his room; harassment; the contract signed

by residents; lack of receipts when things are taken out of the room; he felt that the tents were better than where he is now; noted that he was not living for free, he was retired with full benefits; and he asked how to get his money and tools back.

Frances Eckman discussed her experience losing her place to live and being on the street; living in the tents again; health issues; questioned why people were thrown out; reported that the police were driving people crazy by throwing everyone out; and she stated that most of the people were not from Culver City.

Discussion ensued between staff and Committee Members regarding appreciation to those who came to share their comments; the Urban Alchemy renewal; enacting a 6-month probationary period for Exodus to address security and theft issues; mental health negligence related to Healthcare in Action no longer contracting with Culver City; ADA (Americans with Disabilities Act) compliance; housing placement; lack of follow up and people not feeling heard; the pattern of de-humanization by staff; creating a Culver City Housing and Outreach Oversight Subcommittee to engage in focused efforts to investigate issues and prepare a report; new Members coming on to the ACOHH familiar with the process; meeting with third party advocate organizations; residents who want to attend City meetings who have to be cognizant of the curfew; allowing passes for people who need to come back later; the bus system; having share meetings at the facilities; getting an idea of the gaps; looking at what providers are and aren't doing well; allowing time for things to be addressed and to identify what should go on the RFP; oversight of outreach; looking at housed and unhoused participants; mental health issues; Committee expertise; and facility visits.

Additional discussion ensued between staff and Committee Members regarding investigation of concerns; the ability to terminate the contract; response from Exodus and Dr. Dan Richardson; a requested onsite meeting that took place earlier in the year with residents and staff; standard procedure that contracts be evaluated in response to user complaints or violation of terms of the contract; unilateral renewal; the need to have consistent processes for all vendors; interim contracts; recommendations going forward; length of an RFP process; the financial incentive that never came to fruition with the proclamation of a Homeless

Emergency; concern that the proclamation is used to avoid the City requirement to do RFPs; the ability for Exodus to reapply; a suggestion not to move forward with the proclamation; ensuring against a gap in current services; providing an interim solution; and Committee agreement to provide a recommendation to move forward with an RFP with recommendations for language to be included in the new RFP.

Further discussion ensued between staff and Committee Members regarding KPIs (Key Performance Indicators); interest in moving forward quickly given the allegations; ensuring against interruption of services; approval of an interim contract; options for contract length; changing the model to guard against a repeat of the current situation; complexities with not aligning with the budget season; the typical LAHSA (Los Angeles Housing Services Authority) cycle; building in more frequent reporting and transparency; extending the contract for all service providers; and investigation and improvements to the grievance process.

Member Henson moved to recommend approval of a one-year contract while an RFP process is established and ways to improve the grievance process are investigated. Member Washington seconded the motion.

Vice Chair Sayles proposed an amendment to the motion to add consideration of shortening the contract terms from three years to two years.

MOVED BY MEMBER HENSON AND SECONDED BY MEMBER WASHINGTON THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS RECOMMEND APPROVAL OF A CONTRACT RENEWAL FOR ONE YEAR, ESTABLISH AN RFP PROCESS FOR FUTURE CONTRACT RENEWALS BY JULY 1, 2027, INVESTIGATE WAYS TO IMPROVE GRIEVANCE PROCESSES FOR RESIDENTS OF THE FACILITIES, AND REDUCE CONTRACT TERMS FROM THREE YEARS TO TWO YEARS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Committee Members regarding attendance of the June 22, 2026 City Council meeting by Exodus and a suggestion to reorder the agenda to allow

resident comment; looking at ways to help residents now; creation of an outreach committee; the need for more direct collaboration between the City Council Subcommittee and the ACOHH; disfunction in the Exodus policy in not allowing flexibility with the curfew; and allowing residents to attend City meetings without being penalized if they are late returning.

Additional discussion ensued between staff and Committee Members regarding the role of the Committee; making the presence of the ACOHH known; results of the investigation that were given to Adam Troy; third party advocates; allowing for a listening session without security or the resident assistants present to permit people to voice concerns without the fear of retaliation; providing an open channel and someone to talk to; valuable information; privacy issues; feedback provided to Exodus and to the ACOHH; building trust with participants; expanding duties of the existing Outreach Subcommittee to include resident outreach; subcommittee assignments in July; making it clear where people can go to be heard; increased productivity; and establishing a grievance process.

Jeanne Black expressed appreciation for Committee efforts, and she proposed allowing the new Director the opportunity and latitude to bring new ideas and her experience with other communities into the process.

Further discussion ensued between staff and Committee Members regarding specific staff assigned to work with Exodus and Urban Alchemy; ensuring efforts are not duplicated; making the best use of Member time and expertise; and evaluation of subcommittees as part of subcommittee assignments.

MOVED BY MEMBER GODINEZ AND SECONDED BY MEMBER HENSON THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS AGENDIZE EVALUATION OF SUBCOMITTEES INCLUDING ROLES AND RESPONSIBILITIES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Committee Members regarding meeting frequency; the ability to make changes; the bylaws; timing; and having a larger priority discussion.

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Item A-2

Discuss Committee Priorities, Goals, and Areas of Focus with the Diane Glauber/Housing and Human Services Director

Diane Glauber, Housing and Human Services Director, provided background on herself and her experience; discussed community engagement; funding being cut to LAHSA by HUD (Housing and Urban Development); direct provider contracts; lawsuits against HUD; the hotel model; concern with value for money spent; notification to Rodeway and Paradise that the Master Lease Program will not be continued; authorization of the JPA (Joint Powers Authority); money available to buy property allowing for more control; permanent housing as a long term solution; the Gun Store; the proposed development on Virginia Avenue; Jubilo Village; and funding opportunities in Los Angeles County.

Discussion ensued between staff and Committee Members regarding hysteria over Tilden Terrace years ago; the majority vs. loudest voices; transitional housing; use of a Housing First approach; Homekey Plus as a potential funding source; other potential motels; permanent housing; identification of properties; the sunset of motel leasing; Wellness Village; housing participants who need less support; vacancies; funding sources for rental subsidies; providing offsite services; moving people out of interim and into permanent housing; people who are still on the streets; Safe Parking LA; changes to regulations; the Fair Housing Plan; the new housing trust proposed with the COG (Council of Governments); Los Angeles County; and the number of people living in vehicles on the street.

Committee Members introduced themselves.

Additional discussion ensued between staff and Committee Members regarding suggestions for connections between contacts; focusing on development; affordability issues; shifting priorities of the City; subsidies; Committee priorities; parking; history of the Committee; the Standing

Housing and Homeless Subcommittee of the City Council; ACOHH work on the Homeless Plan; communication between the two bodies; the focus of the City Council Subcommittee vs. the ACOHH; Jubilo Village and other projects that the ACOHH was not able to consider; informal ACOHH liaisons to the City Council Subcommittee; and knowledge about state legislation.

Jeanne Black reported being reprimanded because Committees and Commissions are not allowed to speak directly to each other.

Further discussion ensued between staff and Committee Members regarding the ability of Committee Members to speak in their own capacity; common goals; working for the good of the City; ensuring that the ACOHH and the City Council Subcommittee do not duplicate efforts; the joint meeting; making the Subcommittee and the Committee into one body; having the Committee support staff in building more housing; ensuring the Committee gets information in a timely manner to make decisions; goals and focus of the ACOHH; strategies to keep people housed; creating housing; the Homeless Plan; money invested into aggressive programs; ensuring there is a clear mission with measures of success; and understanding why only 20% of people on the street are accepting housing and services.

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Public Comment - Items NOT on the Agenda (Continued)

None.

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Items from Advisory Committee on Housing and Homelessness Members/Staff

Discussion ensued between staff and Committee Members regarding the inability to get a representative from the Planning Department to provide a presentation due to the late notice given; agreement to provide a presentation at the next meeting; agenda items for the next meeting; the need to reschedule the presentation from the Housing and Human Services and the Finance Departments; new Members appointed to the ACOHH; and review of the work plan at the next meeting.

Advisory Committee on Housing and Homelessness
June 16, 2026

Additional discussion ensued between staff and Committee Members regarding agreement on agenda items for the next meeting including establishment of new leadership, goals and objectives, assessment of existing subcommittees and establishing the work plan for 2026-2027, and updates on status of the Homeless plan and contracts; presentations; ensuring against overfilling the meeting; the prohousing designation; comments from a Council Member about additional monies received by the City; and updates on accomplishments during staff updates at the start of the meeting.

MOVED BY VICE CHAIR SAYLES AND SECONDED BY MEMBER HENSON THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS AGENDIZE STAFF UPDATES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Adjournment

There being no further business, at 9:20 p.m. the Culver City Advisory Committee on Housing and Homelessness adjourned to a regular meeting to be held on July 21, 2026.

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DIANE GLAUBER
SECRETARY of the Culver City Advisory Committee on Housing
and Homelessness, Culver City, California

APPROVED

Jonathon Dilworth
CHAIR of the Advisory Committee on Housing and
Homelessness, Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Jeremy Bocchino
CITY CLERK

Date