

MEETING MINUTES

Meeting: Culver-Palms United Methodist Church
(CPUMC) and Community Corporation of Santa Monica
(Community Corp) Joint Community Meeting #1

Date: Tuesday - April, 21st, 2020- 6:00pm to 8:00pm

Location: Hosted digitally on Zoom webinar platform

Presenters:

Tara Barauskas, LEED AP - Executive Director, Community Corp. of Santa Monica

Floyd McKeithen – Pastor, Culver-Palms United Methodist Church

Vijay Sehgal, FAIA – Partner, FSJ Architects

Team Members:

Jesús Hernández, Director of Housing Development – Community Corp.

Anthony Fonseca, Assistant Project Manager – Community Corp.

Alex Avakian, IT Administrator – Community Corp.

Anuj Dua, AIA, LEED AP – FSJ Architects

Dennis Treleven, President Board of Trustees - CPUMC

Disa Lindgren, Chairperson Church Council - CPUMC

John Oh, Faith in Housing Project Manager – LA Voice

In Attendance: California State Senator Holly J. Mitchell, Reiko, Toni Glick, Brad Burlingham, Douglas Warner, Edward Park, Margaret Guinee, Bryant Horowitz, DP, MDH, Tara Brown UBH, Abennett, Michael Levitt, Andrew, LaKeisha Jerome, Fred Vicarel, Nancy Barba, CCUSD School Board President Summer McBride, Bobbi Shiflett, Haifaa Al-Moammar, Jim Lamm, Deborah Myers, Patricia Levinson, Rick Tuttle, Rebecca Rona-Tuttle, Shakeel Syed, , Yasmine-Imani McMorrin, Barbara Honig, Darrel Menthe, Frances Wattman Rosenau, Ken Mand, Johanna Gullick, Prisca Gloor, Michelle Weiner, Linda Childs, Mary Daval, Art Nomura, David Metzler, Heidi Worthen-Gamble, Karlo Silbiger, Katy Krantz, Paavo Monkkonen, Bronwyn Jamrok, Fred Puza, Gaye Habermanm, James Klein, Leah Pressman, Shifra Teitelbaum, John Helyar, Jenni Kuida, Tony Osumi, Maiya Kuida-Osumi, CCUSD School Board Member Kelly Kent, Kristen Torres Pawling

1. Welcome:

Note on IT support for online video conferencing

2. Development partner intro

3. Culver-Palms United Methodist Church Intro

4. Outline Outreach process

Agenda

Presentation

Q & A

Public Comment

5. Culver-Palms United Methodist Church presentation:

Vision

History and role of CPUMC in the community

CPUMC journey and mission to provide affordable housing

6. Community Corp. Santa Monica presentation

Introducing Community Corp. Santa Monica

Overview of Community Corp. buildings, policies, and practices

Addressing the need for affordable housing in Culver City

7. Architect presentation:

Program Overview

Study #1 overview

Site plan

Massing

Study #2 overview

Housing more families

Site plan

Promenade and town concept

Massing

Response to February 20 initial talk with neighbors immediately next to the church property

8. Resident Composition and Eligibility

Working with Local Groups

Ongoing conversations with Upward Bound House

Resident Qualifications

9. Q & A Session:

Q: Will the project have a priority list for tenants who already struggle to pay rent in Culver City or will tenants be brought in from outside Culver City

A: We are governed by Fair Housing Law so we will have to make the housing available to anybody. However, our funding sources can dictate that we preference Culver City residents. We anticipate working with the City of Culver City on this and it is our full intent to serve as many locals as possible.

Q: How many levels of housing? How many parking spaces? How many levels of parking will there be? How will you manage the population that will flow over into the neighborhood? How far will the structures and parking be from the properties at the rear of the project?

A: There are currently 4 levels of housing planned. There are 150+ parking spaces planned. We plan on having 1.5 levels of parking below grade. The residents at the rear of the property will not see any parking since it will be underground. Currently the setback from the rear property line is about 30 feet.

Q: Does this plan fit on existing church property or will it extend beyond?

A: This project will fit within the existing church property.

Q: What are the funding sources for this project?

A: This project will be constructed using a combination of governmental funding sources. The primary source we use is the Federal Low-Income Housing Tax Credit program. Other sources will be a layering of other governmental sources that come from sources like the County of Los Angeles, the State of California, or even the city.

Q: Why 95 families? Is there space to discuss a lower density type concept?

A: The number of 95 families came from doing a feasibility study on what the site can support and also what the need is in Culver City. Both Culver-Palms United Methodist

Church and Community Corp. Santa Monica feel that this is a great opportunity to serve as many low-income families as we can.

Q: Is it possible to have a community garden in this project?

A: We can't be certain that a community garden would be feasible but we can certainly take that feedback into account as we develop our next concept.

Q: How will this project impact local schools?

A: We don't exactly know how to predict that. It's hard to predict what age children who move in with their families will be. If it works out that the families housed by our project are local then there should be no impact on the school district. We have already begun and will continue to have conversations with the school district and individual schools on how to support them if there is an increase in students.

Q: Who will be responsible if there is any trouble or fights with residents?

A: We are very close to our residents as we do our own property management and have our own property managers who live at our buildings. This project will likely have two full time staff members and additional staff onsite for resident services and programming. Our staff facilitates mediations and helps residents coexist both within the project and with the surrounding neighborhood.

Q: What happens to someone who income qualifies but then has a drastic increase in income?

A: One of the good things about the Low-Income Housing Tax Credit program is that it is permanent housing. The way we qualify residents is based on income when they move in.

Q: Will you utilize Section 8?

A: We will accept Section 8. There are two models of Section 8, one that is a voucher that an individual has and another is tied to the project. We accept Section 8 at all of our buildings but we can't be certain if this project will have the project-based Section 8 model yet.

Q: Why do you need 150+ parking spaces with only 95 housing units? Will some spaces be for the Church and some for the residences?

A: Yes, the parking is for both the Church and the residences. The Church already has quite a bit of parking so we want to be sure and preserve the parking that they have and use for all of their programs and services. Our residents don't typically have as many cars as the market rate developments have. Our lower income households are typically more frequent users of public transit. Some of our residents do have cars but typically not two cars.

Q: What are some of the supportive services that will be available to residents?

A: Some of that will depend on what the residents want to actually move into the building. At other projects we have an afterschool program for children called UpGrade which is tutoring for academic enrichment. We like to focus our programs on academic support and success because that is one of the gaps that we see with lower income households. When we serve seniors, we have services like food pantries, fitness programs, or art programs. We have a full spectrum of services that we will tailor to the residents in this specific building.

Q: Will there be terracing so that the building fades away from the residential buildings at the back?

A: This plan is still in the formative stages, we can take a look at terracing as our plan develops.

Q: What is the timeline for this project?

A: We are at the very beginning of the project. This is the first in a series of community meetings. We are hoping to get our approvals from the city by the end of the year. Then we would start our longer process of applying to funding sources in the next 1 – 2 years following. A rough estimate is that we would be ready for construction by the end of 2022 with units being ready some 18 to 20 months later.

Q: Will there be several design concepts?

A: Yes, there will be several design concepts. The work we have done thus far are just initial studies.

Q: Is the criminal background check a complete ban on convicted persons, or is there some opportunity for rehabilitated persons to apply?

A: Yes, we do a look back period and make sure that individuals have had some rehabilitation. We are trying to lower barriers as much as possible. Our main concern is sexual offenses. There is absolutely a place for people who are on a better path.

Q: How will parking be allocated? Will there be bicycle parking?

A: Parking allocation will be no less than 70 spaces to the church with the remainder being made available to the tenants. Yes, there will be bicycle parking.

Q: Can you describe the facilities in the new Church?

A: We haven't gotten to that point of design with the Church space. We'll be talking with the congregation about that as we move along. We're looking at having the same amount of space as we currently have on site. Generally, we'll have a sanctuary, a fellowship hall, commercial kitchen, and we've been talking about including a preschool.

Q: The Zoning for the site is currently commercial, what is the status of getting entitlements?

A: We have spoken with the City of Culver City. The current zoning is commercial and this mixed-use project is allowable. We are making plans to submit an application to the city but have not yet submitted the application to the city.

Q: Would you offer job training for residents?

A: We don't currently offer job training but we have partnered with groups in the past who provide workforce training opportunities.

Q: If the City of Culver City allowed a parking reduction would you be supportive of underparking?

A: We would be open to reducing parking on the residential side. However, some lower income households are employed in jobs that require cars. We would want to maintain some level of parking for those folks.

Q: Will you request a traffic signal outside on Sepulveda?

A: That is a suggestion that we will look into.

Q: How about another location? Are there easier, more available spots?

A: We've been looking for several years for an opportunity to develop in Culver City because we know there is a great need. A lot of the properties are small, are not adequately zoned, and generally properties in Culver City are expensive. In addition, Culver-Palms United Methodist is a very willing partner, so we think this is an ideal location for the project.

Q: Could the project be smaller?

A: We can certainly listen to that feedback. Although, we wouldn't want to scale it back too much since our goal is to serve as many families as possible.

Q: Could the project be smaller?

A: We can certainly listen to any suggestions. Our goal is still to serve as many families as possible.

Q: What does the church get?

A: Community Corp. will be leasing the property from the Church. The Church will be receiving a lease payment and has planned to use those funds for their own facilities and programs.

Q: What is the size of the play area?

A: There are multiple play areas proposed around the site, but we have not finalized the allocation of space for play areas yet.

Q: Is there a possibility to have a different entrance other than the current driveway shared by the YMCA?

A: We haven't met with the relevant city departments yet to determine this. However, we cannot shorten or eliminate the existing driveway. There may be flexibility for another access point. Much of this is up to what is required for fire department access.

Q: Are the YMCA involved in the project at all?

A: Multiple conversations have been had with the YMCA but they are not directly involved in the project. They will have some input when it comes to the shared access driveway. We will continue to be in close contact with them as the plan develops.

Q: How will the tenants be monitored?

A: This is independent living. However, tenants will have to follow the terms of the lease. We also have live-in property managers who do daily walk throughs of the site.

Q: Will the employees of Culver City have any preference for the units?

A: No that would be in violation of fair housing law. Unless the city wants to pay for some units with the stipulation that they be set-aside for city employees.

Q: What relationship will the church have with the residents?

A: The church will continue to engage the community with its outreach and programs. They will be neighbors.

Q: What will happen to the church operations during demolition and construction?

A: The church has planned and budgeted to move operations offsite for the year and a half period that construction is underway. We have plans and contingencies for continuing ministry throughout the construction process.

Q: Is there a religious affiliation requirement for the residents?

A: No. There is no requirement for any affiliation between residents and the Church.

Q: Is there an opportunity to add more units with a fifth story? Will there be balconies?

A: There could be an opportunity for an additional story but that would affect the setback and other design parameters. We are not planning to having balconies at this time, but we have not really gotten to that point in design yet. Thank you for the input.

Q: How many 1 bedrooms will there be?

A: This number is still being considered, and it depends on which concept you look at. Currently, it consists of 25 one bedrooms, 35 two bedrooms, and 35 three bedrooms.

Q: Will there be any cooling features on the building such as sun shades, green roofs, etc.?

A: We haven't gotten to that point in our design yet but we will certainly be exploring those options.

Q: Will there be a traffic light at the Franklin Ave. cross street?

A: We haven't looked into that but we can let the city know that residents have inquired about that.

Q: How can we show support or not show support for the project?

A: We will be having more meetings so please plan on attending those and providing your input there. Specificity in feedback really helps us so keep that in mind when participating in the community meetings. We will also leave our contact information at the end of this meeting, so feel free to contact us directly.

Q: What is the setback from the residential neighborhood at the rear?

A: In one plan it is around 40 feet. In the second study it is more like 20 feet. A 30 foot setback has also been discussed.

Q: How can you use government money earmarked for public house for constructing facilities for a religious institution?

A: The affordable housing model is different from a public housing model. But also, the housing is simply leasing the land from the Church the same way you would lease property from any other business. The funds for the housing are not being used to construct the Church facilities.

Q: Will there be any public art similar to the City of LA requirements?

A: Those requirements wouldn't really apply here since we're in Culver City. If you think public art would be a good addition to the project please let us know.

Q: Will there be self-governance for this community as a part of this concept?

A: There are uniform rules and regulations across all of our properties. We do have a resident council that consists of members from all of our buildings that helps form policies and programs and discuss how we can be more supportive to our residents.

Q: If the tenants have more than one car then where will they park?

A: It is rare that our tenants have more than one car.

Q: How important will community support be for getting entitlements?

A: What's really important is getting feedback. The more specific and concrete feedback you can provide the better.

Q: Will there be high efficiency air filters for residents?

A: Yes, this is standard in energy code and Cal Green requirements. We will definitely have good quality air filters.

Q: When can we expect artists renderings?

A: This is our first general public meeting so we would want to take some of the input we receive today and incorporate this into our next meeting.

Q: Is there a limit to how many people can be housed in each unit?

A: Yes, there is typically a two-person cap per bedroom. This will depend on the specific funding sources.

Q: There is a lot of 444 Sepulveda Blvd. Has that been looked at as a possible site for affordable housing?

A: We have not looked at that site but will gladly take a look at that opportunity as well.

10. Public comment period

There were 7 individuals who dialed-in by telephone. They asked questions verbally after the questions submitted via use of the written Q&A function had been answered by the presenters, so their input was also included.

Transcribed by Anthony Fonseca and reviewed by several team members.