

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

August 20, 2024  
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: Khin Khin Gyi, Vice Chair  
Emily Dibiny, Committee Member\*  
Jonathon Dilworth, Committee Member  
Patrick Godinez, Committee Member  
Dana Sayles, Committee Member  
Amberly Washington, Committee Member

\*Member Dibiny arrived at 7:11 p.m.

Absent: Amy Cherness, Committee Member  
Darryl Cherness, Committee Member  
Robert Gagnier, Committee Member

Staff: Tevis Barnes, Director of Housing and Homelessness  
Christina Stoffers, Management Analyst  
Brenda Diaz, Housing Assistant

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**Public Comment for Items NOT On The Agenda**

Vice Chair Gyi invited public comment.

The following member of the public addressed the Committee:

Kathleen Ricketson provided background on herself noting that she was a homeless veteran; reported that the Culver City Project Homekey interim housing program was not effective for her; expressed concern about the lack of assistance with housing applications; discussed limited assistance offered; case management; concern that few people are being transferred to permanent supportive housing; police presence at Sunburst; levels of drug and alcohol abuse at the interim housing site vs. at the permanent supportive housing site; visiting hours; security guards; reports of unannounced inspections; frustration with the reduction to the amount of disability received by those who try to work; lack of attention by case workers; length of time it took to get to meet with the case worker the first time; her proactive efforts to find housing; interest in permanent supportive housing; the minimum annual income required to qualify for affordable housing; support services for veterans; the approval process; maintaining rent; and she indicated that she needed a Section 8 voucher.

Member Dibiny joined the meeting.

Discussion ensued between Ms. Ricketson, staff, and Committee Members regarding the new interim housing program; work with Exodus to get the facility fully leased and running; plans for bi-weekly meetings to identify people ready to transition to regular affordable housing or to the permanent side; the Section 8 waiting list; turnover vouchers; transitioning people who are ready for regular affordable housing; Veterans Affairs Supportive Housing (VASH); required length of service; local supportive services; staff agreement to address concerns raised with Exodus; services offered; privacy issues; clarification that occupants are allowed to stay until they can be transitioned to services that meet their needs; case manager responsibility for providing assistance with housing applications; the housing search; the preference for local housing; Tilden Terrace; full facilities; work with the Vice Mayor on a Landlord Fair; creation of a universal housing application; LAHSA (Los Angeles Housing Services Authority) programs; the onboarding process; understanding next steps; and the Housing Navigator.

Eric Jones was called to speak but was not present in-person or online.

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**Items from Members/Staff**

Tevis Barnes, Director of Housing and Homelessness, discussed the one year anniversary of Wellness Village; people moving from Wellness Village to the interim side of Project Homekey; she noted that the permanent side of Project Homekey was currently full; discussed items to be considered at upcoming City Council meetings; new contracts and contract renewals; the Rodeway Inn contract renewal for 50% of the hotel; and accommodations for severe weather events.

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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 Meetings of April 16, 2024 and July 16, 2024**

Members Godinez, Sayles, and Washington noted that they had not been appointed at the time of the April 16, 2024 meeting.

MOVED BY MEMBER DILWORTH AND SECONDED BY VICE CHAIR GYI THAT THE ADVISORY COMMITTEE AND HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE APRIL 16, 2024 MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, DIBINY, GYI  
NOES: NONE  
ABSTAIN: GODINEZ, SAYLES, WASHINGTON  
ABSENT: CHERNESS, CHERNESS, GAGNIER

MOVED BY VICE CHAIR GYI AND SECONDED BY MEMBER SAYLES THAT THE ADVISORY COMMITTEE AND HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE JULY 16, 2024 MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, DIBINY, GODINEZ, GYI, SAYLES, WASHINGTON  
NOES: NONE  
ABSENT CHERNESS, CHERNESS, GAGNIER

Discussion ensued between staff and Committee Members regarding attendance concerns and excused absences.

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#### **Order of the Agenda**

No changes were made.

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#### **Action Items**

##### Item A-1

#### **Appoint a new ACOHH Chair and Vice Chair**

Discussion between staff and Committee Members resulted in agreement to defer the item to the September ACOHH meeting in order to allow absent members a chance to serve.

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##### Item A-2

#### **Appoint ACOHH Members to the Following ACOHH Subcommittees:**

- **2025 Homeless Count Subcommittee**
- **Homeless Initiative Subcommittee**
- **Outreach and Engagement Subcommittee**

Discussion ensued between staff and Committee Members regarding allowing absent Members to retain their previous assignments; subcommittee functions; the annual Homeless Count; plans to update the 2018 Homeless Plan; consultant selection; public outreach; including unhoused individuals in the conversation; roundtable discussions; funding allocation; continuing programs; feasibility of continued City funding of certain programs in the long-term; grants; long-term goals; the Coordinated Entry System; creating a flow chart to explain the usual path and procedures to help individuals; meeting frequency; time commitment; scheduling; the importance of communication; reminders to Committee Members to check their

City email; Zoom meetings; subcommittees with standing meetings vs. those with irregular meetings; encouragement for Members who are experiencing difficulty accessing their email to reach out to IT (Information Technology); and Member availability and willingness to serve.

The Advisory Committee on Housing and Homelessness agreed on the following subcommittee appointments:

- o 2025 Homeless Count Subcommittee
  - Jonathan Dilworth
  - Patrick Godinez
  - Robert Gagnier
- o Homeless Initiative Subcommittee
  - Amberly Washington
  - Khin Khin Gyi
  - Dana Sayles
  - Jonathon Dilworth
- o Outreach and Engagement Subcommittee
  - Emily Dibiny
  - Patrick Godinez
  - Amy Cherness
  - Darryl Cherness

Additional discussion ensued between staff and Committee Members regarding past success with scheduling subcommittee meetings prior to regular Committee meetings; Zoom meetings; upcoming ACOHH meetings; 2025 Homeless Count subcommittee meetings; the inability to start work on the 2025 Homeless Count before LAHSA releases their information; and potential meeting dates and times.

Members and staff agreed to the following subcommittee meeting dates:

2025 Homeless Count Subcommittee: October 15 at 6:00 p.m. or November 19 at 6:00 p.m. in person

Homeless Initiative Subcommittee: October 17 at 12:30 p.m. via Zoom

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**Review Updated ACOHH 2024 Work Plan Bi-Annual Report and Discuss Next Steps for Members to take Regarding the 2024 ACOHH Priorities**

Tevis Barnes, Director of Housing and Homelessness, introduced the item.

Discussion ensued between staff and Committee Members regarding distribution of a list of City-owned properties to Committee Members; people who still need to be accommodated; the parking lot on Venice in Los Angeles bought to handle Culver City downtown overflow parking; the deficit; Culver City Parking Enforcement; identification of location and type of homeless situations; communication with Culver City Police Officers who know where people are; work by the Planning Department to investigate possibilities for City-owned parking lots; understanding priorities; exploration of taxes; the proposed vacancy tax; subcommittee consideration; the need to generate money to pay for homeless programming; previous efforts to determine causes of vacant units; the large number of units that were listed in Culver City, that were not actually located in Culver City; properties that were already rented; people who rent properties they think are in Culver City; the current low vacancy rate; the Homeless Dashboard; state and local legislation impacting homelessness and housing; required Committee consideration and agreement before sending a Committee representative to a City Council meeting to speak on behalf of the Committee to encourage them to take action; support for researching whether a vacancy tax works; commercial properties; the ability of Culver City to buy property; examination of City housing studies; efforts to site a shelter; the amount of money the City receives in Transfer taxes; General Fund monies; funding other City services; homeowners subsidizing the General Fund; renters; landlords that pass along any tax increase to renters; staff agreement to correct a typographical error; the one year Rodeway lease; the two year lease with Paradise; ensuring that lease terms are included in the master list; collaboration with Alcoholics Anonymous organizations; clarification that the organizations are not City-funded; availability of meeting information; sponsorships with local churches; and meetings held at Wellness Village.

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

None.

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


Discussion ensued between staff and Committee Members regarding the date of the next meeting.

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**Adjournment**

There being no further business, at 8:33 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to September 17, 2024.

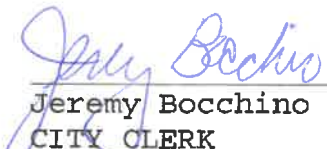
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\_\_\_\_\_  
TEVIS BARNES  
09/17/2024  
SECRETARY of the Culver City Advisory Committee on Housing  
and Homelessness, Culver City, California

APPROVED

  
\_\_\_\_\_  
Khin Khin Gyi  
VICE 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

20 DEC 2024  
\_\_\_\_\_  
Date