

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

October 7, 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 4:00 p.m. in the Patio Meeting Room at City Hall.

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

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

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Pledge of Allegiance

Council Member Fish led the Pledge of Allegiance.

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Public Comment – Items NOT On The Agenda

Council Member Fish invited public comment.

The following members of the public addressed the Subcommittee:

Patrick Godinez discussed changes to the amount of spending on homelessness in Culver City; the switch in focus to building more housing; the need for funding; conducting a detailed assessment to see about moving administrative costs to the City's Housing Trust Fund; federal, state, and city funds; preferred agencies; the Coordinated Entry System; placement of unhoused neighbors on a master list; the need to update wait lists; voucher funds; closure of the Bridge homeless shelters; closure of Wellness Village in 2028; building permanent affordable housing via the Trust Fund; and affirmatively furthering fair housing as a funding source for Fox Hills and the Hayden Tract.

Beth Hyatt discussed making her rental ADA (Americans with Disabilities Act) compliant; moving a tenant out of her rental unit to accommodate her mother; being unable to afford elderly housing; looking at occupancy; affordable housing in Culver City; her receipt of a grant from Culver City in exchange for providing affordable housing for two of her units for 15 years; she asked the City to consider offering no-interest loans or grants with a 15 year covenant for affordable housing; and she reported that her insurance would be going up \$300 per month.

Meg Sullivan discussed length of time it took to sort through items on the agenda; noted that there were not many owners present; felt like there should be meetings with owners and trade groups to hear feedback about challenges that some of the changes would create; and she felt that there were many in the community who could be helpful.

Clinton Goldsmith provided background on himself; reported being an affordable housing provider for the past 20 years; discussed give and take during previous consideration of rent control; cost and difficulty of creating affordable housing; insight into being affordable housing providers; and he felt the discussion should not be held without input from others.

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Receipt of Correspondence

Tevis Barnes, Housing and Human Services Director, reported receipt of one piece of correspondence from AAGLA (Apartment Association of Greater Los Angeles) asking that a group of

landlord stakeholders be convened to discuss Items A-1, A-2 and A-3.

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Consent Calendar

Item C-1

Approve the Minutes for the Special Meeting of August 26, 2025 and the Regular Meeting of September 10, 2025

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE APPROVE THE MINUTES FOR THE SPECIAL MEETING OF AUGUST 26, 2025 AND THE REGULAR MEETING OF SEPTEMBER 10, 2025.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

Discuss Proposed Changes to the Rent Control and Tenant Protections Ordinances and Review Amendments to CCMC 15.09.200 Rent Control and CCMC 15.09.300 Tenant Protections

Discussion ensued between staff and Subcommittee Members regarding clarification that the Powerpoint presentation was numbered.

Shannon Louis, Rent Stabilization Coordinator, provided a presentation on proposed changes to the Rent Control and Tenant Protections Ordinance; discussed the intent to clean up the Ordinance to bring clarity to landlords and tenants; addressing questions that have come in; proposed changes; consistency with other jurisdictions; noticing requirements; security deposits; the need for policy direction; work being

performed on a unit; relocation assistance; and the need for additional consideration for substantive changes.

Discussion ensued between staff and Subcommittee Members regarding appreciation for the work of staff; clean up vs. policy direction; outreach to renters as well as landlords if they choose to move forward; being mindful of the power dynamic; resource disparity; housing service loss; code clean up vs. policy; the relocation component; loss of use of a room; data about requests; identification of trends; movement in the region due to the wildfires; bringing forward a draft of the ordinance to the City Council; urgency around the update; concern about the timeline for receiving additional input from stakeholders; a suggestion to focus on clean up and conduct outreach around policy points; consideration of what the county and other cities are doing; the ability to make amendments; and acknowledgement that the changes would not be the final clean up.

Additional discussion ensued between staff and Subcommittee Members regarding determining if small landlords must be a natural person in order to pursue a landlord occupancy; trusts; trustees; restrictions on who can be moved into a unit from the owner's family, number of times, and size of unit; properties that are owned by corporations and trusts; maximum permissible rent increase allowed by the ordinance; the ability for landlords who believe that their operating costs are not being met to apply for a rent adjustment; allowing an adjustment without having to wait another 12 months; limiting the use of AI (Artificial Intelligence); and appreciation for being able to meet and discuss items before going to the full City Council.

Council Member Fish invited public comment.

The following members of the public addressed the Subcommittee:

Steve Roe indicated being a property owner; discussed capital cost pass-throughs; Section 205 of the Ordinance; concern with only allowing cost sharing after an improvement has been completed; the need to understand whether cost sharing will be approved before starting the work; the inability to replace in-kind parking during construction; ADUs (Accessory Dwelling Units) built on multi-family property; and removing a barrier.

Clinton Goldsmith agreed with Council Member McMorris that more input was needed; discussed people who have their properties in an LLC or corporation for protection from litigation; and his situation.

Meg Sullivan discussed a promise made to smooth the CPI (Consumer Price Index) over several years to limit the dips and rises; the CPI as a weak measure of inflation; concern with a violation of Costa Hawkins in Section 215; preventing landlords from raising a unit to market on vacancy following a lawful termination; the need for clarification regarding fees; the application form; and the formula for rent adjustments.

Discussion ensued between staff and Subcommittee Members regarding appreciation for the work of staff; named trustees for a trust and named partners in a partnership; cases where there are a large number of co-owners of a home; questions from tenants; property management companies; corporations; the spirit of the ordinance; adding people on to partnerships; concern with people skirting the intention of the law; difficulty monitoring; looking at the frequency of adding or replacing people; the list generated from questions asked; types of questions coming forward; periodic re-examination and the ability to return to make changes if issues come up; agreement that renovations with loss of a bedroom would return for additional consideration; tenant discretion; and mold abatement.

Additional discussion ensued between staff and Subcommittee Members regarding rent adjustments; allowable annual increases; the ability to apply for a rental adjustment once per year outside of the maximum permissible increase; additional consideration of security deposits; engagement; staff agreement to move forward with putting together a proposed clean up ordinance circulated for a City Council meeting; the ability of the City Council to pull items getting more attention than others; cost sharing for improvements; current requirements that require submittal of receipts of work done to qualify for funding for capital improvements; understanding what qualifies for cost sharing; making the pre-approved list of items that qualify for capital improvement pass-throughs more accessible; the ability for people to contact staff for assistance in understanding what qualifies; lack of a guarantee until documentation is

available; ensuring that improvements benefit all tenants; adding to the list as things come up; SB (Senate Bill) 79; decreased rent with loss of parking; upzoning; providing a subsidy for owners to take advantage of their parking and build up; tenants who prefer a parking space to a drop in rent; people with mobility issues; encouraging more homes to be built; consideration of issues by the Planning and Development Department; the definition of corporate owner; and small landlord occupancy.

Clinton Goldsmith discussed the LLC he has with his wife and concern that when they die, their children could inherit property that they cannot live in because of the LLC.

Further discussion ensued between staff and Subcommittee Members regarding natural people vs. corporations; general clean up items vs. those that need policy direction; and appreciation for the input received.

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Item A-2

Discussion and Direction on Establishing a Minimum Threshold on Rent Owed to Evict Tenants and a Ban on Algorithmic Rent Setting

Shannon Louis, Rent Stabilization Coordinator, provided a presentation on current regulations and she discussed other jurisdictions.

Council Member Fish invited public comment.

The following member of the public addressed the Subcommittee:

Clinton Goldsmith received clarification that eviction protections for tenancies of 12 months or more was loosely related to the ability of a landlord to evict a tenant within a 12 month period, and he expressed concern with problematic tenants.

Discussion ensued between staff and Subcommittee Members regarding the ordinance passed by Los Angeles; other cities; support for pursuing an update; looking at minimum evictable rent in Los Angeles; ensuring people are paid adequate rent

for their property and that tenants are not evicted over small amounts of money; the goal to circumvent homelessness; automated rental pricing software; providing fairness to tenants; being mindful of constraints on staff; concern with price fixing; the conglomeration of housing away from mom-and-pop landlords to corporations; protecting tenants; bringing back items for further discussion; examination of the state law that just passed banning algorithmic rent setting; City Council consideration; and permanent defense.

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Item A-3

Discussion and (if desired) provide a recommendation to the City Council on Establishing a Right to Counsel to Provide Legal Support to Tenants as an Extension of the Rent Control and Tenant Protections Ordinances

Subcommittee Members agreed to combine consideration of Items A-3 and A-4.

Shannon Louis, Rent Stabilization Coordinator, provided a summary of the material of record.

Discussion ensued between staff and Subcommittee Members regarding clarification that tenants in Culver City are not guaranteed legal services; clarification regarding earmarking the money; guidelines indicating 20% is to be used for legal, 40% is to be used for rental or financial assistance, and discretion is allowed for the balance of the funds; eligibility criteria; maximum allowable benefit per household; the need for additional clarity; services provided; draft guidelines; the possibility for shifts in the guidelines before they are finalized; Council direction with parameters to establish a rent control program; monitoring; financial and rental assistance; and funding legal support.

Council Member Fish invited public comment.

The following members of the public addressed the Subcommittee:

Meg Sullivan felt that as much money as possible should be used for rental assistance and she cited research showing

that rental assistance does more than legal assistance and is cheaper.

Patrick Godinez discussed discretion over funding; landlords who know the system very well; difficulty for tenants to understand the processes; and he suggested that the landlord help the tenant apply for assistance and get the money directly.

Additional discussion ensued between staff and Subcommittee Members regarding eligibility; criteria; the ability to receive emergency rental assistance and flexible financial assistance or temporary rental assistance but not both; receipt of a lump sum vs. providing rental assistance for a certain period of time; City Council direction to use county money rather than City money; the need to use county parameters to receive county money; discretion with allocation of the 40%; providing assistance for any emergency that threatens housing; the yearly allocation; utilization of a funding source rather than the General Fund; monitoring data to gauge the need; funding for unlawful detainers; filings vs. evictions; the opportunity to establish a more robust rent stabilization program; the six month pilot program; use of discretionary funding for the Housing Trust; housing production vs. programs; and the fact that the Housing Trust Fund has not been created yet.

Further discussion ensued between staff and Subcommittee Members regarding the allowable 20% for Bet Tzedek for legal defense of unlawful detainers; use of 40% for rental assistance; placing \$50,000 of the discretionary 40% into the rental assistance program with allocation of the remaining funds to the Housing Trust; eligibility parameters; maximum amount allowable per household; clarification the funds are not limited to those being impacted by immigration enforcement; similarities to county parameters; costliness of providing rental assistance for 6 months; concern with short-changing immigrants with a smaller cap; minimum evictable amount; allowing \$1,000 per adult member in the household for a six month period; providing a lump sum vs. ongoing rental assistance; creating a cap for the lump sum; the finite amount of money available; and using half of the discretionary funds for flex rental assistance operating in the same way that provides assistance to immigrants and others and the other half of the funds for financial assistance.

Further discussion ensued between staff and Subcommittee Members regarding concern with responsiveness of Immigrant Defenders Law Center (ImmDef); the preference to go through a non-profit; reporting requirements; documentation; clarification that half of the \$102,000 remaining portion of the discretionary 40%, be allocated to provide \$1,000 per adult for up to six months without a parameter around immigration assistance and the other half of those funds to go to lump sum support at a maximum of \$3,500 per month with no parameters outside of what the county has; average rents in Culver City; the inability to participate in both programs; anticipation that the financial subsidy would go first; the ability to move money around if needed; length of the county program; additional monies provided to Bet Tzedek; people being threatened with eviction for reasons other than rent; and for-cause evictions.

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Item A-4

Staff Update on the Grant Funding Award in the Amount of \$257,108 from the Los Angeles County Affordable Housing Solutions Agency Through the Westside Cities Council of Governments Under the Renter Protection and Homelessness Prevention Program

This Item was considered as part of Item A-3.

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Public Comment - Items NOT on the Agenda

No requests to speak were received.

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Items from Subcommittee Members/Staff

Discussion ensued between staff and Subcommittee Members regarding items to be discussed at the October 27, 2025 City Council meeting; clean up items planned for November 10, 2025; the vote to accept new monies; the date for the next meeting; standing agenda items; planned presentations from the county and Santa Monica pertaining to their Right to Counsel programs; and a request for a presentation from Better Angels.

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Adjournment

There being no further business, at 6:03 p.m., the Standing Housing and Homelessness Subcommittee of the City Council adjourned to November 12, 2025 at 4:00 p.m. for a special meeting.

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

APPROVED

Bubba Fish
COUNCIL MEMBER, Standing Housing and Homelessness
Subcommittee of the City Council, Culver City, California