

OFFICIAL MINUTES

SPECIAL MEETING OF THE
CITY COUNCIL
CULVER CITY, CALIFORNIA

June 11, 2020
7:00 p.m.

Call to Order & Roll Call

Mayor Eriksson called the special meeting of the City Council to order at 7:00 p.m. in the Mike Balkman Chambers at City Hall via teleconference.

Present: Göran Eriksson, Mayor
Alex Fisch, Vice Mayor
Daniel Lee, Council Member
Meghan Sahli-Wells, Council Member
Thomas Small, Council Member

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Pledge of Allegiance

Mayor Eriksson led the Pledge of Allegiance.

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**Community Announcements by City Council Members/Information
Items from Staff**

Council Member Sahli-Wells announced that her son had graduated that day in a car, wearing a mask and she thanked the students and the entire school community for adapting and making it all possible.

Council Member Lee congratulated all the graduates at Culver City High.

Vice Mayor Fisch congratulated all the graduates and announced a City Council meeting on June 15 to talk generally about policing in Culver City.

Mayor Eriksson congratulated Council Member Sahli-Wells on her graduate and all the High School graduates.

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Joint Public Comment - Items Not on the Agenda

Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, explained procedures for making public comment.

Mimi Ferrel, City Clerk Specialist, read public comment received from:

Olga Vaysberg: wrote about the current housing affordability and availability crisis; felt that rent control would benefit a small number of people in the short run, but would turn into a rental subsidy regardless of income in the long run; stated that rent control stifled upward mobility of long-term renters; discussed constriction of the housing supply for new tenants; incentives for renters to hold onto property due to low rent created by rent control; she asserted that zoning was responsible for high housing costs; felt that barriers should be removed for new construction in the private sector; and supply should be increased to meet housing demand.

Mark Lipman: discussed the ongoing conversation to defund the police; the importance of reimagining the City budget; funding needed public and social services; policing poverty; he asserted that the call for change was not an attack on the local department, but rather an acknowledgement of systemic racism within the entire policing and justice system; discussed upcoming budget negotiations; reinforcing the status quo; discrimination that people of color face on a daily basis; the need to listen and evolve as a society; creating more cost effective jobs to address root issues in society; racism in the budget; and the failure to admit problems and repeating mistakes instead.

Kelli Estes: questioned why meeting minutes for May 18, 19, 26, June 1 and 5 had not been posted for public record.

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Receipt and Filing of Correspondence

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

CC - (1) Policy Discussion Regarding a Potential Permanent Rent Control and Tenant Protections Program; and (2) Direction to the City Manager as Deemed Appropriate

Jesse Mays, Assistant to the City Manager, introduced the item and staff involved; provided an overview of the presentation; and he indicated that staff would be seeking direction on policy issues and input as to whether to establish a permanent local rent control and tenant protection program, or to rely on the California Tenant Protection Act, state law AB 1482.

Jeremy Green, City Clerk, discussed procedures for making public comment.

Tevis Barnes, Housing Administrator, discussed community outreach efforts surrounding the proposed permanent rent control and tenant protections program; issues expressed by tenants, small scale "mom and pop" owners, and large scale property owners; and support expressed for AB 1482.

Lisa Varon, BAE Urban Economics, provided a presentation on the permanent rent control study; discussed the origin of the interim ordinance; research done on other comparable cities; methodology and approach; and property owner interviews.

Aaron Barker, BAE Urban Economics, provided an overview of rental inventory, market trends and demographic profiles; discussed units built prior to the 1990s; exemptions for buildings constructed after 1995; multi-family rental trends;

household size and length of tenure; renter household incomes; percentage of cost-burdened households in Culver City; relevant state policies; the Costa-Hawkins Rental Housing Act; AB 1482; program design considerations; annual rent adjustments; inventory subject to rent control; program design considerations; tenant protection policies; capital improvement pass-throughs; potential outcomes; "mom and pop" exemptions; and other provisions.

Heather Baker, Assistant City Attorney, discussed enforcement of AB 1482; the current Interim Rent Control Ordinance (IRCO); and incorporating AB 1482 into a local program or in lieu of a local program.

Discussion ensued between staff and Council Members regarding outreach to tenants and tenant groups; Protect Culver City Renters; mailers to every address in the City; landlord concerns; pass-throughs; the scenario if a tenant moves during an amortization period; the amortization process; staff monitoring vs. self monitoring; complaint-driven enforcement; vacancy de-control; tenant input received; demographics; top tenant concerns including harassment and intimidation to vacate, difficulty obtaining relocation assistance from property owners, and abuse of provisions to take back possession of units; staff intervention with long-term senior residents who were protected to stay in their units after property owners attempted no-fault evictions; examples of how the interim ordinance protected elderly, long-term renters; the significant number of buildings with 4 or fewer units; immediate and actionable complaints that occurred during the interim ordinance; two instances of owner petitions for exemption from the rent cap related to substantial rehabilitation of rental units deemed incomplete during the interim period due to lack of information provided; utilizing rent registries to track pass-through costs; allowing tenants the first right to purchase; verification of contract legitimacy for pass-through costs; licensed contractors; solicitation of more than one bid; evaluation of merits of the application; the universe of units that can be applied to rental protections; Costa-Hawkins; clarification that a local agency cannot have protections less restrictive than AB 1482; the potential for decreased numbers of units on the market with rent control; and the Ellis Act.

Mayor Eriksson invited public comment; discussed the number of comments received; and allowing time for Council consideration.

Jeremy Green, City Clerk, explained procedures for making public comment noting that all comments filed before 4:00 p.m. had been emailed to Council Members.

Cynthia Chagnolla introduced herself as a contractor for Culver City and other area cities to provide free housing legal services; discussed the high success rate of her company in resolving housing issues; and she indicated that she was available to answer questions regarding their housing advocacy program.

Beth Renter questioned whether rent control was the proper solution to the current housing crisis; discussed struggles faced by landlords, including high costs for repairs; inflation; the state program; inability of property owners to qualify for support during the pandemic; the high number of tenants who spend large amounts of their income on car loans; modest rent increases; and she stated that the tenant bore no responsibility for maintenance costs.

Kayle Khanmohamed expressed frustration felt by he and his peers due to high rent costs preventing them from moving out from their parents' homes and he discussed the connection between the housing crisis and racial injustice, stating that the non-white residents of Culver City would be affected more than white residents.

Kimberly Ferguson asserted that the majority of speakers at the August 12, 2019 City Council meeting were against the rent control ordinance as written and the intent to prevent unfair rent hikes and deter unreasonable treatment, instead unfairly punishes landlords in areas such as eviction; she expressed concern with the ability of landlords to make a fair and reasonable return if rent control is enacted; and she felt that 4 units and under should be exempted from the proposed registry.

Gary Duboff, Culver City Coalition for Fiscal Responsibility (CCCFR), discussed ensuring that policy decisions reflect changing circumstances; decreased rents and increased vacancy levels due to AB 1482; protections enacted as a result of the pandemic; the CCCFR recommendation to lapse IRCO and defer to AB 1482; and he asserted that no permanent measures should be taken until the current situation becomes more clear.

Robert Paulman expressed support for permanent rent control which he felt to be fair and balanced; discussed current state measures resulting in doubled rents in ten months while the City ordinance could bring that number down to around 30%; housing

supply; the impact of zoning regulations; the importance of housing security and safety; and providing a sense of stability to renters by enacting permanent rent control.

Noah Zatz stated that AB 1482 allowed for higher increases and placed the burden of enforcement on the renter; discussed eviction provisions under AB 1482 vs. rent control; suggested that more money be spent to help protect renters from landlord intimidation instead of on the police force; discussed priorities; the recent calling in of the national guard and curfew to protect corporate interests; questioned why the City wouldn't employ resources to protect renters; he requested that the City allow enforcement of AB 1482; and he asserted that ending over-policing and protecting tenants went hand and hand.

Leah Pressman stressed the importance of supporting current renters through rent control; discussed stagnant wages; stability of homeowner payments while renters are at the mercy of their landlord; the percentage of rent-burdened residents in the City; the number of renters in Culver City; diversity; tax breaks for landlords; those forced to move out of the City due to being priced out; she noted that Culver City was an island of unprotected renters in Los Angeles county; expressed concern that AB 1482 did not offer enough protection as it allows for an annual 10% increase in rent; discussed the financial crisis caused by COVID-19; and housing stability as a determinant of health and a major factor in the racial wealth gap.

Isaac Harris provided background on himself and expressed support for permanent rent control with strong eviction protections; discussed the history of racism in the City noting that it had become a wealthy enclave in an increasingly unaffordable Los Angeles; risks to diversity of the City; cost-burdened renters; discrimination in property ownership; and he asserted that rent control is a major tool to protect renters.

Eric Metz provided background on himself; asserted that rent control would stifle the amount of affordable housing being built; discussed rising taxes; no-fault evictions; and permit costs.

Fred Sutton, California Apartment Association, urged the Council to use AB 1482 as the framework for housing regulations in the City; discussed reasoning cited for the IRCO; balancing the statewide housing shortage; marketing incentives; allowable increases; enforcement; long-term effects of rent control; changes as a result of the pandemic; data not included in the

staff report; he asserted that rent control would make it more difficult for individuals to move into Culver City; and he felt AB 1482 could be adjusted to work for Culver City.

Jeff Schwartz expressed appreciation to the City and consultants for their work on rent control; discussed the selection of landlords interviewed; loopholes; passing on business expenses to tenants; the need for renter protections beyond the IRCO; compliance notices to landlords not following the IRCO; he asserted that no landlord hardship was found, but rather continued exploitation of renters was shown; and he wanted to see anti-harassment measures and habitability enforcement strengthened.

Michelle Peterson indicated willingness to pay their fair share and urged the City to enact protections to provide freedom from consistent harassment from their landlord.

Lucy Scardino urged the City to enact permanent rent control and tenant protection measures; discussed deferred maintenance; landlords who require tenants to pay for maintenance; the need for mandated inspections; properties leased out that do not meet current habitability standards; tenant complaints; inadequate or dangerous conditions; and she suggested requiring business licenses for landlords and annual inspections with rental income taxed at a new business rate.

Ronald Ostrin asserted that this version of rent control would result in pushing out the "mom and pops" and the tearing down of affordable housing; he felt that the City was not doing tenants a favor; discussed rent increases for buildings with 6 units or less; consequences of strict rent control; he felt that the California Tenant Protection Act was sufficient; and he recommended Bet Tzedek for anyone needing help with tenant protections.

Kelli Estes stated that Culver City should accept AB 1482 as she felt it to be more equitable to landlords and tenants and less likely to result in litigation for the City; she discussed the initiative to require voter approval; focusing on restoring a revenue stream to the City; she encouraged the City Council to work with the City Attorney to determine how AB 1482 could be enforced; and she expressed dismay that the City had not been able agree upon extending outdoor dining.

Dr. Kelly Kent, Culver City School Board Member, spoke in favor of making rental protections permanent; discussed housing

instability among students in Culver City; vulnerability as a result of the economic downturn; the increase in students needing food support; families needing housing and those at risk of losing housing; and she asserted that the state law was woefully insufficient.

Karlo Silbiger, Committee on Homelessness, spoke on behalf of himself in support of his renter friends and neighbors who wanted to keep the City a diverse community; he indicated that his first priority was to get people off the street and into permanent housing; questioned what could be done with the policy to encourage more landlords to open up units in their buildings to very low or extremely low income renters to get those on the street into housing and out of homelessness; noted the need for additional units for Section 8 and Rapid Re-housing; and he suggested providing incentives for landlords who are willing to provide units to very low income tenants by allowing a higher cap for units not set aside for Section 8 or those who were formerly homeless.

Elena Pop, Eviction Defense Network, provided background on the organization; reported being contacted by Protect Culver City Renters (PCCR); strongly urged the City not to replace the local ordinance with AB 1482; discussed her work on AB 1482; weaknesses; allowable rent increases that could result in artificially high increases; she urged a 3% cap on increases based on CPI with strong anti-harassment and vacancy control elements; expressed support for TOPA and COPA policies to take properties off the speculative housing market and put them in community control; discussed rental markets in Los Angeles, West Hollywood and Santa Monica; and she expressed support for Bet Tzedek legal services.

Cary Anderson provided background on himself and his experience as a landlord; discussed rent registry notices; and he asserted that rent control lowered resale value and reduced turnover.

Keith Jones provided background on himself; urged the City to defer to AB 1482; discussed the original report that did not reflect widespread rent gouging; average rent increases; the IRCO; the current report using pre-COVID data; market changes; the weakened market; he asserted that as a member of the Finance Advisory Committee (FAC), he reviewed a budget for rent control that was grossly under-budgeted; and he questioned why money earmarked for rent control could not be put toward the homeless population with AB 1482 followed instead.

Luke Freeborn asserted that economists agree that rent control is bad for cities; cited an article in the Washington Post indicating that rent control does not address, but rather exacerbates housing shortages; he discussed difficulties for builders, owners and landlords; supply and demand; unoccupied rent control units; owner preference not to be regulated; demonizing owners; disincentivizing stewardship; decreased maintenance; concern with creating a litigious relationship; increased bureaucracy; and advantages for larger companies over "mom and pop" owners.

Danielle Leidner-Peretz, Apartment Association of Greater Los Angeles (AAGLA), expressed strong opposition to establishing permanent rent control; referenced a letter submitted by AAGLA to the City Council on June 9; discussed the lack of data indicative of wide-spread rent gouging warranting adoption of rent control; AB 1482; costs of administering rent control; annual increases to ensure the ability to offset expenses; forcing people to leave the industry; the effect of reducing the affordable housing supply; overall decreased investment; effects of the COVID-19 pandemic; and impacts to economic recovery.

Sarah Spurr provided background on herself; expressed support for permanent rent control; she did not feel that Culver City should only be for the wealthy; she thanked the City Council for their efforts; and she expressed support for everyone being able to share their views.

Andrea Oliver provided background on herself and urged support for rent control protections.

William Flick thanked people for their service; discussed the unique nature of the City; expressed empathy for renters; and he noted the difficulty of making a decision given the uncertain nature of the economy due to the pandemic and suggested that the matter be deferred.

Clinton Goldsmith, Friends of Culver City Housing, provided background on himself; noted changes to policy and economics since the IRCO was adopted last summer; discussed AB 1482; the COVID-19 pandemic; emergency eviction moratoria in place throughout the state; and he suggested that money spent on a rent control program instead be spent on the homeless.

Connor Finney discussed the housing shortage; rising rents; the need for zoning, land use and building reform; landlords who

claim that rent control is not necessary; the need to help renters immediately; artificially high rents; and severely rent-burdened residents.

Paula Amezola provided background on herself; urged the City Council to make rent stabilization and tenant protections permanent; discussed landlords who use power and control over tenants; tenants who are afraid to speak up; data indicating the number of tenants who were protected during the interim process and the fact that no landlords needed the support of the City during that time; and COVID-19 and stay at home orders creating life or death situations for tenants forced out.

Martine Goldsmith, Friends of Culver City Housing, discussed the surrounding cities used for comparison; the number of cities in the state with permanent rent control programs; controversial programs; housing providers who take units off the market; AB 1482; allowing owners the flexibility to make their own decisions; the number of owners who do not choose to increase rents; and better uses for money spent that would be spent to implement a City rent control program.

Cinnamon Sonkarley provided background on herself and discussed the importance of equity.

Jocelyn Gomez expressed support for permanent rent control and protections; discussed friends who have had been forced to move out of the City; landlords who evict tenants in order to raise rents; concern with people of color who are forced to move out of the City; harassment her family has experienced from their landlord during the pandemic; and she indicated that her family would be forced to leave the City if permanent rent control is not adopted and her brother would have to change schools.

Carrie Karney discussed AB 1482; the need to provide exemptions for "mom and pop" landlords; facilitating conversation between owners and renters; concern with putting owners under so much pressure that they sell to developers; the fact that there is no cap for new buildings; concern that the effect of the measure could be to create less affordable housing as opposed to more; costs of the program; and creating a litigious atmosphere between renters and owners.

Meg Sullivan discussed confusion about the available options; AB 1482; addressing concerns voiced by the community; local implementation; development and enforcement; notification requirements; access to legal assistance; the rental registry;

providing a reasonable cap so that housing providers can make decisions that are often in the best interest of their tenants; allowing landlords the flexibility to work with tenants; she noted that increases are not guaranteed; and she felt that AB 1482 would keep tenants in housing and landlords in business.

Jeremy Green, City Clerk, indicated that the chat and Q&A section was available to address technical issues, but not for public comment, and she explained procedures for submitting public comment.

Mayor Eriksson acknowledged the difficulty of holding meetings during the pandemic; discussed efforts to improve technology; speakers who wanted to address the City Council, but put in their request after the time limit; transparency; and he noted that 177 pages of written public comment had been received, reviewed by Council Members, and would become part of the public record.

Discussion ensued between staff and Council Members regarding displacement; efforts to address the housing crisis; the Safe Parking program; the Emergency Rental Assistance Program; work to find places to build affordable housing; COVID-19; finding assistance for tenants and landlords at a federal level; AB 1482; concern with further burdening tenants; the shift in the culture as a result of the murder of George Floyd; confronting the long history of racism and white supremacy in policing; use of police to enforce housing segregation; the fact that the majority of renters are people of color; implications of the pandemic; finally reckoning with a history of racism; support for keeping IRCO measures in place while authorizing enforcement of provisions not covered by the ordinance but included in AB 1482; providing tenants the right of first purchase; support for anti-harassment and vacancy control measures; full or partial pass-throughs for seismic retrofits; liability concerns for the City and for property owners; and ensuring that the primary responsibility for costs is on the landlord.

Mayor Eriksson indicated that one minute each of written comment would be read after Council Member deliberation and before direction to staff is finalized.

Additional discussion ensued between the consultants, staff and Council Members regarding impacts of the housing crisis; support for some form of permanent rent control in order to retain the working class in Culver City; fixing the fundamental supply problem; finding a way to add homes to the City so that there

are housing choices and people are not forced out; accuracy of the criticism regarding impaired mobility and decreasing housing stock; the lack of homes built; appreciation for accommodating business activity; ensuring that Accessory Dwelling Units (ADUs) are not disincentivized; homes built before 1995 that add an ADU; acknowledgement of a suggestion to incentivize rentals to Housing Choice voucher holders; support for the way Los Angeles handles annual rent increases; striking a balance; pass-throughs; "mom and pop" exemptions; accommodating unique needs; relocation assistance; pooling risk; no-fault evictions; protecting vulnerable populations; addressing the difficult issue during a challenging time; abuses against tenants; the fact that Culver City is the only Westside City without rent control; residents who asked for help; Costa-Hawkins; protections offered by AB 1482; the difficulty of a statewide measure fitting perfectly with the needs of Culver City; providing local services; the need to build more housing and protect renters; anti-harassment measures; allowing for 50% cost recovery over 10 years for renovations; The Meadows; concern with using renovations as an excuse for a no-fault eviction; evolving the City to create a higher quality of life for everyone; the amount of material to absorb and the importance of taking the time to consider implications and details; using the Los Angeles ordinance and AB 1482 as a framework to work with while developing the right action for Culver City; the need to continue development of a detailed list of program elements; ways to develop other protections for renters and to protect "mom and pop" landlords; the landlord tenant relationship; the one year period for just cause evictions; amortizing seismic retrofitting; acknowledgement of the complicated issue; data; expert recommendations; the need to protect smaller rental units; economists who say that rent control destroys cities; the emergency Rental Assistance Program funded by redevelopment monies; the need to help financially challenged renters; the need for a county program; county sales tax vs. City sales tax to benefit the homeless; turnover; those who benefit from rent control; concern with losing affordable housing; balancing the needs of property owners with tenants; support for the existing just cause eviction policy; providing a mechanism for renovations; relocation assistance; exemptions for smaller landlords; concern with helping the people who make a lot of money rather than helping those who really need it; the upcoming deadline; the timeline; adopting an urgency ordinance; making the current baseline permanent on June 22 and the second reading on July 13 to provide stability and a baseline that the renters are depending upon and then consider refinements proposed by the study; extending the IRCO for two months; concern with

making the existing ordinance permanent; moving forward before November so that people can make an informed decision on the ballot initiative; the importance of providing consistency and moving forward sooner rather than later; negative interpretation of moving forward with any type of rent control; extending the interim rent freeze period for two months; the need to bring forward an extension before the IRCO expires; making legislative solutions clear before ballots hit mailboxes; staff direction as to what is going to be in the permanent ordinance; answering baseline questions; consensus for a local ordinance, 50% cost recovery over ten years, and existing eviction protections and relocation assistance which is 3 months plus \$1,000; exemptions for smaller landlords with 4 units or less; the need for additional discussion regarding rent increases, renovations and CPI; and staff agreement to bring back an extension and a discussion ordinance with a menu of options to consider.

Mayor Eriksson invited additional public comment.

Mimi Ferrel, City Clerk Specialist, read public comment submitted by:

Paul Levin: provided background on himself; expressed opposition to permanent rent control measures applicable to individual landlords in Culver City; reported researching City policy before putting the bulk of their savings into the rental property they purchased to provide for tuition; discussed the pandemic; and asserted that their rents were reasonable.

Elise Glasgow: expressed support for rent control; noted they would be forced to move to another neighborhood without rent control; discussed increased rents; and gentrification.

Sandra Wilson: expressed support for rent control.

Dennis Page: asserted that Vice Mayor Fisch had published unsubstantiated claims on social media indicating a special Culver City Council meeting regarding the possibility of a permanent rent control and tenant protection ordinance; discussed funding for a ballot measure to repeal rent control for November; unsubstantiated claims made by the City Council against opponents; and repealing a permanent rent control ordinance that has not yet been approved by the City Council.

Rich Kissel: discussed the BAE study; AB 1482; perceived need for a local program; costs of a rent control ordinance; threats to affordable housing; protection for a small group of

residents; asserted that the California Tenant Protection Act achieved the same goals without the costs; and he questioned why the City would choose to spend taxpayer money recklessly.

Daniel Beiberg: provided background on himself; discussed the Culver City housing market; attracting development and investment; pressure to raise rents on a regular basis; low turnover; sale of buildings to new owners; increased rents; and piecemeal rental laws all over the state.

Larry Rubenstein: asserted that he would not be interested in buying property in the City if rent control were passed; he indicated that if the City is looking to increase housing, rent control would be the wrong move; and he asked the City Council to think further before moving forward.

Michael Millman: asserted that responsible owners did not need rent control; discussed AB 1482; eviction protections; stated that rents were low with many vacant units; he felt that the City should table the item and instead use AB 1482; and he asserted that developers would not come to the City.

Marquis Management: asserted that the City should adopt AB 1482 as it addresses concerns expressed by the City Council when adopting the IRCO last year; discussed strict rent control policies modeled after programs in the 1970s; negative results of previously enacted rent control programs; changing circumstances in the City; COVID-19; decreased rents and increased vacancies; amplification of economic damage by strict rent control; and independent rental owners cutting back on services.

Dr. Isaac B. Jakubowicz: urged the City Council to enact a permanent rent control program; asserted that any rejection would be a threat to the security, health and safety of tenants; discussed the COVID-19 crisis; and increases in the homeless population.

Jerard Wright, Bizfed: provided background on the organization; urged the City Council to utilize AB 1482 as the framework for Culver City housing policy; discussed decreasing rents due to the pandemic; the housing shortage in the City; new business coming to the City; the BAE report; insufficient housing for new employees; age of housing stock; and IRCO.

Jeremy Green, City Clerk, read public comment submitted by:

Michael Yee: wrote about mandatory curfews; the common perception that Culver City is a rich city; the percentage of renters in the City; demographics; cost-burdened households; COVID-19; more accurate comparisons with Los Angeles; the direct rental assistance relief program considered by Los Angeles; and Culver City consideration of CPI.

Jerry Mom and Pop: wrote about real life experiences of "mom and pop" apartment owners vs. the theories put forth by consultants; pre-established conclusions; and related their experience owning a 40-unit apartment building and passing it down through generations.

Megan McEvoy: wanted to see the matter as a ballot measure, not decided by the City Council.

Maggie Meinschein: expressed support for strong permanent rental protections; agreed with Protect Culver City Renters; and asked that the measure be made permanent to provide security for renters.

Matthew Levin: expressed support for permanent rent control; reported that despite hardships created by the pandemic, their landlord tried to raise rents by 8% last month; expressed appreciation that current measures were in place to prevent that from happening; discussed his job in the emergency room at UCLA noting that if rent control lapses, they would be priced out of their apartment; expressed concern with the displacement of others with the tech jobs coming into the City; and he asked that the City be kept affordable by enacting permanent rent control.

Jon Graff: stated that rent control would increase demand in the City and make housing less available for those targeted for help by the ordinance; discussed disincentives for developers; homeowners considering creating ADUs; creating doubt that rules could be changed in the future; he asserted that landowners needed to take a stand to protect their rights; and he suggested that the City work with developers to create incentives for workforce and low-income housing.

Kelly Fitzpatrick: reported not raising rents in ten years; asked that permanent rent control not be enacted; indicated that for the short-term COVID issue it was not a problem, but for the long-term, rent control would be like capping local property values; felt rent control was communistic and un-American; and noted that retail was not under such restrictions.

Richard Barkordarian: provided background on himself; discussed thinking from an investor's point of view; driving property values down; and concern with disincentivizing maintenance and updates.

Cynthia Mabus: provided background on herself; discussed responsibility for the welfare of their tenants and maintenance; units as an income source; concern with limiting the ability of the landlord to screen and select occupants; support for a strong relationship between landlord and tenant; and she expressed concern with allowing tenants to sublet units.

Lizabeth Soares: provided background on herself; discussed inclusivity; mega-mansions; the vision for Culver City; providing housing for normal people; concern that Culver City is becoming for the mega-rich; decreased salaries; contract jobs; and she indicated that even with regular 3% increases, she would be forced to leave.

Dennis Page: submitted attachments on how to enact rent control; asserted that the need for rent control had not been demonstrated; questioned what Culver City really needs and what the goals are; discussed the link between rent control, affordable housing and homelessness; vocal tenants who influenced Council Members to enact an emergency rent control ordinance; and he asked that the item be tabled until after voters have approved rent control.

Maria Garcia: indicated she had sent email as she found it confusing to submit her comment through the agenda and she asked that rent control be put on the ballot for the next election for voter approval and if approved, consider relocation assistance amounts for no-fault evictions.

Kyle Nelson: discussed the hostile environment for renters; the courageous action of implementing IRCO; pressure from landlords and their powerful lobby; the chance to make changes permanent; and a toolkit that leadership can control.

Dottie Nielson: asserted that permanent rent control would hurt seniors and those who worked all their lives to make a return on their investment in their old age; rent control would ensure that large developers prosper; she discussed gentrification; and she asserted that rent control would only benefit the wealthy.

Sarah Rogozen: expressed support for permanent rent control; discussed AB 1482; and inability to afford rent as a major cause of homelessness.

Judy Scott, Friends of Culver City Housing, provided background on the organization; felt there was a way to address concerns highlighted last year while also protecting the City's responsible housing providers; discussed changes in the state policy-wise and economically; AB 1482; COVID-19; rising vacancies and declining rent; and the emergency eviction moratoriums in place throughout the state.

Jane Montgomery: expressed opposition to rent control asserting that it would only make housing more expensive and harder to find; concern with just cause evictions; she discussed AB 1482; questioned why a local rent control ordinance was necessary; expressed concern with costs of the program; the rental registry; and increased fees.

Vivian Lezak: expressed opposition to extending the IRCO; discussed the need for more rental housing; supply and demand; landlords being targeted to sell their properties; housing affordability; and equitable solutions.

Kathy Johnson: discussed current interim rent rules and single family homes with an ADU classified as duplexes.

Jeremy Green, City Clerk, read public comment submitted by:

Jay Garacochea: expressed opposition to a permanent rent control ordinance due to costs involved; discussed AB 1482; rights and rules of landlords; and he felt that the item should not be decided by a City Council, but rather by the voters in November.

Aisha Ebrahaim: provided background on herself; discussed her situation as a landlord; indicated that rents did not cover expenses; and she expressed opposition to rent control.

Erik Alexander, The Meadows: provided background on himself; discussed the BAE study; and expressed disappointment that the largest apartment owner in the City had not been interviewed.

Andrea Bardin-Schainen: discussed frequency and amount of rent increases; fees triggered by no-fault termination of tenancy; yearly rent increases; maintenance; AB 1482; and concern with wasting tax dollars.

Saleem Hanafi: encouraged the City to adopt state housing regulations; asserted that strict housing policies modeled after those enacted in the 1970s had proven to make housing more expensive, harder to find, and lead to deferred maintenance; cited changing conditions in the City due to COVID-19; financial stress; and asserted that independent rental operators would cut back on services.

Dannie Cavanagh: expressed opposition to rent control; discussed AB 1842; staff needed to implement a homegrown program; City budget shortfall due to COVID-19; and urged the sunset of the IRCO.

Cindy Gomez: expressed support for strong permanent renter protections; discussed the rent cap; just cause and no-fault evictions; people of color being forced out of Culver City; and she indicated that her landlord had been trying to evict her family, but has not been able to due to IRCO.

Culver Vista Studios: wanted the City to adopt AB 1482 as it addresses concerns discussed by the City Council last year; asserted that strict housing policies modeled after those enacted in the 1970s had proven to make housing more expensive, harder to find, and lead to deferred maintenance; cited changing conditions in the City due to COVID-19; and financial stress.

Mimi Ferrel, City Clerk Specialist, read public comment submitted by:

Abe: provided background on himself; discussed large annual rent increases; wage increases; age of his building; maintenance issues; and increases to match rents for newer buildings that contain amenities that his older building does not have.

Bronwyn Jamrok: expressed support for permanent rent control for landlords of multiple properties, not for "mom and pops."

Cindy Young: expressed opposition to permanent rent control; discussed AB 1482; the City's fiscal emergency; tenant interviews; and whether the evaluation was fair.

Prisca Gloor: thanked the City Council for freezing rents for the past year; expressed concern with conflicting statements; discussed renters who are afraid to speak out; and she encouraged the City Council to support a 3% rent cap so that people can have stability and stay in the City.

Alexandra Martinez: expressed support for rent control; discussed forcing people of color out of their homes; the need to stand up for diversity; the power landlords hold over tenants; and wanted to see the City be part of the solution.

Stuart and Maxine: expressed support for enacting permanent rent control under the same terms as are in the IRCO; concern that failure to enact permanent rent control would mean that landlords would be free to raise rents to unaffordable levels; discussed speculators and developers who buy properties and price new units at higher levels; properties turned over with minimal upgrades; long-term residents forced out of the City, turning it into a wealthy enclave; the current temporary law; and providing housing security.

Kira Grimes: expressed support for permanent renter protections; felt the 3% rent cap was fair; discussed state law allowing higher rent hikes that does not provide for enforcement; unaffordable housing; forcing people out of the City; and turning Culver City into a place where only middle to upper class residents can live.

Marina Tidwell: provided background on herself; discussed worsening conditions due to COVID-19; expressed concern with rent increases; and stated that without rent control, Culver City would lose diversity, seniors and its working class population.

Robert Tidwell: provided background on himself; discussed large rent increases; and expressed concern with being forced to leave the City.

Jane Leonard: provided background on herself; discussed changes due to COVID-19; asked that the IRCO be extended to allow the City to reopen before making a decision; proposed utilization of state provisions; and reevaluating the ordinance following the results of the November election.

Jeremy Green, City Clerk, read public comment submitted by:

Janet Davis: provided background on herself; felt that her concerns as a landlord had not been heard; discussed reports by staff and the consultant; indicated that she kept her tenants' rents low, did all work herself and did not like being grouped in the same category as large, commercial landlords; and she questioned why taxes would not cover rent control board expenditures.

Michael Winn: expressed opposition to rent control as he felt that would ruin the landlord tenant relationship and landlords would not put money back into properties, resulting in run-down neighborhoods.

Thomas Greene: provided background on himself and his experience as a landlord; discussed income generated from the property; taxes; statewide rent control; and he asserted that Culver City did not need rent control and local government expansion; noted that the issue would be on the November ballot; and he resented the proposed assessment per unit to pay for permanent rent control.

George Young: expressed opposition to a permanent rent control ordinance; discussed AB 1482; costs to duplicate what the state has already done; the Culver City budget; the COVID-19 pandemic; and decreased revenue to the City.

Marlene Arli: expressed support for AB 1482; felt that landlords should be able to increase rents up to 5%; discussed costs; decreased property values due to rent control; increased property taxes; she reported that her tenant had not paid rent due to the pandemic; discussed tenants' rights vs. landlord rights; and questioned if everyone is in this together, why the landlords were being left out.

Richard Glaser: asserted that there was never a conversation about rent control and Council Members were dead-set on their agenda; stated that "moms and pops" would sell, housing stock would be depleted, developers would build new units with astronomical rents, and that rent control would only help the few; he referenced comments made by Council Member Small; and indicated that Culver City was heading in a direction he did not like.

Grace Hirai: expressed support for permanent rent control and tenant protection programs; discussed the proposed 3% rent cap; the housing crisis; the pandemic; and severely rent-burdened residents.

Po Ho: stated that rent control was unfair to property owners; discussed increased costs for care and maintenance of properties in time due to many causes; annual property tax increases; letting the economy and market place determine rents; and asked that the burden not be placed on property owners.

Mark Minch-de Leon: provided background on himself; expressed support for a permanent rent control and tenant protection program; indicated being at risk without rent control measures; discussed sky rocketing rents; rapid expansion of business and corporate interests in the City; profit-driven consolidation of properties by rental agencies; structural risks; a housing market that is prohibitive for many; the precarity of the renter's right to a stable community; and accumulation of funds to buy property.

Sonia Suresh: expressed support for a permanent rent control ordinance; asserted that rising rents contribute to evictions and homelessness making it a human rights and racial justice issue; stated that Culver City was pushing out the Latinx and Black population; discussed affects to surrounding communities of increased Culver City rents; and she suggested that perhaps the City could create a fund to help landlords with maintenance costs.

Mimi Ferrel, City Clerk Specialist, read written comment submitted by:

Mark Lipman: thanked the City Council for considering permanent rent control; discussed racism; gentrification; the founding of the City on racism; increased rents driven by big developers and investors; putting low income residents at risk of being pushed out; and who politicians are talking about including when they discuss inclusion.

David Devgan: provided background on himself; discussed increased taxes and other costs for landlords; he asked the City to stop listening to lobbying agents for Amazon and other large companies who want low rents for their workers; and he indicated that he wanted to join the virtual meeting.

Scott Kecken: expressed support for a permanent rent control ordinance in Culver City; discussed hard choices made by his family in order to stay in the City after large rent increases were imposed; families forced out by greed; decreased diversity in the City; and rent control as a way to address housing and income inequality.

Manju Devgan: expressed objection to permanent rent control; discussed increased costs; asked that fees and taxes be reduced before enacting permanent rent control; stated that the City would be harmed by rent control; and wanted to join the virtual meeting but found the website difficult to navigate.

Sara Hartley: provided background on herself; discussed flaws in that rent control applies to older "mom and pop" properties on the assumption that they have little or no debt; costs of maintenance, mandated taxes and required repairs; the costs for administering rent control; and locations where higher density housing can be built.

Pete Rockwell, Culver City Democratic Club: expressed strong support for rent control and asserted that evictions were the main cause of homelessness noting that the pandemic has made this more important than ever.

Disa Lindgren: asserted that strong protections for renters were essential as they make up nearly half of the community; discussed COVID-19; justice and equity; the power of renters vs. the power of landlords; inadequate state protections; and the important function of government regulation to protect vulnerable residents.

Cody Cushing: expressed support for permanent rent control; discussed large annual rent increases; stagnant wages; rent-burdened residents; increased numbers of homeless; residents who want to stay for life vs. transient tenants that landlords want to profit from; and the need for the City Council to ensure that residents stay residents.

Shelly Rosekelly: provided background on herself; discussed the need for affordable housing; public servants who work in the City but cannot afford to live here; and asserted that the proposed measures are the minimum to stabilize rent and allow residents housing security while allowing landlords to make a living.

Matthew Kay, Bet Tzedek: provided background on the organization; discussed advising long-term Culver City residents about the proposed ordinance; COVID-19; and asserted that a permanent rent control ordinance was necessary to protect vulnerable tenants from life or death situations if evicted.

Jeremy Green, City Clerk, read written comment submitted by:

Jennifer Bohnert: expressed support for tenants and renters; discussed rent-burdened residents; allowing rent control to lapse during a pandemic; reopening and a surge in cases of COVID; and she stated that no city should choose greedy landlords and development over its tenants' well-being.

Jamie Wallace: strongly urged the City not to adopt its own permanent rent control program; stated that the state program was sufficient to cover the needs of tenants and property owners; discussed costs of the program and fiscal responsibility of the City; duplication of state efforts; disadvantaging "mom and pop" property owners who would then sell; the inability to achieve the stated intent of rent control; deeper economic reserves of the state; and improper use of City power.

Behram Parekh: expressed support for permanent rent control with an exception for "mom and pop" landlords as Santa Monica and other cities have; discussed violations; the BAE report; and questioned the need for the rental registry.

Donna Kent: discussed the importance of the meeting and of the decision, and she related her experiences as a renter.

Kyle Williams: asserted that rent control measures would only compound the hardships caused by the pandemic, and expressed concern regarding costs to the City noting that AB 1482 would be free.

Debi Lee: asserted that rent control did not work and hurt housing providers, and she expressed opposition to permanent rent control in Culver City.

Katy Krantz: asserted that accessibility to affordable and stable housing was a human right; she urged the City Council to adopt strong, permanent protection for renters; discussed rising unemployment; the link between dismantling systemic racism and supporting strong renter protections; accumulated family wealth passed down through generations allowing white people to purchase homes; inequity compounded by the City's history of being a "Sundowner Town"; racial covenants still intact on property deeds; and addressing the unfair system with renter protections.

Evan Caplicki: asserted that Culver City should not be confiscating private property in order to confer a benefit on individual residents and that rent control strips the owner of their rights; discussed government taking of an owner's right to alienate their property; having the City pay for affordable public housing or pay the difference between fair market rental value and the below market rate set by the City Council; and he felt that owners should not bear the burden.

Aithi Hong: expressed support for permanent rent control and tenant protection programs; discussed the pandemic; the economy; the need to for the City to provide support to keep people safe; housing costs in Southern California; rampant homelessness; helping people retain their housing; and prioritizing people over profits.

Lex Rader: discussed low income residents and asserted that allowing rent control to lapse during a pandemic would put lives at risk.

Mimi Ferrel, City Clerk Specialist, read written comment submitted by:

Russell Crotwell: asserted that owner-occupied duplexes and triplexes should be exempt from rent control.

Carlene Brown: wrote that Martin Luther King Jr. warned about ravages to society when property rights are considered more important than people which seems to be the mode of Protect Culver City (PCC); she questioned what PCC was seeking to protect; discussed the mission of Protect Culver City Renters; the importance of protecting renters in the middle of a pandemic; and she quoted Cesar Chavez who wrote: "once social progress begins, it cannot be reversed."

Allison Miller: asserted that housing was a right for all people; rent increases have Black people on the street; she felt that renter protections were more important than ever during the pandemic; and she stated that rent control should become a priority and not be allowed to lapse.

Michael Colich: stated that the land in Culver City was being used far below its capacity and that the problem was cyclical; noted that people who work in the City do not live here; stated that rent control would effectively block the ability of new renters to move to the City; and asserted that rent control would hinder developers and reduce new units added to the market

Chris Forthmann: proposed deferring a decision until the initial evaluation period had run its course noting that current conditions could cloud the issue; indicated the first choice was no rent control with the adoption of AB 1482; discussed the ability of the landlord to screen tenants and require lease agreements; cost recovery pass-through without any dedicated testing for building improvements; full change in CPI above the

3% rent cap; and requiring tenants to cover 50% of the registration fee.

Cricket Cary-Green: expressed support for permanent rent control; discussed the percentage of rent burdened residents; loss of long-term residents; and uncertainty caused by COVID-19.

JT Marie: provided background on themselves; expressed support for permanent protection for renters; discussed housing insecurity; appreciation for the security over the past year with the IRCO; and protecting small, responsible landlords by supporting measures to provide state or federal vouchers so they do not feel compelled to raise rents.

Michelle Weiner: provided background on herself; discussed how lucrative it is to rent property; the BAE report; hardships that fall on both landlords and tenants; increased profit and less operating expenses; itemized deductions; and the add-ons to the temporary rent freeze in the staff report.

Wanda Grey: expressed opposition to rent control; discussed supply and demand; and she questioned why she would have to absorb back interest due to rent control.

Freddy Puza: expressed support for the adoption of a permanent ordinance with strong renter protections to create an equitable playing field for all residents; noted that housing is a human right and a public health issue, especially during the pandemic; discussed stability created by renter protections; keeping vulnerable residents in their homes; the ability of landlords to turn a profit; and tenant harassment vs. landlord hardship during the IRCO.

Judith Sherman: expressed support for permanent rent control with protections and measures to protect "mom and pop" landlords.

Jeremy Green, City Clerk, indicated that was the last of the comments received before the start of the meeting and she noted that those comments received after that time would be provided to Council Members.

Discussion ensued between staff and Council Members regarding renovations; the one year tentative tenancy provision in AB 1482; support for finalizing permanent renter protections; providing the housing and stability that people need;

appreciation for everyone involved in the process; interaction between tenants and landlords during the IRCO; the sense of urgency and need expressed; outreach; next steps in the process; and scheduling.

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Public Comment - Items Not on the Agenda

Mayor Eriksson invited public comment.

No additional public comment was received.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

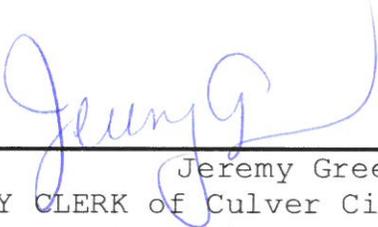
None.

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Adjournment

There being no further business, at 12:16 a.m., Friday, June 12, the City Council adjourned to a special meeting on June 15, 2020 at 7:00 p.m.

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Jeremy Green
CITY CLERK of Culver City, California
Culver City, California



GÖRAN ERIKSSON
MAYOR of Culver City, California

Approval Date: July 13, 2020