

These Meeting Minutes are not official until approved by the Parks, Recreation and Community Services Commission and the Culver City Committee on Homelessness.

JOINT MEETING OF THE
CULVER CITY PARKS, RECREATION
AND COMMUNITY SERVICES COMMISSION
AND CULVER CITY COMMITTEE ON HOMELESSNESS
CULVER CITY, CALIFORNIA

April 23, 2019
7:00 P.M.

Call to Order & Roll Call

The joint meeting of the Parks, Recreation and Community Services Commission and the Committee on Homelessness was called to order at 7:08 P.M. in the Veterans Memorial Building, 4117 Overland Boulevard, Culver City, California.

Present: Palvi Mohammed, Vice Chair, PRCS
Paula Amezola, Commissioner, PRCS
Kay Heineman, Commissioner, PRCS
William Rickards, Commissioner, PRCS
Karlo Silbiger, Chair, COH
Kim Gibson, Vice Chair, COH
John Helyar, Committee Member, COH
Ira Diamond, DPM, Committee Member, COH
Mark Lipman, Committee Member, COH
Melissa Vollbrecht, Committee Member, COH
Deborah Wallace, Committee Member, COH

Absent: Scott Zeidman, Chair, PRCS

Staff: Corey Lakin, Parks, Recreation and Community
Services Director
Patricia Mooney, Senior Management Analyst
Tevis Barnes, Housing Administrator
Ashleigh Blackman, Housing Authority Clerk

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Pledge of Allegiance

Rebecca Rona Tuttle led the Pledge of Allegiance.

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Public Comment - Items Not on the Agenda

Vice Chair Mohammed invited public comment.

No cards were received and no speakers came forward.

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Receipt and Filing of Correspondence

Patricia Mooney, Senior Management Analyst, reported that an email had been received and distributed to Commissioners and Committee Members.

MOVED BY COMMISSIONER RICKARDS, SECONDED BY COMMISSIONER AMEZOLA AND UNANIMOUSLY CARRIED, THAT THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION AND THE COMMITTEE ON HOMELESSNESS RECEIVE AND FILE CORRESPONDENCE (ABSENT PRCS CHAIR SCOTT ZEIDMAN).

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Action Items

Item A-1

PRCSC - COH - The Culver City Parks, Recreation and Community Services Commission and the Culver City Committee on Homelessness are Hosting a Community Conversation on "The Past, Present and Future of Housing in Culver City," at 7:00 P.M. in the Rotunda Room of the Veterans Memorial Building, 4117 Overland Avenue, Culver City, CA 90230

Members of the Committee on Homelessness introduced themselves.

Commissioner Amezola provided opening remarks; discussed National Fair Housing month and the National Fair Housing Act; the economic boom in Culver City; additional employees coming into the City; concern with mass displacement of people from lower financial brackets; housing as a human right; the need for urgent action to

prevent further displacement; meeting procedures; and encouragement to those who want additional information to sign in and to complete an evaluation at the conclusion of the event.

Panelists introduced themselves.

Council Member Alex Fisch acknowledged concerns related to housing; expressed appreciation for the public participation; discussed the General Plan Update; the City's land use authority; housing affordability; climate goals; the California Air Resources Board; state goals; reducing carbon emissions; reducing car miles driven; and encouraging a healthier lifestyle.

Julissa Gutierrez, Culver City High School, provided background on herself; described being forced out of the City due to increased rents; discussed staying part of the community; income inequality; mom and pop businesses being forced out due to changes in the City; and her interest in Urban Planning to try to address issues.

Katy Krantz provided background on herself; discussed her experiences as a former renter in the City; changes over the last five years; large rent increases; eviction via rent increase; affects to the City; the number of renters in Culver City; her experience having her rent raised when requesting a repair; the vulnerable position that renters are in; lack of renter protections; protections afforded neighboring cities; Just Cause policy; the spike in the number of families leaving Culver City Unified School District (CCUSD) due to increasing rents; diversity in the City; she provided background on Culver City; discussed racially restrictive covenants; a state reprimand to Culver City for failing to build affordable housing; the founding of the City on racial exclusivity; current economic exclusivity; and enacting renter protections to preserve the stability of the community.

Kyle Nelson provided background on himself; discussed his dissertation on the determinants of eviction in Los Angeles county; the need for affordable supply; complimenting supply policies with rental protections; and the need to protect tenants' rights.

Josh Hamilton reported living and working in Culver City; discussed his work for Century Housing Corporation; affordable housing; people who earn six figures who can no longer afford to live in Culver City; the shift of state financing focused on middle income housing to homelessness; the need to ensure that lower to middle income people can afford to live in Culver City too; workers; commuting; and the need for Culver City to find its own solutions to the affordable housing crisis.

Karlo Silbiger, Committee on Homelessness Chair, thanked the Parks, Recreation and Community Services Commission and staff for putting the evening together; provided background on himself and the Committee on Homelessness; discussed diversity in the City; numbers of homeless in Culver City; the local nature of the issue; concerns with drawing people into the City by providing services; helping those who live in the City; and the need to engage people in the conversation before asking to build affordable housing in the area.

The following questions were posed to the panelists:

What is the biggest challenge to creating affordable housing in Culver City?

Karlo Silbiger, Committee on Homelessness Chair, reported that Section 8 vouchers go unused in Culver City as no one will accept them; he discussed the need to convince landlords that housing low income individuals is a good thing for the community; providing incentives; thinking creatively about ways to find more units; and Accessory Dwelling Units (ADUs).

Discussion ensued between panelists regarding the need for additional affordable housing supply; providing subsidies to build affordable housing in the City; rent control; maintaining housing for those who currently live in the City; tenant protections; the taboo subject of rent control; concern that without rent control, landlords can legally double the rent to get tenants out; support for a Just Cause ordinance; new developments for higher income people; community opposition to building affordable housing; abuse of redevelopment; leveraging new

development; inclusionary zoning; in lieu fees; and programs to increase housing supply at all income levels.

What are housing advocates worried about in Culver City or in Los Angeles county?

Discussion ensued between panelists regarding the fact that once the discussion about rent control or renter protections is started, renters become vulnerable; the need for a rent freeze before discussions take place; shared concerns among those who work in homelessness prevention, eviction defenses, and housing preservation; extending rent control protections to the unincorporated parts of Los Angeles county; working toward a Just Cause ordinance; expanding tenant protections for the most vulnerable; those areas that lack a City Council apparatus; cities in Los Angeles county with rent control; connecting homelessness to the conversation regarding affordable housing; and efforts to prevent homelessness as being helpful to homeless advocates.

How can the City facilitate owner/renter relationships in Culver City?

Alex Fisch, Council Member, discussed the importance of communication between landlords and tenants; the need for clean, lead-free earthquake safe places to live; having tenants feel they can speak up; the Landlord Tenant Mediation Board (LTMB); and the need to create safe forums.

Karlo Silbiger, Committee on Homelessness Chair, discussed limitations placed on the LTMB; providing information to landlords and tenants regarding available services; and the business license process.

Responding to inquiry, Josh Hamilton discussed common misconceptions with regard to affordable housing.

Responding to inquiry, Julissa Gutierrez discussed those displaced from affordable housing and she noted that teachers, firefighters and others who work in Culver City cannot afford to live there.

Kyle Nelson discussed those who crowd eviction courts all over the country; those at risk of displacement; renters in Los Angeles county; housing being developed for a certain income bracket; and those paying an increasing amount of their paycheck for rent.

What are protections the City could provide for renters?

Katie Krantz suggested starting with a landlord registry; a Just Cause ordinance; rent control; and making information available via the City website.

Julissa Gutierrez noted that rent control could be helpful; she reported that 45% of Culver City residents are renters with 24% of them contributing more than half of their paychecks to rent; she suggested making free legal counsel available to those being evicted; and she noted the importance of creating affordable housing on City land.

What the can Culver City do to support owners in building potential housing units?

Alex Fisch, Council Member, announced an upcoming presentation regarding an affordable housing grant program on May 13; he discussed covenants; subsidized rents; providing affordable housing units at a lower cost and with more flexibility; use of redevelopment money to preserve existing multi-unit housing; cross subsidies; creating a self-financing program; the number of people who have moved to Los Angeles county vs. birth and death rates; pricing people out of the area; development; traffic; clarification that Culver City has lost population in the last ten years; and he announced the Distinguished Speaker series starting on April 25.

Kyle Nelson noted that homeowners can advocate for tenants.

Commissioner Amezola discussed procedures for the discussion portion of the meeting and she indicated that panelists would be circulating around the tables to join the discussion and answer questions.

Panelists dispersed into discussion groups with meeting attendees for 25 minutes.

Commissioner Amezola called the meeting back to order and asked that a representative from each table come to the front to provide a synopsis of their discussion.

Mark Lipman, Committee on Homelessness, provided a report from the table he participated in; expressed concern with an artificially created housing crisis to increase housing prices; discussed the number of vacant housing units in Los Angeles county; land banking; gentrification; creating a major corporations tax; negative impacts of large companies coming into the City; zoning; density; the Homeless Toolkit; and the Landlord Roundtable.

A table representative recounted her experience with losing housing; discussed inadequate housing vouchers that no landlords in Culver City will accept; ineffective available resources; the Homeless Incentive Program; and the prohibitive amount of bureaucracy involved.

Michelle Weiner reported on solutions discussed at her table including assistance with Section 8 housing; creating an ordinance that ensures a penalty for landlords that refuse vouchers; City mortgages for civil servants and school personnel; low to moderate income housing; information gaps as a result of absentee landlords; concern that a landlord registry could backfire; regular income from vouchers; assets for renters; R-1 and R-2 lots with room for more units; City incentives for development of ADUs; the lack of rent control or protections; relocation fees; allowing additional time; Just Cause evictions; assistance with finding a new place to live; affordable housing; available land; the Globe Avenue project; receptiveness of the City Council; workforce housing; the need for more community engagement and consensus; and the need for education.

Additional table representatives reported out from their discussions regarding the need for clarification about key terms; increased diversity; preventing displacement; benefits to the environment and traffic; the need for land; lack of incentives for homeowners; the perception that affordable housing is a scheme from the City to get

money from the state; pressure from the high earners; focusing on how to get more units in the City; height limits; the area around the Expo Line; in lieu fees or an inclusionary ordinance for new developments; the fact that a large house is allowed on one lot but not two smaller units; the fact that R-2s can be torn down and replaced by an R-1; support for a rent freeze but concern with the risks associated with discussing one; grants from the City for homeowners to build casitas or ADUs; negative perception regarding affordable housing; community resistance; rent control; designating a percentage of new developments to be affordable units; preventing ADUs from becoming Airbnbs; concern with rising rents; single family zoning; highly involved homeowners; the homeless community in the City; the passionate and committed City Council and Committee on Homelessness; fear of participating in the discussion by renters; absentee landlords; communication; championing of landlords who help; having developers contribute more to help the City; concern with a shrinking City and diminishing diversity; parking minimums with ADUs; opening up ADU development; the need for an agency to advocate for renters and provide listings; meeting the annual increases in ballot measure assessments and property taxes; subsidized bank loans for property owners wanting to do repairs; sanitation and mental illness issues with the homeless; traffic; continued building of affordable housing; a lack of inclusion for those with developmental disabilities; use of City land for affordable housing; the large number of renters in the City with no protection; owners as effective change agents by building effective ADUs; lack of knowledge among owners about the benefits of Section 8 housing; state and county money to support additional services; the need to assist homeless students; inclusion with connection to services; the host grant program; the need for additional education; non-profit schools or faith organizations who want to build housing on their parking lots or on their land; owners as allies for renters; additional education to increase protection for renters; landlords and open units; and providing an incentive to open up the units for affordable housing or a vacancy tax.

Vice Chair Mohammed thanked the panelists for sharing information and the meeting participants for providing

their insights and feedback, and he asked participants to fill out their surveys for future conversations.

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Public Comment - Items Not on the Agenda

Vice Chair Mohammed invited public comment.

No cards were received and no speakers came forward.

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Items from Members and Staff

None.

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Adjournment

There being no further business, at 9:04 P.M., the joint meeting of the Parks, Recreation and Community Services Commission and the Committee on Homelessness adjourned.

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Patricia A. Mooney
SECRETARY of the Parks, Recreation and
Community Services Commission

APPROVED _____

CHAIR of the PARKS, RECREATION AND COMMUNITY SERVICES
COMMISSION
Culver City, California

Tevis Barnes
SECRETARY of the
Culver City Committee on Homelessness

CHAIR of the COMMITTEE ON 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 Green
CITY CLERK

Date