



City of Culver City

Staff Report

File #: 19-1455, Version: 1

Item #: A-2.

CC - (1) Discussion of Options Regarding Formation of a Housing Task Force, or Referral to the Ad Hoc Subcommittee on Housing and Homelessness, to Focus on the Issue of Housing Production; and (2) Direction to the City Manager as Deemed Appropriate.

Meeting Date: June 24, 2019

Contact Person/Dept: Tevis Barnes/ CDD
Sol Blumenfeld/CDD

Phone Number: (310) 253-5780

Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing: **Action Item:** **Attachments:**

Commission Action Required: Yes No **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/19/19); Publication of Public Notice in the Culver City News and Culver City Observer (06/13/19 and 06/20/19); Email Notice to Housing Developers, Supportive Service Providers and the Apartment Association of Greater Los Angeles (AAGLA) (06/11/19) and Landlord Tenant Mediation Board; and Committee on Homelessness (06/11/19)

Department Approval: Sol Blumenfeld, Community Development Director (06/19/19)

RECOMMENDATION

Staff recommends the City Council (1) discuss options regarding the formation of a housing task force, or referral to the Ad Hoc Subcommittee on Housing and Homelessness (Subcommittee), to focus on the issue of housing production; and (2) provide direction to the City Manager as deemed appropriate.

BACKGROUND/DISCUSSION

At the City Council meeting of May 28, 2019, Council Member Fisch received support to agendize a discussion regarding the formation of a housing task force, or referral to the Subcommittee, to focus on the issue of Culver City housing production. The City Council requested that City staff work directly with Council Member Fisch to determine the scope of the discussion that would return to City

Council.

After conferring with Council Member Fisch, it is proposed that a discussion of housing production be referred to the Subcommittee. The purpose of the discussion would be to focus on increasing the supply of all housing in the city, including affordable housing. The Subcommittee and staff would obtain information from housing resources in the community regarding methods and strategies for accelerating housing production. The Subcommittee would use that information to form its recommendations to the full City Council for consideration/discussion.

Some of the strategies the Subcommittee could evaluate during this process include increasing housing supply along the commercial corridors and in all zones, expanding the potential to construct ADUs in other than single family zones, streamlining approvals of below-market homes in certain circumstances, fostering opportunities for home ownership at price points below that of single family homes, legalizing certain “missing middle” home types, funding below marketing homes through a bond, and assessing the role of business in promoting housing production.

Another option the City Council may consider is the formation of a Housing Task Force, in lieu of referring the matter to the Subcommittee. It should be noted that a Housing Task Force, or other technical advisory body, would create a significant amount of additional staff time for coordination, agenda and meeting preparation, etc. In addition, a task force or advisory body created by the City Council would be subject to the Brown Act.

Staff recommends the City Council consider these options, and any other options it desires, and provide direction to the City Manager as deemed appropriate.

Community Outreach/Public Notification

Public outreach was conducted to inform the community of the discussion on rental protection and anti-displacement strategies. One-quarter page public notices were placed in the June 13 and 20, 2019 Culver City News and Culver City Observer. An email blast was sent to local housing developers, supportive service providers and the Apartment Association of Greater Los Angeles (AAGLA) on June 11 and 20, 2019. In addition, notice was transmitted to the LTMB and the COH on June 11, 2019.

FISCAL ANALYSIS

There is no fiscal impact from a discussion of this matter.

ATTACHMENTS

None.

MOTION

That the City Council:

1. Discuss options regarding the formation of a Housing Task Force, or referral to the Ad Hoc Subcommittee on Housing and Homelessness, to focus on the issue of housing production; and

2. Provide direction to the City Manager as deemed appropriate.