

1 **RESOLUTION NO. 2025-R ____**

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 CULVER CITY, CALIFORNIA AUTHORIZING THE CITY
4 MANAGER TO SUBMIT A JOINT APPLICATION IN
5 PARTNERSHIP WITH COMMUNITY CORPORATION OF
6 SANTA MONICA FOR THE 93 UNIT JUBLIO VILLAGE NEW
7 CONSTRUCTION 100% AFFORDABLE PROJECT UNDER
8 THE HOMEKEY+ NOTICE OF FUNDING AVAILABILITY IN AN
9 AMOUNT NOT TO EXCEED \$22,962,000 FROM THE
10 CALIFORNIA DEPARTMENT OF HOUSING AND
11 COMMUNITY DEVELOPMENT.

12 WHEREAS, the City of Culver City (City) applies for multiple grants for
13 projects and programs, on both a formula and competitive basis, as they are identified
14 throughout the fiscal year; and

15 WHEREAS, the California Department of Housing and Community
16 Development (HCD), in collaboration with the California Department of Veteran Affairs
17 (CalVet) issued a Notice of Funding Availability (NOFA) dated November 26, 2024, for the
18 Homekey + Program pursuant to Health and Safety Code, Section 50675.1.3; and

19 WHEREAS, Homekey + makes \$2.145 billion dollars available statewide for
20 the creation of Permanent Supportive Housing (PSH) for households with behavioral health
21 challenges; and

22 WHEREAS, the amount of \$599,296,672 is specifically earmarked for Los
23 Angeles County; and

24 WHEREAS, PSH furthers the City's commitment to removing housing barriers
25 that affect the unhoused, low and very-low income households challenged by behavioral
26 health issues; and

27 WHEREAS, PSH is an effective evidence-based solution to ending chronic
28 homelessness and also prevents new incidents of homelessness among highly vulnerable
people with long experiences of homelessness; and

1 WHEREAS, the City desires to submit a joint application (Application) for
2 Homekey+ grant funds in partnership with Community Corporation of Santa Monica (CCSM),
3 a non-profit affordable housing developer, for the creation of the Jubilo Village Project
4 (Project); and

5 WHEREAS, the Project will be a service-enriched 100% affordable housing
6 development; and

7 WHEREAS, the Project will be comprised of 95 multi-family apartment units
8 including 43 units designated for Permanent Supportive Housing reserved for people
9 experiencing homelessness, 50 general affordable units, and 2 units reserved for on-site
10 property management; and

11 WHEREAS, the joint Application for Homekey+ funds will be for new
12 construction PSH development in the amount of \$22,962,000; and

13 WHEREAS, of this request, \$19,500,000 million will be for capital expenses and
14 \$3,612,000 million for operations and supportive services; and

15 WHEREAS, based on Homekey+ eligibility criteria, funding will be sought for
16 only 43 units of the 95 project units that are designated for people experiencing
17 homelessness. Other funding sources will be sought to finance the non-Homekey+ units; and
18

19 WHEREAS, the Project will provide onsite supportive services through a
20 partnership with Upward Bound House (UBH), a Culver City local emergency shelter for
21 homeless children and their families; and

22 WHEREAS, the Project will be developed through a partnership with CCSM and
23 the property owner, Culver Palms United Methodist Church, and will include a mixed-use
24 project on the church property; and
25

1 WHEREAS, it has been over a decade since the City produced an 100%
2 affordable mixed-used project with the completion of Tilden Terrace located on Washington
3 Boulevard in 2013; and

4 WHEREAS, the Regional Housing Needs Assessment (RHNA) is a key tool for
5 local governments to plan for anticipated growth. The Southern California Association of
6 Governments (SCAG) determines the RHNA for each city within the SCAG region. The total
7 housing growth need for the City during the 2021-2029 planning period is 3,341 units with
8 2,272 of those units being designated as affordable for extremely-low, very-low, low and
9 moderate income households; and

10 WHEREAS, the completion of the Project will help the City meet its affordable
11 housing requirements under RHNA by producing 93 units; and

12 WHEREAS, Culver City is located in Service Planning Area 5 (SPA 5) and falls
13 under the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care (CoC);
14 and
15

16 WHEREAS, through the annual LAHSA Greater Los Angeles Homeless
17 Count, Culver City conducts an internal census of its unhoused community; and

18 WHEREAS, the number of unhoused neighbors documented as part of the
19 City's own internal homeless census has significantly decreased during the past year.
20 Compared to last year, dramatically more unhoused people are receiving shelter in the City;
21 and
22

23 WHEREAS, in 2024, 115 unsheltered persons were experiencing
24 homelessness in Culver City which was down 17% from 139 persons in 2023. In 2022, there
25 were 229 unsheltered persons in Culver City, meaning Culver City has achieved an over
26 49% decrease in unsheltered people experiencing homelessness in the past two years; and
27

1 WHEREAS, currently 167 unhoused persons are receiving shelter in Culver
2 City, which is a significant increase from the 38 people who were receiving shelter in 2023;
3 and

4 WHEREAS, on March 15, 2022, HCD announced Culver City was awarded
5 \$26.6 million under the Project Homekey Round Two NOFA to create 73 units of interim and
6 supportive permanent housing with wraparound services for single adults experiencing
7 chronic homelessness; and

8 WHEREAS, the Culver City Project Homekey interim and permanent
9 supportive housing project was completed in October 2023 and currently has a total
10 occupancy of 60 residents residing in 68 units; and

11 WHEREAS, Culver City's data shows the results of Culver City's commitment
12 to leading with care in helping people receive shelter and resources. Since Culver City
13 declared a homelessness emergency in January 2023, the City has taken unprecedented
14 action towards resolving homelessness, including opening a 73 unit permanent and
15 supportive housing sites, opening a 20 tent safe-sleep site, providing 46 units of interim
16 shelter at two local motels, launching a mobile crisis response team, partnering with street-
17 based healthcare, and offering extensive outreach services weekly; and

18 WHEREAS, the County of Los Angeles has dedicated funding for 15 years to
19 support operations and supportive services for the Project through its Department of Health
20 Services (DSH) Intensive Case Management Services (ICMS); and

21 WHEREAS, the City of Culver City has a long history of support for the
22 Project. On June 13, 2022, the City Council and Culver City Housing Authority Board at their
23 regular meeting jointly approved an increase in the loan funding commitment to CCSM for
24 the proposed Project from \$2 million to \$4 million; and

