



HOUSING TECHNICAL ADVISORY COMMITTEE

Meeting #1 Summary

December 8, 2020



Background

The City of Culver City (City) held the first Housing Technical Advisory Committee (TAC) meeting on Tuesday, December 8, 2020, from 1:30-3:30 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 three 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. The meeting was designed to provide opportunities for TAC members to get to know each other, ask questions about the project and TAC process, review and discuss materials on this topic already developed for the GPU, and begin to identify housing issues and opportunities to explore as a TAC. The sections below summarize the main points of the conversation. The summary does not attempt to reconcile differences of opinion.

Role of TAC

- TAC members discussed the number and format of the TAC meetings planned
- TAC members requested additional structured meetings with the goal of producing definitive finished products that can be executed instead of just receiving comments from TAC members
- Veronica Tam explained that VTA is scoped to conduct three informal meetings to solicit input from the TAC

Housing Needs

- Housing Element should focus on providing affordable housing for residents instead of for employees of big businesses
- Businesses bring new traffic to the city

Jobs/Housing Balance

- Majority of TAC members would like the Culver City Housing Element to be the model element for the State
- Ensure there is one housing unit per job available in Culver City

- Members disagreed on the long-term impacts of the pandemic on working from home and the jobs/housing balance

Housing Production/Location

- Address affirmatively furthering fair housing – cannot leave little oases untouched
- House persons experiencing homelessness in vacant homes in Culver City
- Concern that upzoning would increase the cost of land
- State law for housing (the Regional Housing Needs Allocation (RHNA)) should be the minimum requirement; should set RHNA target to much higher than 4,000 units
- Need to encourage homeowners to support more housing
- RHNA strategy should include building different types of housing
- Need to correct the oversupply of single-family housing, which was based on redlining and racism
- Housing should be along transportation corridors
- Housing Element may have categories of various income groups but the result is primarily luxury housing being built
- New Housing Element should focus just on affordable housing
- Need to find the right developers that are not just looking to maximize profits but actually building affordable housing
- Need to build and maintain water/sewer infrastructure to support new housing
- Need increased density on opportunity sites
- Intensify single-family neighborhoods
- Housing Element site should include a discount factor for likelihood of getting built, i.e., the sites inventory should include a buffer, assuming some sites identified would not get redeveloped with housing

Programs or Strategies

- Progressive real estate transfer tax
- Tax major corporations and use revenue to increase affordable housing to compensate for stress added jobs place on housing stock availability
- Convert motels into housing
- Mixed use development does not provide affordable space and imports new businesses into Culver City; City needs to ensure low-income people can start startup businesses and new commercial space is affordable to local businesses
- Mixed use development should offer community spaces
- Provide financial assistance to homeowners to build additional units on lots to prevent displacement and gentrification
- Linkage fee
- Affordable housing requires funding; need to find new funding sources to give to “good” developers that build quality housing and not just maximizing profit
- Moratorium to stop demolishing housing and development that would result in fewer units; replace units that are demolished
- Design guidelines to include passive elements for energy conservation
- Use existing units to meet RHNA
- Build more modular housing

- Reduce parking
- Build more affordable accessory dwelling units (ADUs) by providing subsidies to homeowners
- Bring home-owning residents on board with building more housing – most do not have the financial resources to intensify their properties. City should devise programs to assist homeowners to be developers of their own properties rather than turning them over to flippers and being gentrified

Resources

TAC members asked to provide examples of innovative housing programs that facilitate affordable housing development for the next TAC meeting

Paavo Monkkonen to share his writings on Housing Elements and Housing Element law

Next Steps

The Housing TAC will meet again Quarter 1 of 2021. Between December 2020 and the next meeting of the TAC, VTA will co-develop an agenda with TAC members and identify resources and materials to address the priority issues identified by the TAC.