



HOUSING TECHNICAL ADVISORY COMMITTEE

Meeting #2 Summary

March 11, 2021



Background

The City of Culver City (City) held the second Housing Technical Advisory Committee (TAC) meeting on Thursday, March 11, 2021, from 3-5 PM. The City is convening TACs to explore innovative General Plan topics in detail and serve as an advisory body to the General Plan Update (GPU) team. The Housing TAC was developed to help identify policies and programs to achieve the community's vision for housing through the GPU's 2045 horizon year. This TAC will meet four times and includes the following members of the public:

- Christine Anderson
- Nancy Barba
- Patricia Bijvoet
- Alex Fisch
- Johanna Gullick
- Mark Lipman
- Christine Mirasy-Glasco (not present)
- Paavo Monkkonen
- George Montgomery

Summary

Project staff from the City's Advance Planning Division staffed the meeting and Veronica Tam Associates (VTA), the housing subconsultant for the GPU, presented background information and facilitated the meeting.

At the end of the first TAC meeting, the TAC members requested VTA to provide examples of innovative housing programs by other communities to facilitate affordable housing production. At the beginning of the second meeting, VTA summarized the City's current housing initiatives and housing programs offered by other communities that are targeted for affordable housing production.

Discussion Boards

The TAC participated in an interactive exercise through an online application called Padlet, and were asked the following questions. The key input is summarized below:

Among the City's housing initiatives – which are the top 3 that the City should prioritize?

- Housing overlay to allow housing everywhere
- By-right approval of all housing

Among other housing tools used by other communities – which are the top 3 that you think the City should explore?

- Public land and religious facilities for housing is great, but how much do we have?
- Allow residential in commercial
- Portland's residential infill program
- Rezone residential single family (R1) to allow more housing
- Rezone languishing land to multi-family zoning
- Exempt affordable units from the California Environmental Quality Act (CEQA) environmental review

- Zone for more housing and reduce the regulatory constraints on building affordable housing

Are there other programs that you think the City should consider in the Housing Element?

- Create a mechanism for existing residents to age in place. Build more housing without Culver City being a cash machine for real estate investment trusttype developers.
- Applying a commercial linkage fee and inclusionary housing

Housing Needs and Programs

TAC members discussed housing needs and programs and shared diverse perspectives, as summarized below:

- Many see their house being a way to a secure future. While Culver City's land values have increased rapidly, current property owners are the only ones who benefit, not future generations.
- Increasing the housing stock may also increase the value of homes substantially. TAC members expressed concern that owners will just sell their home to capture the value increase and move away.
- Current Culver City residents are being gentrified. Residents are not able to age in place. New housing should benefit the local residents.
- Rezoning is most important. Expanding zoning to provide more opportunities. We can only solve the housing problem by building more housing.
- We can build a lot of houses. Accessory Dwelling Units (ADUs) and four-plexes should be allowed throughout the city.
- Rezone other areas; build housing around every bus stop.
- We want the Culver City Housing Element to be a model for the State for how housing should be done.
- Add an affordable housing overlay covering the entire city.
- Reduce parking standards.
- Create a Community Land Trust.
- Public housing agency for the City to create housing.
- There is no supply issue. Existing residents are being displaced due to increased housing prices for high-paid employees from high tech industries. High tech industries are taking over the city. The City should go after the big industries and tax them to provide for housing.
- Many homes and apartments are vacant and available. Vacancy tax is a more effective method on reducing rents. The City can buy these vacant homes and use them to house persons experiencing homelessness.
- The City should find out if there is a high vacancy rate in Culver City.

- Commercial linkage fee and inclusionary housing should be more comprehensive than the City's current programs.

Concerns over the TAC Process

TAC members expressed concerns over the TAC process. Members discussed a disconnect between the housing and land use discussions in the process. They suggested that the City start by creating a vision of what Culver City should look like after the housing problem is solved and then go backward to figure out how to get there.

Homework

For the final Housing TAC meeting, members were asked to [review the City's existing Housing Element goals, objectives, and policies](#) (also attached). During that meeting, members will discuss their ideas for revisions, deletions, and new goals and policies. TAC members can use the attached Housing Element worksheet to write their ideas or collaborate on the [worksheet linked in the Teams folder](#).

Next Steps

The Housing TAC will meet again in the second quarter of 2021 to review the Draft Housing Element.