

EVALUATION REPORT

Community Conversation #10

“The Past, Present, and Future of Housing in Culver City”

INTRODUCTION

This document presents the evaluation framework for the Community Conversation #10 organized by the Parks, Recreation and Community Service commission. The evaluation framework was designed, organized, and analyzed by Paula Amezola. Commissioner Palvi Mohamed co-wrote the evaluation summary.

BACKGROUND

- **Goal:** To have a dialogue on housing and preserving the fabric of our community. The conversation will revolve on building hope and opportunity by providing a safe place to discuss the past, present, and future housing issues in Culver City.
- **Joint Meeting:** Parks, Recreation and Community Services Commission and the Committee on Homelessness
- **Organizers:** Paula Amezola and Palvi Mohammed
- **Date:** April 23, 2019
- **Time:** 7:00 – 9:00 PM
- **Location:** 4117 Overland Ave., Veterans Building, Rotunda Room
- **Confirmed Panelist:** Alex Fisch, Council Member – City of Culver City; Karlo Silbiger, Chair – Culver City Committee on Homelessness; Katy Krantz, Former Renter in Culver City; Julissa Gutierrez, High School Senior - Prospective Student of Urban Studies; Kyle Nelson, Ph.D. Candidate in Sociology at UCLA; and Josh Hamilton, Sr. Vice President Lending – Century Housing

AUDIENCE

1. It is estimated that at least 100 people attended given that the room was filled (the approximate number of chairs set up).
2. Of those who attended, 52 completed an evaluation.
3. The community conversation was primarily attended by Owners (62%) – either private homeowners or landlords.
Renters 21% | Other (17%) – live with parents, live with boyfriend, work in the city

EVALUATION REPORT

Community Conversation #10

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4. The top three marketing methods were: an email from the City of Culver City (36%), Facebook (22%), Other (32%) – word of mouth, flyers at other meetings
5. 89% of attendees wanted community conversations to occur at least once per quarter, with 42% wanting them monthly. 91% wanted the meetings to happen after 1700 on Monday through Thursday.

IMPACT

- I. Attendees primarily found the topic informative and helped them learn more about housing in Culver City (CC) and 89% agreed that this community conversation should be repeated. Most respondents planned to take the information learned to share and build on it and continue the conversation with neighbors.
- II. On affordable housing, there appeared to be a consensus that there was a lot of opportunity for more development in Culver City with specific support for Accessory Dwelling Units (AKA ADUs, Granny flats, Casitas). Additionally, there is not enough affordable housing for the people who work in CC and the city should look at making changes to the land use regulations to prioritize the development of more affordable housing.
- III. The renters believe that their population is high, but they have little to no protections. There is a need for government to implement renter protections/Bill of Rights/Just Cause Laws to protect tenants from unscrupulous landlords. Renters were also looking for additional support for their positions from homeowners.
- IV. Landlords supported ADUs and believe that the city should provide incentives to build more housing. They are concerned about rent control, want more education on: Section 8 vouchers, city oversight, and assistance.
- V. On the topic of homelessness, there was a belief that the community could do more to support local homeless to get off the streets and there was general compassion for the homeless (especially for families and students). However, there was also the belief

EVALUATION REPORT

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that our current services and resources are inadequate to meet the varied needs of the homeless community (mental illness, sanitation problems, employment, drug abuse).

- VI. Another concern was that there were too many apartment vacancies in the city and that something should be done to incentivize landlords to keep the number of vacancies to a minimum. Additionally, there was some concern that traffic will continue to worsen as more housing is made available in the city.
- VII. Finally, engage businesses to support CC housing efforts through: taxes, telecommuting, building employee housing, and public transportation vouchers.

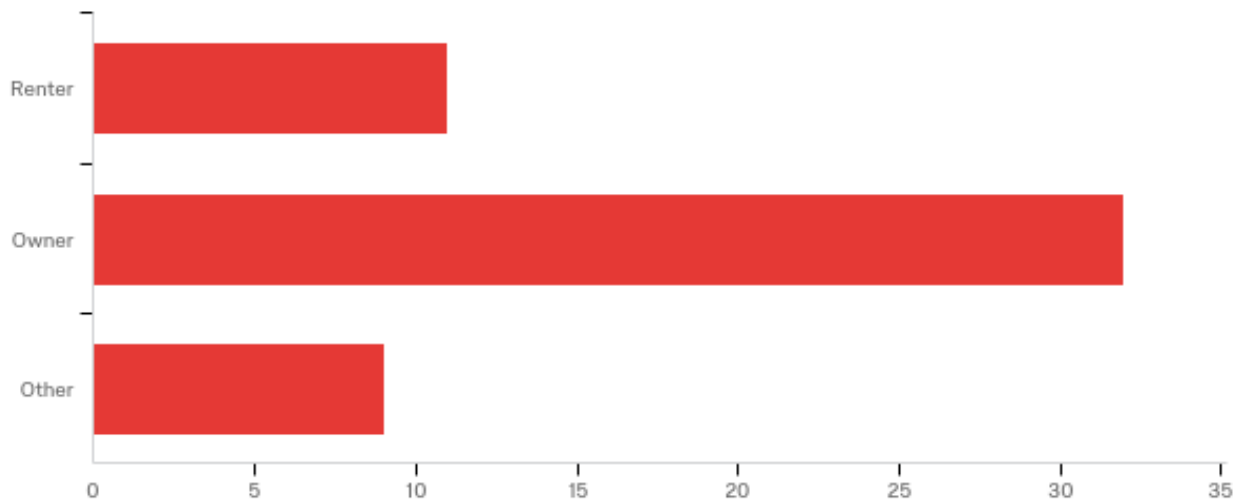
The Past, Present and Future of Housing in Culver City

Post Community Conversation #10 – Parks, Recreation and Community Service

April 23, 2019, 7:00 PM – 9:00 PM

By: Paula Amezola, MPH

Q1 - What Community stakeholder do you represent?



#	Answer	%	Count
1	Renter	21.15%	11
2	Owner	61.54%	32
3	Other	17.31%	9
	Total	100%	52

Q1_Other

live with my parents + rent a unit on their property

work in culver city but can't afford to live here

family shelter

work in culver city

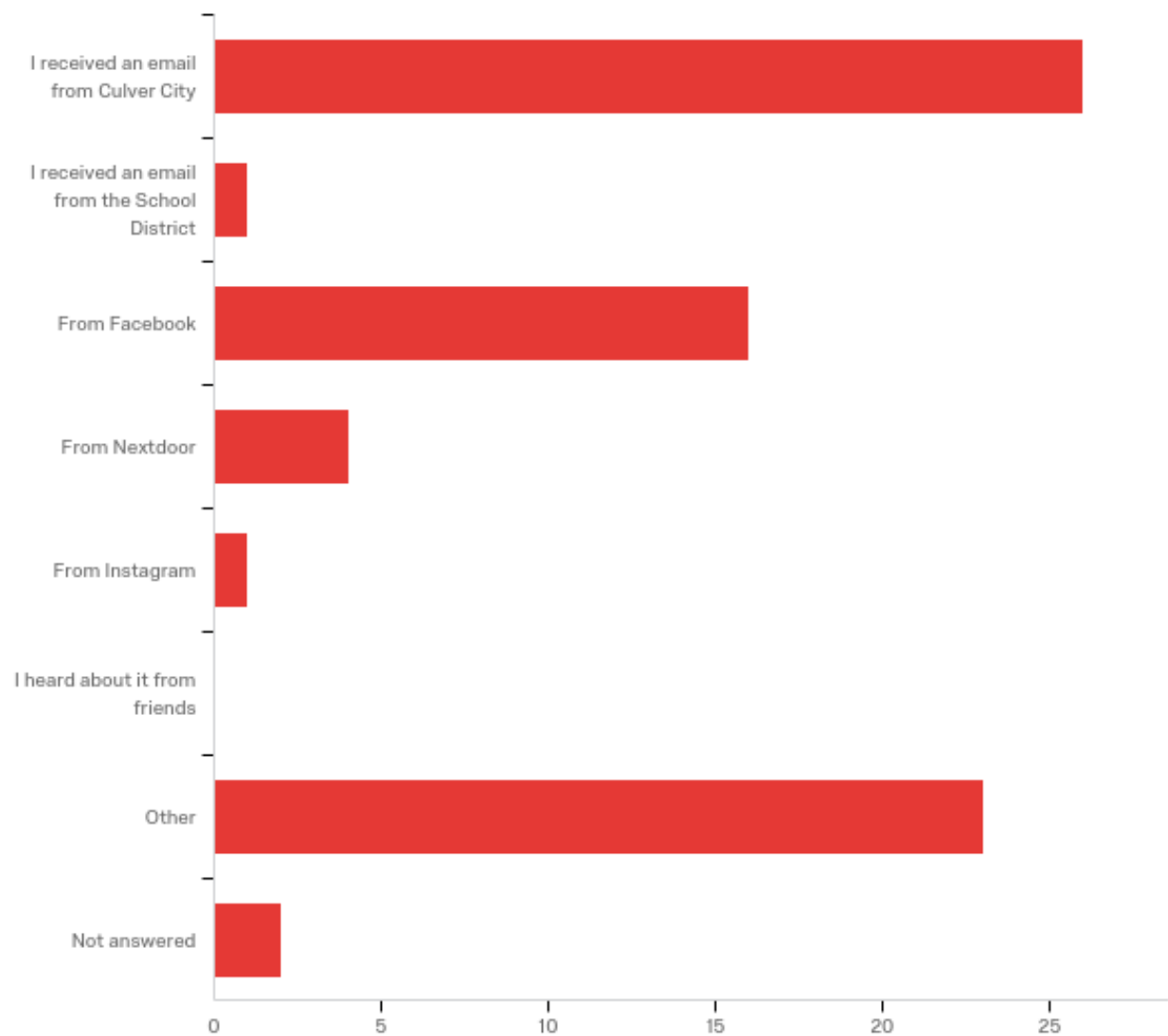
parents own, friends rent and own

boyfriend lives here. future resident

both

rent from parents

Q2 - How did you learn about the community conversation? Please select all that apply.



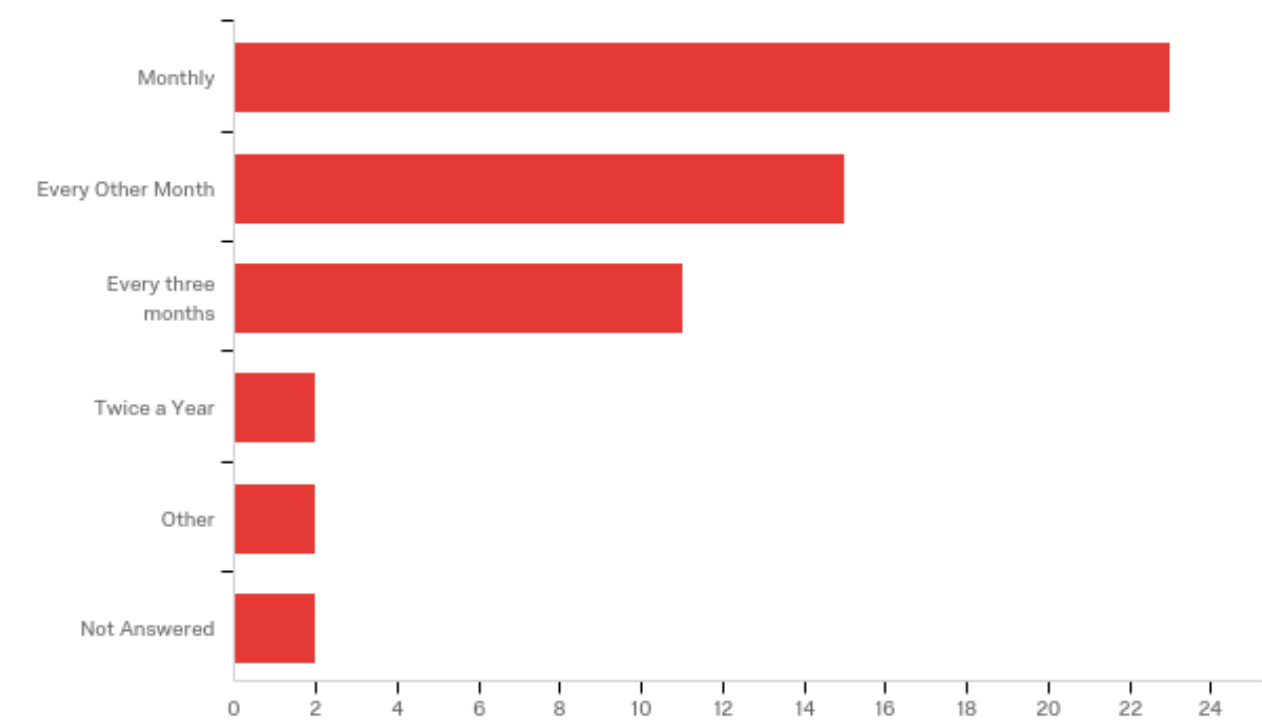
#	Answer	%	Count
1	I received an email from Culver City	35.62%	26
2	I received an email from the School District	1.37%	1
3	From Facebook	21.92%	16
4	From Nextdoor	5.48%	4
5	From Instagram	1.37%	1
7	I heard about it from friends	0.00%	0

6	Other	31.51%	23
9	Not answered	2.74%	2
	Total	100%	73

Q2_Other

ales Fisch's Twitter feed	chamber of commerce
word of mouth	friend
word of mouth	i have friends close to homelessness, I went into housing department in CC city hall
website	panel speaker
membership in community group	friend
friend	flier on counter at pool
don't know for sure	flyer at previous meeting
friend	neighbor
DAC meeting	Paula, Culver City Community Coalition
spouse	friend
from boyfriend	
Paula	

Q3 - How often should community conversations like this one be held?

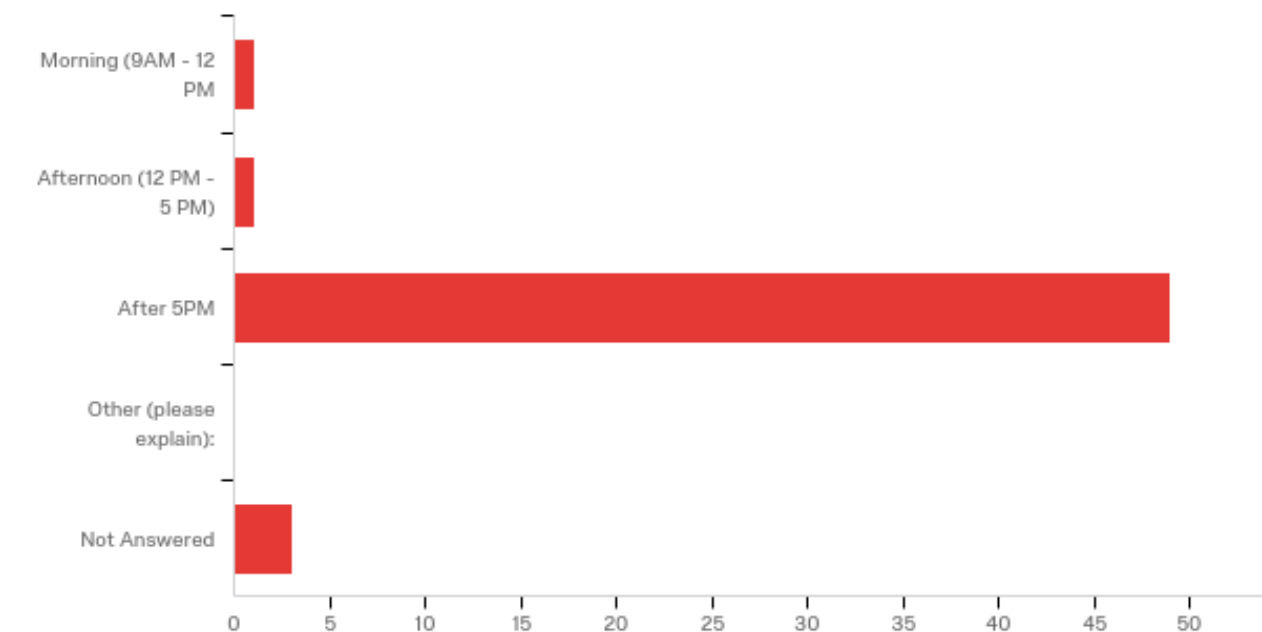


#	Answer	%	Count
1	Monthly	41.82%	23
2	Every Other Month	27.27%	15
3	Every three months	20.00%	11
4	Twice a Year	3.64%	2
5	Other	3.64%	2
6	Not Answered	3.64%	2
	Total	100%	55

Q3_Other

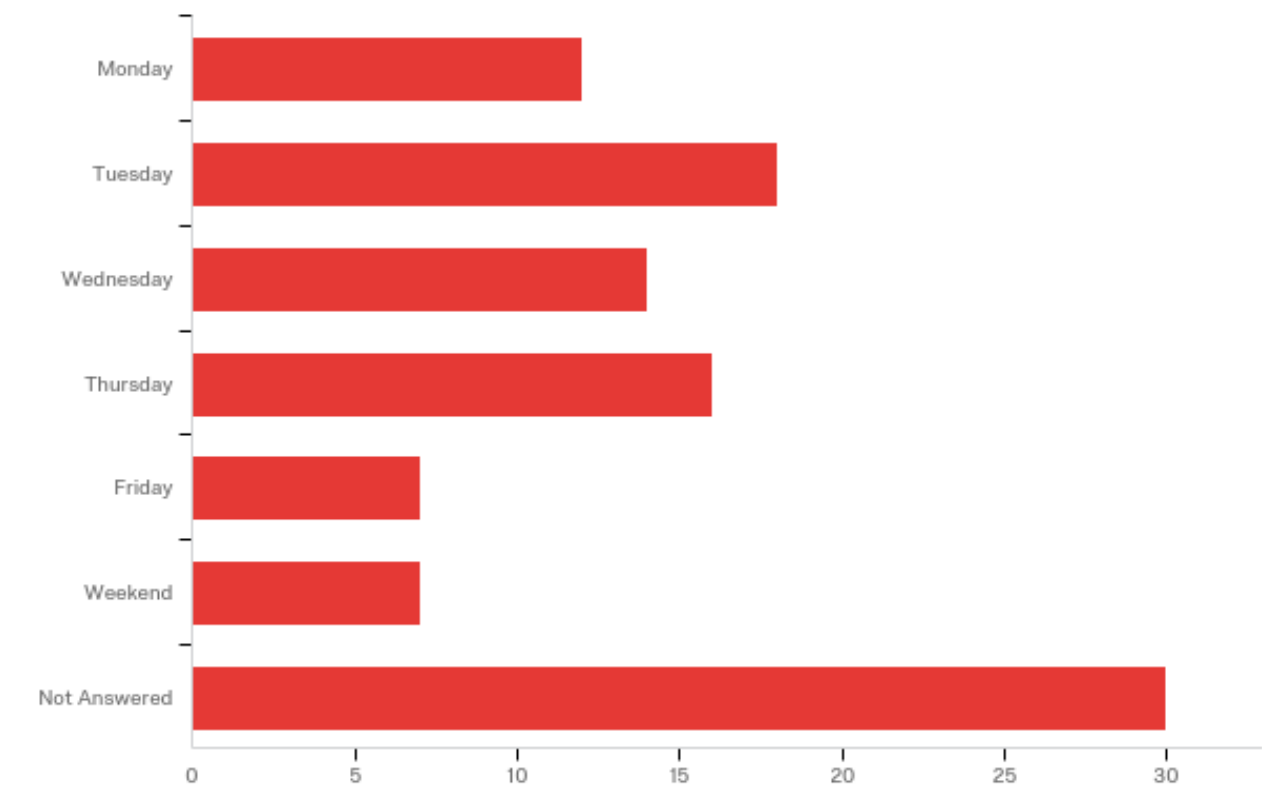
as often as necessary to be determined

Q4 - What time of day of the week are the most convenient meeting times for you?



#	Answer	%	Count
1	Morning (9AM - 12 PM)	1.85%	1
2	Afternoon (12 PM - 5 PM)	1.85%	1
3	After 5PM	90.74%	49
4	Other (please explain):	0.00%	0
5	Not Answered	5.56%	3
	Total	100%	54

Q4a - What days of the week are the most convenient meeting times for you?



#	Answer	%	Count
1	Monday	11.54%	12
2	Tuesday	17.31%	18
3	Wednesday	13.46%	14
4	Thursday	15.38%	16
5	Friday	6.73%	7
7	Weekend	6.73%	7
6	Not Answered	28.85%	30
	Total	100%	104

Q5 - Please rate your agreement with the following statements by entering checking the appropriate box.

Question	Strongly Agree		Somewhat Agree		Neither Agree nor Disagree		Somewhat Disagree		Strongly Disagree		Did Not Answer		Total
a. Did the title describe the community conversation content?	52.73%	29	38.18%	21	0.00%	0	1.82%	1	3.64%	2	3.64%	2	55
b. I would recommend this community conversation?	72.73%	40	16.36%	9	1.82%	1	1.82%	1	1.82%	1	5.45%	3	55
c. I would recommend repeating this community conversation on this topic>	83.64%	46	9.09%	5	0.00%	0	1.82%	1	1.82%	1	3.64%	2	55
d. I gained usable skills and will be able to apply them to my personal life/	34.55%	19	32.73%	18	18.18%	10	5.45%	3	3.64%	2	5.45%	3	55
e. The material was informative and easy to understand.	45.45%	25	40.00%	22	3.64%	2	3.64%	2	0.00%	0	7.27%	4	55
f. The panelists helped me to understand how the community conversation related to my own life.	48.15%	26	33.33%	18	7.41%	4	3.70%	2	1.85%	1	5.56%	3	54
g. I felt that the panelists demonstrated comprehensive knowledge of the subject matter.	56.36%	31	29.09%	16	3.64%	2	0.00%	0	1.82%	1	9.09%	5	55
h. I felt that the workshop was well organized	60.00%	33	32.73%	18	1.82%	1	0.00%	0	0.00%	0	5.45%	3	55
i. The workshop was well publicized.	49.09%	27	29.09%	16	10.91%	6	1.82%	1	1.82%	1	7.27%	4	55

Q6 - What expectations were met OR not met?

What expectations were met OR not met?

met and beyond. so many ideas and takeaways. Stellar. those mics need more volume

sure it was a good cause

the expectations were met however, there is a lot work to follow-up on

concrete proposals - good next step

somewhat. I gained greater understanding of homelessness (definition and statistics) Plan to keep Culver City as diverse and unique as it has been in the past 10-20 years. But this meeting is a great start.

would be helpful to define types of affordable housing to put in perspective. Affordable housing, section 8, workforce, work live etc.

needed to address all the market priced housing going up

I expected to hear about possible actions and did

good information, would like if panelist stayed or talked more information on how to add affordable housing units

I expected to have more of a "pros & cons" discussion of rent control, and an overall presentation of issues, projects, statistics, definitions, etc.

yes but would like to see if geared to be more solution oriented

they were met

more of a comment - i work iwht people with intellectual and developmental disabilities - this group is mostly not included int eh conversation about homelessness

yes met

more talk on homelessness

first time home owners in culver city

sound system not well used. Round table handout unclear, hard to hear each other

no conversation about future projects at the steps hill

it was a good discussion from the panel. yet there was no platform for landlords & homeowners on this panel

no they were not

no, a dad biased panel. Rigged panel to achieve biased agenda. no solutions here just anger, retribution. No one on the panel knows anything about housing (providing). Only know about tenants problems.

happily, more information than i expected

met

awareness of additional zoning for granny flats

bad audio quality

sound system was bad and hard to hear

all expectations met

informative and also building consensus and tact sharing, not provided information on how to follow up is foreseen

the meeting exceeded expectations and the speakers were impressive a very broad panel

very glad to learn so much about the issue

Q7 - How do you plan to use the program/seminar information?

How do you plan to use the program/seminar information?

I'm an organizer with Everyone In and Will better navigate conversations with community because of this. I loved the forum style and as an event planner I will use it.

to examine my role in larger issue

I will share this information with people who need it

relay to my parents the information. I learned to advocate for rent control and share resources for homeless persons with those who need this information

build support to push policies at council

talk to my neighborhood and ask them to be actively involved

I am a renter and may soon be priced out. I feel I have the backing of city government and community to deal with this issue

keeping current int he developments in my neighborhood

To help other members of our community point out issues and fears

advocacy in my own community

discuss with neighbors

to continue to work for better solutions

look at options for ADU

not sure (would attend a more organized presentation at some point). I will go to website to read July 2018 plan to prevent & combat homelessness

i am better educated to explain the housing market in CC

will continue to remain involved in the conversations and bring information back to my employment

spread information to our neighbors

rent control, conversations between renters and owners

figure out my future options

would want to have the mentioned advocacy training in dispelling affordable housing myths

push for more dialogue

A city sponsored show to build anti-housing policies

look for legislation i can get behind

share this with community friends

talk to other about it

will show to more meetings

use toolkit for homelessness to spread the word

working with CCAN to implement guidelines inspired by Inglewood

I am in CCAN and we are interested in this subject

become more aware in discussion & propose solutions

personal information for my memory bank witch I will share with future clients and friends who would like to gain information on this topic

to inform my friend and neighbors to advocate for renter protections, a rent freeze, and new housing

Q8 - As of a result of this program/seminar, I feel that I can.....?

As of a result of this program/seminar, I feel that I can.....?

I work and interschool of homelessness housing and affordable housing advocacy. Know that I can better support the movement and building between these issues.

as an owner I can more vigorously advocate for renter protections

continue participating

I can keep informed of the progress that is made in order to inform those who need it

show up to homelessness committee meetings to gain more education and then advocate more strongly for homeless people and people in need of affordable housing

talk to more people, build support to push policy

talk to other residents about homelessness status in CC.

tax the companies coming in that are raising the rents

educate myself, determine my opinions and fight for them.

address concerns to city council

I would think we're facing awareness of how to take action

discuss with neighbors

community needs more discussion to educate on rent control

talk to people in the community; attend City Council meetings

participate in general plan

consider a long-term renter (instead of my Airbnb)

continue my attendance in meetings and provide my perspective, since I work with families who are facing homelessness

keep learning become more active

be more involved in homelessness

learn more

i will continue to be involved

when we have an empty bedroom make it available to short term renters

attend more meetings

bring a more complete perspective to the entire problem and potential solution

many untruths. No good representation of the community present.

discuss with everyone

attend more discussion meetings

do you mean to effect change? (bring it about) Find sites for multi-story low rent housing to be built. Design buildings to fit single house lot sizes

share information, attend and speak at meetings

same

stomp the nimby-ism, enact actual policies, engage renters (ESL/Immigrants)

push to rent control

contribution CAEPAC and community building

being more aware and encouraging other to be more tolerant of low income community members

to advocate for renters who are unprotected for various renter protections, a new freeze, and new rent control.

Q9 - Would you like more information on any topic we covered today? If yes, please specify (additional topics, more material, or tools you can use)?

Would you like more information on any topic we covered today? If yes, please specify (additional topics, more material, or tools you can use)?

anything you got. I loved the forum style and as an event planner I will use it.

yes, landlord resources for subsidized property improvements so don't have to pass costs onto tenants

whatever is available

Government incentives for owners to keep rents low. Challenges to rent control and how to overcome them.

Info on what city currently offers regarding affordable housing

materials provided were excellent and useful. thank you.

how to decrease developers from coming in the city, which only want to make money. We have been exploited enough. It seems like they (HBO, Amazon, Apple) were encouraged to come and promised housing

Any incentivizing offered to landlords for keeping tenants in their units when emergency exits. For anyone living paycheck to paycheck it would be necessary to give them leeway when a destabilizing event occurs in their lives. The kind of incentives could be as simple as creating rules for evictions that are appropriate and help tenants avoid eviction.

further action items

Just cause ordinances or vacancy rates or Why doesn't CC have rent control?

yes - in a presentation format how homelessness & affordable housing are related (followed by Q&A). Homelessness in our city - just that.

followed by action

This was a great and hugely valuable!

yes, homelessness resources

new legislation and access to information on affordable housing in culver city

yes, please tools for homeowners vs. landlords and affordable housing advocacy

only if it will be a complete outlook on the total discussion

landlord incentive for granny units

what is being done to mitigate the increased traffic from the new tech locations

yes, will the video or transcripts be posted on the city website

actual action items the city is implementing to protect middle class tenants

info on other cities are doing. Disappointed that the rest of the council did not come.

we need to work on educating the public on the need for increased density and support casitas for section 8 landlords

Joint Meeting: Parks, Recreation, and Community Services and Committee on Homelessness

April 23, 2019

ASSETS & NEEDS DISCUSSION Please discuss these housing topics and write any assets (attributes) and gaps (voids) the group mentioned during the discussion.	
BUILDING AFFORDABLE HOUSING	
ASSETS - More information than expected - Culver City is "hot"; developers want to build here & this is place where even affordable housing can yield profits - Nonprofits, schools, faith organizations; could build housing on their parking lots - Schools build housing for their employees on their land - Ability to build - Land/vacancies - Accessory dwelling new possibilities - Increase renter demand - Increase tax base - Permitted parking - Land banking - Vacant units - Potential tax base (major corporations) - Multi-unit zones lots with one house - Contribute to diversity economy - Home owner incentives to build - Diversity - Keeping families/prevent displacement - Increase population/ tax revenue - Available land - Affordable housing on Globe - Habitat for humanity increase - City council is willing - Citizens will and participation - Compassionate citizens - Empty lots - Empathic residents - Loved Ale's idea of city giving grant to home owners to build casitas - Need to prevent them from becoming Airbnb	GAPS - People with disabilities are left out of the conversation - Vacancy tax to fund affordable housing trust fund & emergency rental assistance - Mandatory inclusionary zoning/housing - Linkage fees - Embrace Careful Up zoning of R1 zoned neighborhoods - Look for inclusion (no development for people with disabilities) - City land that could have been set for affordable housing - Transportation, section 8 requirements - Parking minimums, preventing development? - Enough employment opportunities for homeless - Land density – opposition to density - Difference between off-site owners/landlords - Tax corporations that move into Culver City - No money to spend - No land - Lack incentives for landowners - Developers are producing market rate housing - Potential for abuse rent control - Need more community engagement opportunities and discussion - Consensus building - Lack of education about what is affordable housing and work force housing - Not enough work force house - In lieu of fees – inclusionary ordinance

Joint Meeting: Parks, Recreation, and Community Services and Committee on Homelessness

April 23, 2019

- Intergenerational families - Space for ADU subsidy - Council members like Alex fish dedicated council - City involvement subsidizing remodeling multifamily housing models - Space single use can be changed to multiuse - R2 has potential to become R-more	for new developers or make too high so they don't tear down - New employers - Negative perception - Community resistance - Need rent control - Designate a percent of rental units must be affordable because rent is too dang high - Ingle use land use (commercial) - Developers can buy net of their enforcement to build affordable housing - Discrepancy between cost land vs cost of building housing
CONTINUE BUILDING AFFORDABLE HOUSING	

Joint Meeting: Parks, Recreation, and Community Services and Committee on Homelessness

April 23, 2019

RENTERS

ASSETS

- There is a large contingency of tenants in CC
- Owners need to be allies
- Education about rent freeze while discussing about rent control is going on
- Voice
- Room shares with comparable services and facilities
- Subsidized housing for civil servants or students
- Subsidized mortgages for civil servants in Culver City
- School
- Police, Fire
- Local Government
- Community Sports
- YMCA
- Rent stabilization
- Panel of peers to evaluate for special HIP or housing vouchers
- Bureaucracy is too slow and inflexible
- Benefits traffic – keep business going
- Save money
- Large number of RZ lots with room for more units
- Mediation board – but no power
- We have a large amount in Culver city
- Diversity essential for economy

GAPS

- Just cause ordinance
- Anti-tenant harassment ordinance
- Anti-section 8 voucher discrimination ordinance
- Right to counsel for tenants facing eviction
- Rent stabilization ordinance
- Relocation Assistance & Emergency Rent assistance
- Temporary Rent Freeze
- Enforcement of all ordinances
- No protections
- Problems for Airbnb that leads to less vacant units
- Lack of westside rentals type agency specific for Culver City
- Combo westside rentals and mediation information services
- Affordable housing fear of instable living situation
- Lack of legal protections
- Artificially created housing crisis
- Chinese getting visas for purchasing \$500k of properties
- No rent control
- No protections if they must move -like relocation fees and additional time
- No just cause ordinance
- No registry on website city
- Assistance finding new place
- R2 can be torn down
- Rent freeze fear of landlord
- Renters are afraid
- Less involved less able to be involved
- Not having legal representation

Joint Meeting: Parks, Recreation, and Community Services and Committee on Homelessness

April 23, 2019

OWNERS	
ASSETS - Political capacity - Space to build ADUs - Property available to develop - Flexibility – rent rooms long term or Airbnb - Rek models – institutional memory tradition, sweat equity – people have earned what they have - Support for granny flats - Registry could back fire stability - Regular income from section 8 vouchers - A lot of home owners are involved	GAPS - Will - Opportunities to plug in to work being done & tenant solidarity - Lack of knowledge on section 8 - Fear of rent control, need reasonable allowable margins to raise rent annually to come ballot measure assessment - Maybe subsidized low APR% landlord loans for property repairs at culver city banks - Need better protections for private residents and landlords and housing - Pressure form high earners - Promote - Most owners don't live in culver city - AGLA - City does not “check landlord behavior”

Joint Meeting: Parks, Recreation, and Community Services and Committee on Homelessness

April 23, 2019

HOMELESS	
ASSETS - Stated county & provided to help them with services - Compassionate community - Small affluent city: we can work together - Refer to the homeless incentive program of LA Counts - Should be a model for Culver City but needs improvements - Help with section 8 housing - Ordinance not accepting section 8 vouchers - City should provide mortgage for civil servants – school personnel - Homeless are anchored in CC - Census is a plus - Creative, passionate homeless	GAPS - Students who are homelessness, that sleep in their car - Lack of - Mental illness - Sanitation issues - Employment - Sufficient resource funding - HIP – takes too long to compensated - Needmore data

Joint Meeting: Parks, Recreation, and Community Services and Committee on Homelessness

April 23, 2019

OTHER	
ASSETS - Landlords: explore why landlords leave units open? How many units are open in CC? - Fines for open units? Ok incentives to open unit up to affordable housing? - Vacancy tax - Host meetings – meet and greet - Other to give presentations - Corporation taxes - Required employee housing - Needing renters “Just Cause Laws for Culver City - How many units - How much land - Every macmansion could only be permitted when the possibility of splitting the house in 2 is met - In Amsterdam: homeowners can decide who rents this property, but the next time city decides and then when renter leaves than homeowner decides again - Time to start a collective LA wide squatting operation	GAPS - Police/EMS to get information they need - Traffic/commute - Undue burden on small business if business tax is added - Tearing down older buildings - Increase expensive developers pay city - Economy is threatened by lack of diversity - Not enough tax or kickbacks form companies -

Thank you for your attending this event. If you would like some more information on this topic, please ensure that you provide your contact information on the sign in sheet.