

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

February 25, 2025
7:00 p.m.

Call to Order & Roll Call

The special meeting of the Culver City Advisory Committee on Housing and Homelessness was called to order at 7:03 p.m. in the Patio Room.

Present: Khin Khin Gyi, Chair
Jonathon Dilworth, Vice Chair
Amy Cherness, Committee Member
Darryl Cherness, Committee Member
Robert Gagnier, Committee Member
Dana Sayles, Committee Member

Absent: Emily Dibiny, Committee Member
Patrick Godinez, Committee Member
Amberly Washington, Committee Member

Staff: Arames White, Assistant to the City Manager on Homelessness
Christina Stoffers, Management Analyst
Brenda Diaz, Housing Assistant

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The Pledge of Allegiance

The Advisory Committee of 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.

Brenda Diaz, Housing Assistant, reported that no requests to speak had been received.

Discussion ensued between staff and Committee Members regarding collaboration between the subcommittee and staff on the Request for Proposals (RFP) for the contractor for the Homeless Plan; plans for staff to propose the RFP for the Homeless Plan at the March 10, 2025 City Council meeting; and the process.

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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 January 28, 2025

MOVED BY MEMBER DARRYL CHERNESS AND SECONDED BY CHAIR KHIN KHIN GYI THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING OF JANUARY 28, 2025 AS WRITTEN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: AMY CHERNESS, DARRYL CHERNESS, JONATHON DILWORTH,
ROBERT GAGNIER, KHIN KHIN GYI
NOES: NONE
ABSENT: EMILY DIBINY, PATRICK GODINEZ, AMBERLY WASHINGTON
ABSTAIN: DANA SAYLES

Chair Khin Khin Gyi requested a correction to a typographical error on the agenda.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

The Homeless Count Subcommittee Will Provide an Update on the 2025 Homeless Count Event

Discussion ensued between staff and Committee Members regarding an update on Director Barnes; the 2025 Homeless Count; use of the app; notetaking on the physical map; the successful event; efforts to run a seamless event; the seven teams that went out; use of internal volunteers; support for the change to beginning the count at 8:30 p.m. rather than 9:30 p.m. as in previous years; the increase in numbers of individuals; the decrease in the number of people living in their cars; the increase in the number of people living in RVs and vans; the slight decrease in overall numbers over last year; a suggestion to conduct the count in the summertime or have quarterly homeless counts; services provided in Culver City; increased numbers of people in border areas of Culver City as they hear good things about Culver City; offers to connect those coming into Culver City with their previous case managers since Culver City facilities are full; information added to the Homeless Management Information Services (HMIS) database; number of people being housed by Culver City; the goal to get people into permanent housing; waiting lists; contact lists; actual needs; assessments taken before entering in any programs; tracking down people when contact is lost; efforts to find people when a spot comes open; categorization; subsections; and plans to share raw data at the joint meeting with the City Council pending consultation with the City Attorney.

Additional discussion ensued between staff and Committee Members regarding observations during the count; popular locations; patrols; Wellness Village; community support; and transition to permanent supportive housing sites.

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Item A-2

The Advisory Committee on Housing and Homelessness Will Prepare for the Joint City Council and Advisory Committee on

**Housing and Homelessness Meeting on March 10, 2025, by
Discussing Ongoing Homeless Programming as well as any
Programming Gaps**

Discussion ensued between staff and Committee Members regarding current homeless programming; filling in gaps; the feeling that the focus should be on housing, not services; the Housing Trust Fund; looking at the practices of other area cities; myths about affordable housing; consideration of modular housing; use of different materials; improving efficiency; streamlining processes; Jubilo Village; alignment of priorities; being clear on messages from the Committee to put across to the City Council; understanding how financial investment is being realized; looking at how much money is being put into programs and how it is being used; resource streams; conducting surveys to receive feedback from participants; Committee priorities; a previous proposal that was unsuccessful due to a one-size fits all solution; public meetings; neighborhood opposition; and difficulty getting affordable housing built.

Additional discussion ensued between staff and Committee Members regarding previously agreed upon goals; increasing temporary shelter, affordable, and permanent supportive housing across Culver City; explore and implement a safe parking program; siting options on City-owned property, updating the Culver City Plan to Prevent and Combat Homelessness; identification of ongoing grant funding through Measure H or Measure A; the current pilot program for Safe Parking at one of the motel sites; lack of City-owned property; the former gun store; the Jubilo Village project; ACOHH support of the Jubilo Village project; community outreach and engagement; misinformation about affordable housing; mounting a campaign to educate the community about affordable housing; income limits; looking at ways to get more affordable housing projects with less red tape; streamlining processes; expediting processes for affordable housing; incentivizing mixed income projects; fee waivers; doing a resident survey to understand pushbacks against supporting affordable housing; concern with reduced home values; City Council support of surveys to receive public input; hiring a consultant to conduct a survey; incorporating language to hold a community meeting to gather opinions about affordable housing; language in the scope of work about creating a tool kit for myth busting; redoing the Homeless Plan; a suggestion to change the name of the plan; the

importance of dialogue on the need for housing; eliminating resistance by discussing making housing affordable for children, teachers, first responders, and essential workers; and finding ways to bring people together.

Further discussion ensued between staff and Committee Members regarding encouraging people to do their fair share; accommodating people now; priorities to ensure the City can rehabilitate old housing stock; looking for examples of other cities that have prioritized affordable housing; public initiatives; rent controlled properties; lack of incentive for investment; changing the dynamic; what constitutes a family; continued input to the City Council on legislation, policy, and land use legislation that increase affordable housing; providing monthly updates and recommendations to the City Council; types of incentives; identification of funding sources; Housing Trust Funds; advertising as the number one revenue source in West Hollywood; lack of ad revenue in Culver City; tourism in Culver City; City employees who cannot afford to live in Culver City; Culver City property taxes; up zoning; bond measures; single-family homes; incentivizing landlords to develop their land; and land value tax.

Additional discussion ensued between staff and Committee Members regarding building incentives; creating a PR campaign around affordable housing; service gaps and funding; getting people indoors; defining what success is; people living in Project Homekey who are unable to work; rehabilitation of people so they can become active members of the community; understanding the root cause of homelessness; a suggestion to hire a consultant who understands the nuances to conduct a survey; people who will always require help; the intent to get people off of the street; meeting program goals; examination of services to ensure against duplication; examination of data; the Homeless Dashboard; confidential information; the definition of success set by the community; Key Performance Indicators (KPIs) set by the City Council; community complaints about people on the street; providing a better quality of life; understanding the vision of the new City Council; impacts to Culver City on what Los Angeles chooses to do with their homeless programs; tracking whether people return to homelessness; the need for new direction as original goals were set; creating a plan to get a job; those with barriers to being able to work; targeting mental health and substance abuse issues; housing for the chronically

unhoused; support for the workforce population; and stripping away the barriers to building affordable housing.

Christina Stoffers, Management Analyst, summarized agreed upon topics for the joint meeting with the City Council that included looking at how to increase affordable housing with incentives for building affordable housing and creation of a PR campaign focused on affordable housing myth busting; the Housing Trust Fund; addressing service gaps and funding; hiring a vendor to conduct surveys to identify and address root causes of homelessness; defining success; navigating the survey process; and she agreed to send Committee Members an email with the agreed upon topics.

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Public Comment - 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 exploration of the bylaws and meeting frequency in July; the date for the next meeting; Member availability; and agreement to meet on April 22, 2025.

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Adjournment

There being no further business, at 8:45 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on April 22, 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