

From: [Fish, Bubba](#)
To: IGracian@bos.lacounty.gov
Cc: pleo@bos.lacounty.gov
Subject: Jubilo Village Affordable Housing Project
Date: Sunday, January 19, 2025 8:37:07 PM

Hi Isela and Pamela, happy almost King Day. I hope you and yours are safe and well.

I don't know if we have had the pleasure of meeting yet, but I'm a Councilmember in Culver City, and I'm reaching out to see if I could connect with your office regarding Jubilo Village, a 93-unit affordable housing development on Sepulveda Blvd at the current site of Culver Palms Methodist Church.

This is one of the only shovel ready affordable housing projects on the Westside, and it is currently trying to fill a pressing gap in its financing. I have included a fact sheet about the project below my signature. It's important to note that the project would be restricted to low income, very low income, and if we win a new Homekey+ grant, formerly homeless individuals.

Would it be possible to set up a meeting with your office in the next week or so to discuss this project?

Here are some times I am available:

- Tuesday 21st all day
- Wednesday 22nd 10am - 2:30p
- Monday 27th until noon
- Tuesday 28th after 2:30pm

Thank you for taking the time, and I hope you have a refreshing rest of your weekend.

Warmly,

Bryan "Bubba" Fish
Culver City Councilmember

Development: Jubilo Village is a 95-unit 100% affordable housing projects in Culver City being proposed by Community Corp. of Santa Monica in partnership with Culver-Palms United Methodist Church. This is a project that has been in development for 5 years.

Current Status: Jubilio is one of the only shovel-ready 100% affordable housing developments on the westside Of Los Angeles. Construction could start within 4-6 months.

Given the loss of homes in the Palisades and Eaton Fires, building housing is an urgent need in Los Angeles County.

Shortfall: The development has a shortfall of 43 Project Based (PB) Section 8 (S8) vouchers. The City of Culver City has allocated 50 PB S8 vouchers. Jubilio needs 93 PB S8 vouchers to be fully funded. All other financing is in place including highly competitive Low Income Housing Tax Credits (tax credits).

County Policy: We understand that the County of Los Angeles policy on allocating PB S8 vouchers to a city requires that the City must have allocated all of their S8 vouchers.

Culver City has not been able to allocate all of their S8 Vouchers as Fair Market Rents (FMR) in Culver City are higher than the Section 8 established FMRs for the entire region. That differential in FMRs precludes Culver City from the full use of the HUD allocated vouchers.

Solution: Allowing for the use of 43 County PB S8 Vouchers in Culver City would allow Jubulio to move forward to closing and beginning construction in the next few months.

Allowing for the use of County PB S8 Vouchers in Culver City is in line with HUD's priority of Deconcentration of Poverty and Income Mixing and affirmatively furthering fair housing policies.

The site is located in a high resource and high demand area and has a poverty rate well below 20% at 9.6%, based on the American Community Survey (ACS) website.

From: [Fish, Bubba](#)
To: [Martinez, Viridiana](#)
Cc: [Leo, Pamela](#); [Park, Daniel](#)
Subject: Re: Jubilo Village Affordable Housing Project
Date: Tuesday, January 21, 2025 12:45:45 PM

Thank you, Isela and Viri. I appreciate your response.

It looks like Isela cannot do Tuesdays, but I would love to discuss the attrition concept more at your earliest convenience. I can do early tomorrow Wednesday before 9a if that works?

And if I may include my neighbor Johanna who is a retired housing professional for Santa Monica and Long Beach— she is helping us think through solutions. I can add her to the call at the appropriate time.

Bubba

Bryan “Bubba” Fish
Culver City Councilmember

From: Martinez, Viridiana <VMartinez@bos.lacounty.gov>
Sent: Monday, January 20, 2025 12:52:35 PM
To: Fish, Bubba <Bubba.Fish@culvercity.org>
Cc: Leo, Pamela <PLEo@bos.lacounty.gov>; Park, Daniel <DPark@bos.lacounty.gov>
Subject: RE: Jubilo Village Affordable Housing Project

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You don't often get email from vmartinez@bos.lacounty.gov. [Learn why this is important](#)

Good morning, Bryan –

Hope all is well.

Please inform me if you prefer an early 10-20 minute call on Tuesdays while Isela is in-route or if you'd prefer to wait until February for a virtual 30-minute meeting.

Thanks so much,
Viri

From: Gracian, Isela <IGracian@bos.lacounty.gov>
Sent: Monday, January 20, 2025 8:13 AM
To: Fish, Bubba <Bubba.Fish@culvercity.org>
Cc: Leo, Pamela <PLEo@bos.lacounty.gov>; Martinez, Viridiana <VMartinez@bos.lacounty.gov>; Park, Daniel <DPark@bos.lacounty.gov>
Subject: Re: Jubilo Village Affordable Housing Project

Good morning Bryan,

I can meet with you in early February for a virtual 30min, can do sooner for 10min since my calendar is heavily impacted for the rest of the month. I will advance that this is an ask our office is not supporting to make an exemption or to change LACDA policy for the project based vouchers.

Tara has called, emailed, discussed in person a blanket amendment to the policy which I have already on every occasion informed her that our office is not supportive of that. For this particular project she has called, emailed and discussed in person with different people on our team. Different city council people have emailed and talked to different people on our team. I have spoken with LACDA and the director has spoken with your city's housing leadership. Our team has provided and outsized amount of time to this project and issue.

Culver City council has the ability to say yes to these voucher and fill through attrition. LACDA has explained the process and offered to be supportive of the needed communication to HUD. Given your reference to the fires, maybe now the council will be open to applying the attrition process to this project and fulfilling the commitment that Tara stated the city made to the project.

For the remainder of Jan I can do just about any day except Tuesdays for 10min between 840-9am while en route to office and after I do school drop off. For a 30min virtual it would be beginning of February.

-Isela

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From: Fish, Bubba <Bubba.Fish@culvercity.org>
Sent: Sunday, January 19, 2025 8:37 PM
To: Gracian, Isela
Cc: Leo, Pamela
Subject: Jubilo Village Affordable Housing Project

CAUTION: External Email. Proceed Responsibly.

Hi Isela and Pamela, happy almost King Day. I hope you and yours are safe and well.

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From: [Fish, Bubba](#)
To: [Martinez, Viridiana](#)
Cc: [Park, Daniel](#); [Leo, Pamela](#)
Subject: Re: Jury duty
Date: Monday, January 27, 2025 10:41:01 AM

I meant to ask— would you mind adding my neighbor Johanna Gullick to the invite? She is a retired housing professional from city of Santa Monica and Long Beach and she is deeply involved with this project.

Her email is [REDACTED]

Thank you!

Bubba

Bryan “Bubba” Fish
Culver City Councilmember

From: Fish, Bubba <Bubba.Fish@culvercity.org>
Sent: Monday, January 27, 2025 10:39:23 AM
To: Martinez, Viridiana <VMartinez@bos.lacounty.gov>
Cc: Park, Daniel <DPark@bos.lacounty.gov>; Leo, Pamela <PLeo@bos.lacounty.gov>
Subject: Re: Jury duty

Just got it, thank you!

Bryan “Bubba” Fish
Culver City Councilmember

From: Fish, Bubba <Bubba.Fish@culvercity.org>
Sent: Monday, January 27, 2025 10:37:41 AM
To: Martinez, Viridiana <VMartinez@bos.lacounty.gov>
Cc: Park, Daniel <DPark@bos.lacounty.gov>; Leo, Pamela <PLeo@bos.lacounty.gov>
Subject: Re: Jury duty

Hi Viri, did you send it to this email address? For some reason I am not seeing it.

Bryan “Bubba” Fish
Culver City Councilmember

From: Martinez, Viridiana <VMartinez@bos.lacounty.gov>
Sent: Monday, January 27, 2025 10:21:14 AM
To: Fish, Bubba <Bubba.Fish@culvercity.org>
Cc: Park, Daniel <DPark@bos.lacounty.gov>; Leo, Pamela <PLeo@bos.lacounty.gov>
Subject: RE: Jury duty

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From: [Fish, Bubba](#)
To: [Martinez, Viridiana](#)
Subject: RE: Jury duty
Date: Monday, January 27, 2025 10:45:15 AM



Fish, Bubba reacted to your message:

From: Martinez, Viridiana <VMartinez@bos.lacounty.gov>
Sent: Monday, January 27, 2025 6:42:10 PM
To: Fish, Bubba <Bubba.Fish@culvercity.org>
Cc: Park, Daniel <DPark@bos.lacounty.gov>; Leo, Pamela <PLeo@bos.lacounty.gov>
Subject: RE: Jury duty

EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you confirm the content is safe.

You got it. Just added her – thanks!

Best,
Viri

From: Fish, Bubba <Bubba.Fish@culvercity.org>
Sent: Monday, January 27, 2025 10:41 AM
To: Martinez, Viridiana <VMartinez@bos.lacounty.gov>
Cc: Park, Daniel <DPark@bos.lacounty.gov>; Leo, Pamela <PLeo@bos.lacounty.gov>
Subject: Re: Jury duty

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Her email is [REDACTED]

Thank you!

Bubba

Bryan “Bubba” Fish
Culver City Councilmember

From: Fish, Bubba <Bubba.Fish@culvercity.org>