

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

November 19, 2024
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 7:06 p.m. in the Patio Room.

Present: Khin Khin Gyi, Chair
Jonathon Dilworth, Vice Chair
Amy Cherness, Committee Member
Darryl Cherness, Committee Member
Emily Dibiny, Committee Member
Patrick Godinez, Committee Member
Amberly Washington, Committee Member

Absent: Robert Gagnier, Committee Member
Dana Sayles, Committee Member

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

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The 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.

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

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Presentation Items

Item P-1

Presentation by Associate Planner, Lauren Wrenn and Planning Technician, Oscar Reyes, Regarding the Culver City General Plan Appendix B, Culver City's Vacant Site Inventory

Tevis Barnes, Director of Housing and Human Services, introduced the item.

Lauren Wrenn, Associate Planner, introduced the presentation; discussed the Housing Element; Regional Housing Needs Allocation (RHNA); Adequate Sites Inventory; General Plan 2045; the Zoning Code Update; the production of affordable housing; the site determination process; improvement to land ratio; the goal to allow more housing City-wide; previously commercial and industrial areas that now allow mixed-use; changes to previous land use designations to allow additional residential development; increased density; state and local density bonuses; waivers; workforce and affordable units; Transit Priority Areas; RHNA projections; the annual progress report; difficulty meeting the low and moderate designations; policy considerations; and administrative site plan review.

Discussion ensued between staff and Committee Members regarding clarification on sites identified on the map; target areas; converting office to residential; the maps as demonstrating capacity; findings necessary for non-residential development and identification of residential capacity elsewhere to accommodate RHNA; current zoning designations; cost per unit; potential build outs; density bonuses; state law; proximity of residential to the Inglewood Oil Field; increased density with the changes; West LA College; state vs. federal funding; providing housing for employees; rental cost per unit; affordable housing designations; Area Median Income; and annual affordable rent published by HCD.

Chair Khin Khin Gyi invited public participation.

The following member of the public addressed the Committee:

James Richardson asked about whether there were any co-ops in Culver City and about the ACOHH meeting schedule. .

Additional discussion ensued between staff and Committee Members regarding consequences of not meeting RHNA goals; clarification that most jurisdictions do not meet affordability levels for RHNA; the requirement that cities plan for it; incentives to meet goals; penalties for lack of planning; Builders' Remedy; showing good faith in working toward housing; elimination of the Redevelopment Agency; providing sober living facilities; market-driven projects; the projection of 50 ADUs (Accessory Dwelling Units) per year vs. the reality of 80 ADUs being developed per year; collaboration with developers; appreciation for the density bonuses; Section 8 housing; the potential development with the church; Culver City owned land; parking; parks; impact fees; community benefit; in lieu fees; creation of the ADU handbook; finding ways to incentivize individuals to build ADUs; clarification that Culver City does not have a Housing Trust Fund; work by the Westside Cities Council of Governments on an implementation study of creating a regional Housing Trust; linkage fees for commercial development; development of a Housing Trust Fund from linkage fees; the Affordable Housing Best Practices event; and the actions of other cities.

James Richardson discussed bringing income into Culver City to create a Trust Fund.

Further discussion ensued between staff and Committee Members regarding inclusionary housing; the need for a study and an ordinance in order to require low and moderate income housing of multi-family dwellings over a certain number of units; and appreciation to Planning staff for the presentation.

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This item was considered out of sequence.

Action Items

Item A-1

Follow-Up Discussion About Culver City General Plan Presentation

Discussion ensued between staff and Committee Members regarding changes coming with the implementation of the General Plan; ADUs as the previous source of new housing; large multi-family projects planned; increasing density in Culver City; the state mandate that every R1 lot must allow up to four units; parking issues; and fulfilling RHNA requirements by 2029.

Chair Khin Khin Gyi invited public participation.

The following member of the public addressed the Committee:

James Richardson requested data on age groups.

Additional discussion ensued between staff and Committee Members regarding demographic information included in the Housing Element which is available on the Culver City website; staff agreement to provide the link to the Housing Element; and agreement to consider the former gun shop later.

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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 October 17, 2024

Member Darryl Cherness noted that outreach materials were meant to be brought to the current meeting for Committee review and expressed concern with the inability of the Outreach Subcommittee to do their job effectively without materials to distribute.

Discussion ensued between staff and Committee Members regarding staff agreement that the materials would be brought to the next meeting; subcommittee collaboration with the Public Information Officer to update outreach materials;

meals provided by Grace Lutheran; distribution of materials; and providing information to those having issues.

MOVED BY VICE CHAIR JONATHON DILWORTH AND SECONDED BY MEMBER EMILY DIBINY THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE REGULAR MEETING OF OCTOBER 17, 2024 AS WRITTEN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: AMY CHERNESS, DARRYL CHERNESS, EMILY DIBINY,
JONATHON DILWORTH, KHIN KHIN GYI, AMBERLY
WASHINGTON
NOES: PATRICK GODINEZ
ABSENT: ROBERT GAGNIER, DANA SAYLES

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Order of the Agenda

Items A-1 was considered after the presentation.

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Item A-2

Develop Selection Criteria for the Consultant to Oversee the Homeless Plan Update

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

Discussion ensued between staff and Committee Members regarding a request for a list of non-profit developers; defining what a non-profit developer is and what should be included in the scope of work for the consultant; looking at an ordinance requiring multi-family developments over a certain number of units to provide a certain percentage for low and moderate income housing; the current inclusionary density bonus program; lack of an inclusionary housing program that forces developers to provide affordable housing; and other cities that have inclusionary housing ordinances and in lieu fees.

Additional discussion ensued between staff and Committee Members regarding defining the scope of work for the

consultants; identification of stakeholders; defining goals; allowing the Committee more time to consider the item; previous work with LeSar; facilitation of community meetings; defining best practices for inclusionary housing; collaboration between the Outreach Subcommittee and the consultant; and centralized outreach.

Chair Khin Khin Gyi invited public participation.

The following member of the public addressed the Committee:

James Richardson discussed best practices and including neighborhoods that surround Culver City.

Further discussion ensued between staff and Committee Members regarding people from other jurisdictions coming in to Culver City; inter-jurisdictional communication and collaboration; neighboring service providers; adding a goal to the Homeless Plan to improve interjurisdictional relationships; staff agreement to develop a draft of the RFP (Request for Proposal) for consideration by the Homeless Initiative Subcommittee followed by review by the full Committee; amount of desired outreach; staff agreement to provide a copy of the previous plan; acknowledging accomplishments; setting new goals; continuing and improving upon programs already in progress; enhancing outreach; adding to the homelessness portfolio; adding Safe Parking to the plan; support for the Homeless Dashboard; impacts of the Mobile Crisis Team; potential expansion; expanded homeless outreach; weekend hours; marketing; Housing Choice Vouchers; matching people to vouchers; helping people find a place to live; the Housing Navigator; the next Notice of Funding Ability for Project Homekey; identification of a site; the former gun store; and the small amount of City-owned land.

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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**

Vice Chair Jonathon Dilworth reported that he and Chair Khin Khin Gyi had attended the last City Council meeting; discussed recognition of previous Members; he indicated providing an update on the feasibility study; and he expressed concern that the update had not been reflected in the meeting summary put out by the Information Officer.

Discussion ensued between staff and Committee Members regarding agenda items; items regularly included in the meeting summary; other updates included; staff follow up with the Public Information Officer to ensure that updates from Committees, Boards, and Commissions (CBCs) are included in the summary; quarterly reports from contractors; monthly reports to staff; a request for a one page monthly update on Project Homekey and Wellness Village; the Homeless Dashboard; auditing; public disclosure; and scope of the Urban Alchemy contract.

Additional discussion ensued between staff and Committee Members regarding subcommittee meetings; communication through the Culver City email; the Homeless Count Subcommittee; agreement to meet the hour before the regular meeting; review of materials before the Outreach Subcommittee meetings; the ability to meet virtually; the Homeless Initiative Subcommittee; consideration of the consultant to update the Homeless Plan; handling issues with the full body; the date of the next meeting; and planning for a Committee pot luck.

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Adjournment

There being no further business, at 8:36 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on December 17, 2024.

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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