

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CULVER CITY
STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE
OF THE CITY COUNCIL

SPECIAL MEETING OF THE
CULVER CITY STANDING HOUSING
AND HOMELESSNESS SUBCOMMITTEE
OF THE CITY COUNCIL
CULVER CITY, CALIFORNIA

November 19, 2025
4:00 p.m.

Call to Order & Roll Call

The special meeting of the Standing Housing and Homelessness Subcommittee of the City Council was called to order at 4:05 p.m. in the Patio Meeting Room at City Hall.

Present: Bubba Fish, Council Member
Yasmine-Imani McMorris, Council Member

Staff Present: Tevis Barnes, Housing and Human Services
Shannon Louis, Rent Stabilization
Coordinator

o0o

Pledge of Allegiance

Council Member McMorris led the Pledge of Allegiance.

o0o

Public Comment – Items NOT On The Agenda

Council Member McMorris invited public comment.

Tevis Barnes, Housing and Human Services Director, indicated that no requests to speak had been received.

o0o

Receipt of Correspondence

Tevis Barnes, Housing and Human Services Director, reported that no correspondence had been received.

o0o

Consent Calendar

None.

o0o

Order of the Agenda

No changes were made.

o0o

Action Items

Item A-1

Discussion and Direction to Staff on the City's Local Housing Priorities Related to the LA County Affordable Housing Solutions Agency (LACAHS) Production, Preservation, and Ownership (PPO) Notice of Funding Availability (NOFA)

Tevis Barnes, Housing and Human Services Director, provided a summary of the material of record.

Discussion ensued between staff and Subcommittee Members regarding funds from the Westside COG (Council of Governments) to make developments more competitive under the LACAHS (Los Angeles County Affordable Housing Solutions Agency) NOFA (Notice of Funding Availability); matching requirements; rental assistance; project feasibility; money contingent upon a successful application under the LACAHS NOFA; identification of competitive projects that could use some extra help; money provided per unit for rental assistance; potential projects; timeline; gap financing; prioritized projects; the funding spread county-wide; caps; eligible projects for the matching funds; scoring and consideration; projects looking for funding; the tight

turnaround; a developer who applied for the gun shop; Planning Commission approval and City Council consideration of West Hollywood Community Development Corporation as the finalist for the gun shop in January; rental assistance as an eligible subsidy under the LACAHS NOFA; use for projects rather than programs; projects with a gap that could use funding; the entitlement process; affordable housing projects coming forward; the California Community Foundation with site control; money put into large projects; the definition of large projects; alignment with priorities; looking at what populations to serve; housing for those coming out of Culver City interim housing resources; the West Hollywood proposal; number of units at different income levels; the manager's unit; additional information available in the September 24, 2025 Planning Commission meeting staff report; AMI (Annual Median Income) levels for Jubilo Village; Project Based Voucher (PBV) subsidized rents; acute affordability; general relief; social security; various projects in development; projects with gaps; tax credits; site control; the ENA (Exclusive Negotiation Agreement); attributes that reduce risk; length of time to complete the Globe Avenue project; and support for projects that prioritize people coming out of Culver City interim housing.

Additional discussion ensued between staff and Subcommittee Members regarding agreement to recommend use of funding for larger projects, projects with site control, shovel-ready projects, prioritization of participants coming out of Culver City interim housing programs, and 100% affordable housing; mirroring eligibility to ensure competitiveness; willingness of the developers to apply; the easy application through the Westside COG; outreach to as many developers as possible; the timeline; approval of awards; viable projects going on in Culver City; the ability to prioritize but the inability to be exclusive; staff agreement to provide additional information about the projects; the gun shop across from Tilden Terrace; highlighting the corridor; the density bonus formula resulting in 78 very low income units in one of the large Fox Hills developments; Planning Director approval; the requirement to grant the density under state law; the Density Bonus Incentive (DBI); Planning Commission approval; the ability to appeal the decision to the City Council; staff agreement to share contact information for outreach to developers; clarification that the City Council has not yet considered the West Hollywood approval; and influence in the COG.

o0o

Public Comment - Items NOT on the Agenda

Council Member McMorris invited public comment.

Tevis Barnes, Housing and Human Services Director, indicated that no requests to speak had been received.

o0o

Items from Subcommittee Members/Staff

Additional discussion ensued between staff and Subcommittee Members regarding appreciation for the work done to provide readily available information.

o0o

Adjournment

There being no further business, at 4:54 p.m., the Standing Housing and Homelessness Subcommittee of the City Council adjourned to January 13, 2026.

o0o

Jeremy Bocchino
SECRETARY of the Culver City Standing Housing and
Homelessness Subcommittee of the City Council, Culver City,
California

APPROVED

Yasmine-Imani McMorris
COUNCIL MEMBER, Standing Housing and Homelessness
Subcommittee of the City Council, Culver City, California