

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

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

September 10, 2025
4:00 p.m.

Call to Order & Roll Call

The regular 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 McMorris, Council Member

Staff Present: Jesse Mays, Assistant City Manager
Mike Bruckner, Assistant City Manager
Shelly Wolfberg, Assistant to the City Manager
T'Ana Allen, Deputy City Clerk
Alicia Ide, Management Analyst

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Pledge of Allegiance

The Standing Housing and Homelessness Subcommittee of the City Council and meeting attendees recited the Pledge of Allegiance.

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Public Comment – Items NOT On The Agenda

Council Member McMorris invited public comment.

The following members of the public addressed the Subcommittee:

James Richardson discussed receipt of feedback from people in transitional housing; he proposed organizing a meeting for people to express their concerns; discussed a providing funding channel; creation of a Culver City currency exchange; affordable housing projects; and property taxes.

Patrick Godinez discussed retention of Jennifer Swan and Associates to update the Homeless Plan; stakeholder groups; proposed that the consultant attend a Subcommittee meeting before creating the new plan; discussed work with the consultant to target a possible large grant and review why previous grants were denied; use of previous grant formats to submit for similar projects in the pipeline; use of a Culver City Trust Fund; providing flexibility for a variety of projects; possible private matching funds; and concern with being tied to one specific project with a local Housing Trust Fund grant.

Tevis Barnes, Housing and Human Services Director, discussed working with service providers to post agendas so that people are aware of the date and time and location where meetings are occurring; plans for the selected contractor for the update of the Homeless Plan to attend a Subcommittee meeting and provide a timeline, scope of work and outreach methodology; and adding a presentation by the contractor as part of the City Council update in October.

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Presentations

Item P-1

Planning and Development Department – Housing Update

Gabriel Barreras, Senior Planner, provided a status update on various bills, state law, and implementing new measures locally; discussed local options for AB 1033; the need for City Council consensus before staff can bring the item forward

to codify; SB 1123; new interpretation of vacant single-family homes by HCD (Housing and Community Development); provisions in the code; allowing one ADU per home created; ministerial approval of 100% affordable housing; requirements for SB 423 and AB 2011; elimination of the discretionary and public hearing process; current 100% affordable housing projects in process; use of SB 35 that is the precursor of SB 423; SB 330 that streamlines processes; ministerial approval of projects with 20% affordable housing; the codified Housing Element; ministerial approval by the Director for market rate or affordable housing up to 25 units; interest in increasing the number of projects allowed for ministerial approval; continued monitoring by staff; the intent to return with a recommendation in early 2026; and projects currently in the pipeline.

Discussion ensued between staff and Subcommittee Members regarding information provided by project and by location; resident concerns expressed that housing is only coming to certain parts of Culver City; staff agreement to include the map; housing built along corridors; and the staff review process that accompanies Director approvals.

Gabriel Barreras, Senior Planner, discussed the timeline; codification of new interpretations of SB 1123 received from HCD; expansion of what is allowed by the state; and codification of data after the one year anniversary of implementation.

Additional discussion ensued between staff and Subcommittee Members regarding codification of AB 1033 and SB 1123; allowing additional local privileges; SB 330; requirements for the developer to provide plans before demolition; commitment to develop; common requirements; the intent of the state; providing a toolkit for people who want to participate; the actions of Santa Monica; ministerial approvals; residential projects going before the design review board in Santa Monica; including information about the thresholds of peer cities; mixed-income projects; clarification regarding the 20% policy; RHNA (Regional Housing Needs Assessment) numbers; income categories; the Acutely Low Income category; homeless individuals who did not qualify because their income was too low; looking at ways to increase ADU capacity in the code; feedback opportunities; things that are already being done; opportunity for review during yearly changes from the state; SB 1123; reducing setbacks and step-backs; increases

to FAR (Floor Area Ratio); easing in different levels of changes; optional recommendations; the presentation on lot-splitting and the presentation on allowing for more ADU production; and including recommendations when the items go before the City Council.

Council Member McMorris invited public comment:

The following member of the public addressed the Subcommittee:

Martin Tomasz, LCI (Livable Communities Initiative), discussed infill; starter homes; shrinking greenspace with proposed changes; safety in community; providing optional greenspace; creation of a parkette; the opportunity to slow traffic; and the opportunity to buy single-family lots.

Additional discussion ensued between staff and Subcommittee Members regarding appreciation for the input and encouragement to provide examples to the Subcommittee if available; meeting frequency; appreciation for the work and the flexibility; allowing one ADU per home on lots under SB 1123; lot size; architectural size and choices; applications in the four to six unit range on 5,000 square foot properties; parking provided; and affordability benefits that would allow for extra height.

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Item P-2

Debrief on Council Discussion on Rent Moratorium and Rental Assistance Program for Households Impacted by Immigration Enforcement

Ana Giron, Occupancy Specialist, provided a debrief on the City Council discussion of an eviction moratorium and rental assistance program for households impacted by immigration enforcement at the June 30, 2025 City Council meeting; discussed limited funding for the current Section 8 Housing Choice Voucher Program; the previous Rental Assistance Program (RAP) through the former Redevelopment Agency; the COVID-19 Emergency Rental Assistance Program; eligibility; catchup grants; rental assistance; the motion at the County Board of Supervisors meeting to establish priority groups for a rental assistance program to aid wildfire victims and those

impacted by federal immigration enforcement; providing support for tenants county-wide; \$5 million allocated from Measure J funding and Affordable Housing Trust Fund dollars; length of time to set up the program and distribute funds; the need to narrowly tailor a potential Culver City eviction moratorium, rental assistance program, or rent increase pause to apply to those affected by federal immigration enforcement tactics to survive a legal challenge; prevention of fraud; privacy and security for program participants; the need for guidance and parameters for each item; and allowing staff time to develop and implement the program.

Discussion ensued between staff and Subcommittee Members regarding the inability for Legal to be present at the meeting; delays to hearing the item; looking at what the county comes up with to present to the City Council to get direction on how to move forward; clarification that the county program will cover Culver City and those impacted by wildfires and immigration actions; consideration of parameters for a rental assistance program; restrictions on the county COVID-19 Emergency Rental Assistance program limiting participation in only one program; the City Council directive not to limit application to multiple programs; enforcement; and differences between the programs.

Council Member McMorris invited public input.

No requests to speak were received.

Additional discussion ensued between staff and Subcommittee Members regarding work with a non-profit; data privacy issues; comfort-level of the person applying; concern with going through a public agency; rent vs. living expenses; ensuring that funds are being distributed to people in Culver City who need them; providing checks and balances; the rental increase clause; reliance on state law that landlords are not allowed to retaliate, harass, or report tenants; the Tenant Protection Ordinance; privacy implications; conversation about how to support neighbors and community members; creating policies to provide a safety net in times of crisis; potential non-profit partners; the need for official direction; lack of reports of evictions or harassment; feedback from Bet Tzedek; fear; research of organizations that work with the immigrant community; coordination with trusted foodbanks; support for the Culver Y; average amount of support provided for Section 8; potential number of

participants; outreach to the schools and to St. Josephs; difficulty ascertaining the magnitude of the problem; number of requests for rental assistance; lack of requests received by Culver City or Bet Tzedek in 2025; requests received in Los Angeles; information about available assistance included on the Culver City website; people reaching out for assistance on other topics; the waiting list for the Section 8 program; difficulty of engagement; the timeline for the update to Tenant Protections; consideration by the Subcommittee before full City Council consideration; minimum evictable rent debt; security deposits; rent setting; the Right to Counsel program; assisting those with rent issues vs. nuisance issues; the need for direction to staff; the county focus on rental assistance vs. a pause or a moratorium; concern with requiring people to disclose information and inadvertently putting a target on them; discussion of the Renter Protections Update; working to alleviate pressure on people in a way that helps them feel welcome and safe; money identified; support for the expansion of renter protections; defining parameters; having a catch-up program vs. a one year program; coordination with current programs; providing cash aid; determining an appropriate amount and the vehicle for distribution; allowing the county to pay for the program; money set aside by the county; the cap on the amount provided by the county; average rents; average Section 8 subsidies; number of households to serve; and money approved by Culver City for the Culver-Palms YMCA and ImmDef (Immigration Defenders Law Center).

Meg Sullivan discussed local vs. county health; asked about tenants who took the money and then did not pass it along toward their rental debt; and concern that assistance did not staunch the flow.

Further discussion ensued between staff and Subcommittee Members regarding lack of monitoring of the state program during COVID-19; additional information available after September 16, 2025; staff support for providing rental assistance; a request for examples from other cities; impact of the raids on agricultural sectors; potential collaboration with non-profit grassroots organizations; programs that can be proscriptive about uses; allowing flexibility in allocation in a time of crisis; providing a menu of support; ensuring that people can remain housed; other avenues for legal support and food relief; being intentional about moving forward with support; striking the proper balance; unprecedented times; money provided by the fire department to

people who were impacted by the fires; and agencies available to help people who were impacted without requiring specific allocation of the support provided.

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Receipt of Correspondence

No correspondence was received.

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Order of the Agenda

No changes were made.

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Action Items

None.

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Public Comment - Items NOT on the Agenda

No requests to speak were received.

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Members Requests to Agendize Future Items

Discussion ensued between staff and Subcommittee Members regarding agendizing a rental protection update with minimum evictable rent debt, and security deposit increases, algorithmic rent setting, and clean up items; the next regular meeting in November; and the need for a special meeting in October to consider issues.

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Public Comment for Items NOT on the Agenda (Continued)

None.

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Items from Subcommittee Members/Staff

Additional discussion ensued between staff and Subcommittee Members regarding the time and date for the next meeting.

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Adjournment

There being no further business, at 5:28 p.m., the Standing Housing and Homelessness Subcommittee of the City Council adjourned to October 7, 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

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