

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

July 15, 2025
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 7:07 p.m. in the Patio Room.

Present: Khin Khin Gyi, Chair
Jonathan Dilworth, Vice Chair
Robert Gagnier, Committee Member
Patrick Godinez, Committee Member
Amberly Washington, Committee Member*

*Member Washington arrived at 7:32 p.m.

Absent: Dana Sayles, Committee Member

Staff: Tevis Barnes, Housing and Human Services Director
Christina Stoffers, Management Analyst
Brenda Diaz, Housing Assistant

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Tevis Barnes, Housing and Human Services Director, indicated that new Members had not been sworn in yet.

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Pledge of Allegiance

The Advisory Committee on Housing and Homelessness recited the Pledge of Allegiance.

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Public Comment for Items NOT on the Agenda

Chair Khin Khin Gyi invited public comment.

The following members of the public addressed the Committee:

Christina L., former Exodus employee in Culver City, discussed roach infestation and lack of water to drink; mistreatment by security; things that get taken and thrown out all the time; 6 hour cool-off periods that can end up being overnight depending on the timing; the inability to bring in food or drink unless it will be consumed that day; a recent incident where a person who was not resisting but was dragged out; frequent calls to CCPD (Culver City Police Department); constant harassment of clients by security; medications withheld; and lack of access to use the laundry or have clean linens.

Veronica C. indicated not being allowed back in when she came back from the hospital after curfew; stated that she fractured her elbow and was required to remove her bandages when she returned; reported asking for help to get her daughter off the streets; she discussed trauma from previous sexual harassment triggered by security and residential aids walking into their rooms at any time; indicated that she did not feel secure there; stated that she would be having surgery; discussed being thrown out for 24 hours by the Director who felt she had been threatened; and she noted difficulty explaining oneself when being yelled at.

Christina L. indicated that a client having a heart attack had Narcan administered to him four times and was yelled at by the Director to get up and "stop playing like that", and she noted there is a lot that goes on over there.

Discussion ensued between staff and Committee Members regarding client information; staff follow-up with Mr. Morgan who addressed the City Council on July 14, 2025; further communication; and a presentation to be provided by Exodus to the ACOHH at the next meeting to address concerns.

Meeting attendees discussed comments about clients made by staff; items withheld from clients; inhumane treatment; people who are sick and being hurt during searches; concern with people being pushed back onto the street; people who are afraid to speak up; people who are kicked out after their rooms are searched; sexual harassment by a security guard who

was then subsequently fired; individuals in the same program that have a restraining order between them; delayed receipt of mail; concern with retaliatory actions against clients who complain; someone who lost their Section 8 voucher because mail was delivered late to them; the assessment process; wheelchair access; and the inability to have another person present when the Director speaks to clients.

Discussion ensued between staff and Committee Members regarding outreach to Exodus staff; taking a balanced approach; the need for an investigation; taking a police report; confidential information; assurance that nothing is being ignored; communication regarding concerns voiced at the City Council meeting; communication with residents to get a better understanding of what is going on; appreciation to those who came to provide their comments; and the intent to make programs work for people.

Shawn Morgan indicated that he was available to answer any questions any time; expressed concern with being singled out; discussed people looking in his windows; concern with what is planned for him; and he expressed appreciation for the work of the City.

Veronica C. discussed people who are trying to clean themselves up; a request for information to help people in tents who are promised housing, but cannot get it and are cleared from their place, moved around the City, and their items taken; tickets; people who get into a hole; the inability to get hired after having a record of stealing or trespassing; the fact that when people start looking like trash, they start getting treated like trash, and then they start acting like trash; people who get bounced around from LAHSA (Los Angeles Housing Services Authority), to the LOVE Team, and to Urban Alchemy with no answers; and, responding to inquiry she agreed to speak with staff further.

Member Washington joined the meeting.

Lakeasha Johnson, former Project Homekey resident, reported going through numerous programs; noted that they always tell her to stay at one place that is not a good place; indicated that she does not do drugs or drink; stated that she had worked at the post office for 25 years and experienced a traumatic brain injury from a car accident which put her in a position where she cannot do a lot; related health issues that leave her unable to walk at times; she indicated being

exhausted because she is disabled and living on the street with drug addicts harassing her on a regular basis; expressed frustration with trying to do everything she can but not receiving any help; reported that her car and emotional support dog had been taken; discussed crazy behavior; the many people on drugs around her; witnessing overdoses; her repeated requests for help; the need to get out of the weather; difficulties with lack of access to a bathroom, especially when menstruating; periods of time when she is unable to walk; efforts to get into Exodus; frustration with being placed upstairs when she has difficulty walking and as a result, fell down the stairs several times; felt the people at Exodus were evil; expressed deep appreciation to Christina Stoffers for her kindness; discussed access cards; wellness checks; the lease indicating that residents get notice and go to a wellness check once per week; inability to sleep due to constant knocking on the door for frivolous things; she felt that the people there wanted them to check into an alcohol or drug program or a mental health program; reported going to the nurse for daily blood pressure checks; discussed an instance where someone had tried to set her place on fire; her visit to the hospital to check for issues related to her asthma and smoke inhalation because she was told that if she did not go she would not be able to stay in the program; assurances that her dog would be taken care of while she was in the hospital, but he was instead put in the pound; being placed on a 5150 for a week rather than 72 hours; she reported that when she got out of the hospital she was not allowed back in and was sent away with nothing; she observed that she did not fit the program; and she noted that she was getting older and sicker.

Shawn Morgan reported that his neighbor who was a child molester had been moved over to permanent housing.

Lakeasha Johnson felt the Director was not interested in helping people; indicated that she did not judge others who use drugs to cope; noted that there was much talk of help being extended to people but she did not see it; expressed concern that money was being skimmed from the program; reported belongings taken without notification; and she questioned what happened to her belongings and her medicine.

Christina L. reported a client with a lot of stuff in his room that was cleaned out and they only left him with one pair of shoes.

Veronica C. discussed fear of getting raped and other issues women face; trying to go to the restroom; paranoia; hanging onto items; everyday day stress; homelessness that can happen to everyone; she expressed appreciation to the Committee for listening noting that they were all people who needed each other; indicated commending police officers when they are doing their job and helping people; and noted that one bad cop could make them all look bad, just as one bad homeless person makes them all look bad.

Tevis Barnes, Housing and Human Services Director, expressed appreciation to those who shared their comments and asked them to provide their information noting that staff was following up.

Melody Cool/Mark St. John, Wellness Village resident, questioned how many atrocities it would take until people understood how wrong things are; discussed a whole new crop of homeless people that sprang from the pandemic; people who ended up on the street who didn't belong there; reported speaking to the City Council five years ago; discussed the strong LGBTQ community; the beautiful City; decreased numbers of homeless people; reported problems being placed due to not wanting to be sent to an unknown place; thanked Carrie and her people; discussed lack of assistance from St. Josephs; discussed an experience a couple years ago at the Paradise Hotel where people went into their room without permission; personal effects that were taken; the case manager who knew exactly what was taken; depression; appreciation for interventions taken to help; finding help from someone with a common frame of reference; appreciation for Dr. Dan; looking at outside sources to find housing; support for Urban Alchemy that encourages people to get up and get some fresh air vs. St. Josephs that encourages people to just stay in their apartment; the feeling that people are being watched at St. Josephs; received clarification that Culver City no longer works with St. Josephs; unanswered questions about the loss of a friend at St. Josephs who did not drink, smoke, or do drugs; felt that St. Josephs should be shut down; concern that Grace Lutheran Church turns people away from getting food if they feel are a threat; reported being no longer welcome there; quoted the Bible; noted that those feeding the people are doing the work of the Lord; a program called Feed the Streets in Hollywood; using hatred as a vehicle to teach the word of the Lord; and noted doing things they were not proud of.

Tevis Barnes, Housing and Human Services Director, stated that Culver City was not affiliated with Grace Lutheran Church; was happy that they were working with Wellness Village and Urban Alchemy; asked about moving forward with the meeting agenda noting that she did not believe in cutting off public comment; reported following up with Exodus; indicated being aware of everyone's backstory; discussed client privacy; incidents that were highlighted; and the intent to make improvements to program administration.

Discussion ensued between staff and Committee Members regarding the presentation planned for the next meeting privacy concerns; and discussions with Exodus prior to the meeting.

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This item was considered out of sequence.

Items from Members/Staff

Tevis Barnes, Housing and Human Services Director, discussed proposed changes at the Rodeway Inn; enriched services for new members; reduced number of rooms rented; the contract with Good Guard; the intent to bring in Urban Alchemy to provide services at the Rodeway Inn; 24/7 coverage at Paradise that may not be provided at the Rodeway Inn; case managers vs. security; expansion of the Mobile Crisis Team (MCT) hours to seven days per week from 10 a.m. to 10 p.m. and addition of a healthcare component; phase out of Healthcare in Action; the current financial situation of the City; a developer interested in developing permanent supportive housing at the Wellness Village site; people who would rather stay in interim housing and hope that something comes available rather than leave the westside; the need to focus on the production of affordable housing and permanent supportive housing; and the plan to phase out Wellness Village over the next 24 months with the hope of working with the developer for 80 units on the site.

Discussion ensued between staff and Committee Members regarding the development for the Wellness Village site proposed by (ECF) Entertainment Community Fund with funding from Glorya Kaufman; the focus on the arts community; a potential requirement that they work to accommodate the

people in Wellness Village tied to the land grant; a suggestion to relocate rather than phase out Wellness Village; studies in an effort to find another location; City Council direction; the intent to move people into Project Homekey, other hotel rooms, or other interim housing services; the precarious Section 8 program; use of Urban Alchemy rather than Exodus; expiration of the Exodus contract in 2026; the MCT focus on mental health; clarification that one does not have to be sober to live at Project Homekey; the importance of working with an entity that focuses on mental health and recovery; money devoted to Wellness Village moved to support Jubilo Village; budget constraints; the request for support from the Culver City Unified School District (CCUSD); City Council consideration of an eviction moratorium and a rental assistance program impacted by immigration enforcement; and people who are unable to work.

Additional discussion ensued between staff and Committee Members regarding efforts to find an alternate location; evaluation of City-owned property; staff agreement to share the emergency shelter study conducted by LeSar with Committee Members; people concerned with being targeted; concern that any information collected can be subpoenaed; figuring out how to get money to people without putting them at risk; collection of data and third party verification; verification of eligibility; federal and state audits; accountability for funds being used; concern with changes at the federal level that can affect the Section 8 program; the former Redevelopment Agency; rental subsidies; and concern with filling in gaps.

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The following Item was considered out of sequence.

Action Items

Item A-1

Introduction and Swearing in of New Members: Patrick Spease and Shane Henson

Tevis Barnes, Housing and Human Services Director, administered the Oath of Office to Shane Henson and Patrick Spease; provided a copy of the Oath to keep for their records; and she indicated that the appointment to subcommittees and

election of the Chair and Vice Chair would be take place at the next meeting.

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Roll Call

Present: Khin Khin Gyi, Chair
Jonathan Dilworth, Vice Chair
Robert Gagnier, Committee Member
Patrick Godinez, Committee Member
Shane Henson, Committee Member
Patrick Speaes, Committee Member
Amberly Washington, Committee Member

Absent: Dana Sayles, Committee Member

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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 April 22, 2025

MOVED BY VICE CHAIR DILWORTH AND SECONDED BY MEMBER GODINEZ THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING OF APRIL 22, 2025 AS WRITTEN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

Items from Staff was considered after Public Comment for Items NOT on the Agenda; Item A-1 was considered before Receipt of Correspondence; and Item A-5 was deferred to a future meeting.

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Action Items

Item A-2

Update on Homeless Program Contracts Approved by City Council on June 23, 2025

Tevis Barnes, Housing and Human Services Director, noted that much of the Item had been discussed under Items from Staff; discussed the phase out of Healthcare in Action; and cost savings.

Discussion ensued between staff and Committee Members regarding the Exodus contract up for renewal in 2026; City Council direction; the potential to go out for a Request for Proposals (RFP); the facility abutting single-family homes; the desire of the neighborhood to have security guards; allowing cool off periods when things heighten; people in uniforms that can be triggering; people with a background in case management; expansion of the MCT; the Coordinated Entry System; transitioning people currently in Wellness Village; negotiations with the new developer; soil testing; stress with being moved around; quarterly reports from providers; the presentation from the developers to the City Council; priority for artists and Culver City residents; the covenant agreement; conditions for the land grant; Safe Parking; and surveying people in order to fine-tune programming.

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Item A-3

Update on the Preparation and Issuing of the Homeless Plan Update Request for Proposal (RFP)

Discussion ensued between staff and Committee Members regarding consultant interviews; compassion fatigue; creating actionable items; goals met; the perception of Culver City as

a leader; the foundation laid; working to improve systems; appreciation that people felt comfortable expressing their concerns to the Committee and to the City Council; other cities that would ignore their concerns; community outreach; holding events to receive feedback; working with staff to add information on the City website; addressing misunderstandings; length of time the contractors have been in the business; a suggestion to share information received with the full Committee at the next meeting; consultation with the legal department; scoring by the subcommittee; third party consideration; the proposals submitted; submission of and review of other plans written for other cities; and subcommittee appointments at the next meeting.

Further discussion ensued between staff and Committee Members regarding the lateness of the hour; consideration of the bi-annual report; and the ability for Project Homekey residents to stay out past curfew as long as they let their case managers know they will be late so they don't send the police out looking for them to make sure they are ok.

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Item A-4

Drafting of ACOHH Biannual Report to the City Council, including Accomplishments During the Period of January 2025 to June 2025 and Proposed Activities for July 2025 to December 2025, and (2) Authorization to Transmit Final Report to City Council for Approval

Christina Stoffers, Management Analyst, introduced the item.

Discussion ensued between staff and Committee Members regarding number of times per year the Committee meets; being ambitious but setting reasonable goals; adding the 2025 Homeless Count as one of the accomplishments; release of the RFP for the Homeless Plan Update; potential action items to pick a vendor and work with them to incorporate feedback; and whether to abstain from the previous bi-annual report if one was not serving on the Committee.

Additional discussion ensued between staff and Committee Members regarding a suggestion to add the joint meeting with the City Council to the list of accomplishments; adding

reference to guest presenters; adding the new Homeless Outreach Portal to the list of accomplishments; the Homeless Count run by LAHSA; the demographic survey done by LAHSA that is often not done in SPA (Service Priority Area) 5; a goal of the Homeless Plan to do a Culver City survey; the internal dashboard; input from the City Council and the Committee on what they want reported back to the community; providing consistent metrics; information about individuals who deny service; unhoused people who have been housed several times; understanding how to keep people from falling into homelessness again; people who are upset by being enclosed in a room; directing a subcommittee to develop a plan to set a trigger so that whenever the dashboard numbers go up or down a certain amount the Committee is alerted; the presentation by the builder on conceptual plans for affordable housing; upcoming presentations; having LCI back; updates from Urban Alchemy; oversight of assets the City owns and operates; quarterly reports from police and fire; Upward Bound House; the Housing Trust Fund; the request that Culver City apply to receive a pro-housing designation; Measure A; work being done to expand the MCT; items from the previous workplan; the list of City-owned sites that could be repurposed for housing being put together by the Planning Commission; siting options for affordable housing; work being done by the Finance Advisory Committee (FAC); the RFP for the former gun store site; the tour of Safe Park LA; and continued pursuit of safe parking.

Christina Stoffers, Management Analyst, read agreed upon accomplishments from January – June 2025 including: the 2025 Homeless Count, the joint meeting of the City Council and the ACOHH on March 10 2025, launch of the Homeless Outreach Portal, and release of the RFP to update the City's homeless plan.

Further discussion ensued between staff and Committee Members regarding clarification that the Safe Parking presentation was not within the timeframe of the report; looking at long-term solutions; other cities that have upzoned commercial land; a presentation on the updated zoning plan from the Planning Department; recommendations from LCI for in-fill development; residential units added into the zoning code; the Hayden Tract; potential speakers; having a joint meeting with the Planning Commission; misconceptions about affordable housing; creation of an education campaign about what affordable housing is; myths; Jubilo Village; workforce housing; providing recommendations to the Planning

Commission; a suggestion to wait to hear what the Planning Commission has to say; coming up with a synthesis of both sides; the focus on the Homeless Count from November onward; a request to have a speaker on solving the housing crisis; staff research into whether a joint meeting with the Planning Commission is possible; and a suggestion to invite one or two members of the Planning Commission to a meeting.

Christina Stoffers, Management Analyst, reiterated agreed upon accomplishments and read agreed upon goals for June 2025 to January 2026 including: selection of a vendor to update the City's Homeless Plan; receive a presentation from the Planning Department to discuss the Housing Trust Fund, pursue a pro-housing designation, and upzoning; receive presentations from LCI, Community Corp of Santa Monica (CCSM), and reports from Upward Bound House, Urban Alchemy and Wellness Village in September; and consider a joint meeting with the Planning Commission.

MOVED BY VICE CHAIR DILWORTH AND SECONDED BY MEMBER GODINEZ THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS TRANSMIT THE BIENNIAL REPORT OF THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-5

Discussion on Direction regarding Homeless Programming and Affordable Housing proposed by the City Council at the Joint City Council and ACOHH meeting on March 10, 2025

This item was deferred to the next meeting.

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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**

This item was heard earlier in the meeting.

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Adjournment

There being no further business, at 9:27 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on August 19, 2025.

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TEVIS BARNES

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

APPROVED

Khin Khin Gyi

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