

MEETING DATE: 1/27/14

AGENDA ITEM: PUBLIC HEARING - General Plan Element Amendment, GPE-P2013099 and Negative Declaration regarding the 2013-2021 Housing Element.

ATTACHMENTS

	<u>Pages</u>
1. City Council Resolution No. 2014-R____	1-5
2. Planning Commission Resolution No. 2014-P001	6-10
3. Planning Commission Staff Report – January 8, 2014	11-22
4. Negative Declaration and Initial Study	23-50
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Attachment No. 1
City Council Resolution No. 2014-R____

RESOLUTION NO. 2014-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, ADOPTING GENERAL PLAN ELEMENT AMENDMENT, GPE P2013099 REGARDING THE CITY OF CULVER CITY 2013-2021 HOUSING ELEMENT.

(General Plan Element Amendment, GPE P2013099)

WHEREAS, California Government Code Section 65302(c) mandates that each City shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements; and ,

WHEREAS, the Housing Element must comply with the statutory provisions of California Government Code Section 65580 et seq. and is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing; and,

WHEREAS, the existing 2008-2014 Housing Element was adopted as an element of the General Plan on June 7, 2010 and the information in the 2008-2014 Housing Element has been revised and expanded to provide a current assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs; and,

WHEREAS, the City prepared the update of its Housing Element of the City's General Plan in conformance with State and local planning law and practices, considering local conditions and context, including economic, environmental, and fiscal factors, as well as community goals as set forth elsewhere in the General Plan; and,

WHEREAS, on September 16, 2013, a Joint City Council and Planning Commission Study Session and Public Workshop meeting was held to receive feedback from

1 the City Council, Planning Commission and the community on the 2013–2021 Housing
2 Element; and,

3 WHEREAS, on January 8, 2014, after conducting a duly noticed public hearing
4 on the General Plan Housing Element Amendment, including full consideration of the 2013-
5 2021 Housing Element, staff report, environmental information and all testimony presented,
6 the Planning Commission by a vote of 4 to 0, (i) adopted the project's Negative Declaration,
7 in accordance with the California Environmental Quality Act (CEQA), finding the adoption of
8 the General Plan Housing Element Amendment will not result in significant adverse
9 environmental impacts; and (ii) recommended to the City Council approval of General Plan
10 Element Amendment, GPE P2013099, and adoption of the 2013-2021 Housing Element; and
11

12 WHEREAS, on January 27, 2014, after conducting a duly noticed public
13 hearing on the General Plan Housing Element Amendment, including full consideration of the
14 2013-2021 Housing Element, staff report, environmental information and all testimony
15 presented, and the City Council, by a vote of __ to __, (i) adopted the project's Negative
16 Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the
17 adoption of the General Plan Housing Element Amendment will not result in significant
18 adverse environmental impacts; and (ii) approved General Plan Element Amendment, GPE
19 P2013099, thereby adopting the 2013-2021 Housing Element.
20
21
22

23 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
24 CALIFORNIA, RESOLVES AS FOLLOWS:

25 SECTION 1. Pursuant to the foregoing recitations and the provisions of the
26 Culver City Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.620.030, the
27 following findings for a General Plan Element Amendment are hereby made:
28
29

1. **The proposed amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies with this Title, in the case of a Zoning Code Amendment.**

The proposed General Plan Housing Element Amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan. The proposed General Plan Housing Element Amendment will not create inconsistencies with Title 17, The Zoning Code, because adoption of the 2013–2021 Housing Element will not result in any significant amendments to the Zoning Code. Specifically, the 2013–2021 Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns and projected build out as described in the City's Land Use Element. The programmatic actions called for in Chapter V (Housing Plan) of the 2013–2021 Housing Element, which when implemented will result in Zoning Code amendments, will not change the location or intensity of new development anticipated in the previously adopted Land Use Element. Further, future amendments to the Zoning Code, as called for in Chapter V of the 2013–2021 Housing Element, that address supportive housing will make the Zoning Code consistent with State Housing law and mandates. Additionally, through its objectives and measures, the 2013–2021 Housing Element is consistent with the Land Use Element objectives of encouraging the retention of housing (Land Use Element Objective 2. Housing Supply) and encouraging the provision of housing opportunities for all members of the community (Land Use Element Objective 3. Affordable Housing).

The 2013–2021 Housing Element calls for encouraging a high level of housing maintenance to promote the availability of decent housing and to protect the quality of neighborhood environments (Housing Element Objective 1). It also calls for maintaining opportunities for developing a variety of housing types while protecting the character and stability of existing neighborhoods (Housing Element Objective 2). These objectives complement the Circulation Element objective of providing for the safe and efficient movement of people and goods while preserving, enhancing, or reclaiming the neighborhood's quality of life (Circulation Element Objective 8). The 2013–2021 Housing Element is consistent with the Noise Element's objective of ensuring the compatibility of adjacent land uses with regard to noise sources and receptors (Noise Element Objective 1 Land Use Compatibility) because the Housing Element objectives and measures encourage housing development in areas that currently allow housing per the Zoning Code and Land Use Element. The objectives and measures of the 2013–2021 Housing Element will not conflict with any of the objectives found in other elements of the City's General Plan.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

The proposed General Plan Housing Element Amendment is not detrimental to the public interest, health, safety, convenience and welfare of the City because adoption

of the 2013-2021 Housing Element will not entitle any new development projects. Further, the 2013-2021 Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns and projected development as described in the City's Land Use Element. The programmatic actions called for in Chapter V (Housing Plan) of the 2013-2021 Housing Element, which when implemented will result in Zoning Code amendments, will not change the location or intensity of new development anticipated in the Land Use Element. The Land Use Element incorporated public interest, health, safety, convenience, and welfare concerns as part of its adoption. The 2013-2021 Housing Element will be consistent with the objectives of the General Plan, the CCMC, and State housing law and mandates after City approval of the General Plan Element Amendment.

3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed General Plan Housing Element Amendment is in compliance with CEQA as more fully outlined in the Initial Study and Negative Declaration environmental finding and related documentation. The City Council's adoption of the Negative Declaration is made herein by approval of this Resolution. The Initial Study/Negative Declaration reflects the independent judgment of the City Council.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council approves General Plan Element Amendment, GPE P2013099, thereby adopting the 2013-2021 Housing Element.

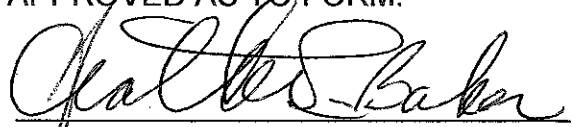
APPROVED and ADOPTED this 27th day of January, 2014.

JEFFREY COOPER, Mayor
City of Culver City, California

ATTESTED BY:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk
A14-00063


for CAROL SCHWAB, City Attorney

Attachment No. 2
Planning Commission Resolution No. 2014-P001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL
APPROVAL AND ADOPTION OF THE 2013-2021 HOUSING ELEMENT.

(General Plan Element Amendment, GPE-P2013099)

WHEREAS, California Government Code Section 65302(c) mandates that each
City shall include a Housing Element in its General Plan, and that the Housing Element be
updated periodically to reflect current conditions and legal requirements; and ,

WHEREAS, the Housing Element must comply with the statutory provisions of
California Government Code Section 65580 et seq. and is required to identify and analyze
existing and projected housing needs, and include statements of the City's goals, policies,
quantified objectives, and programs for the preservation, improvement, and development of
housing; and,

WHEREAS, the existing 2008–2014 Housing Element was adopted on June 7,
2010 and the information in the 2008–2014 Housing Element has been revised and
expanded to provide a current assessment of housing needs and an inventory of resources
and constraints relevant to meeting those needs; and,

WHEREAS, the City prepared the update of its Housing Element of the City's
General Plan in conformance with State and local planning law and practices, considering
local conditions and context, including economic, environmental, and fiscal factors, as well as
community goals as set forth elsewhere in the General Plan; and,

WHEREAS, on September 16, 2013, a Joint City Council and Planning
Commission Study Session and Public Workshop meeting was held to receive feedback from

the City Council, Planning Commission and the community on the 2013–2021 Housing Element; and,

WHEREAS, on January 8, 2014, after conducting a duly noticed public hearing on the General Plan Housing Element Amendment, including full consideration of the 2013–2021 Housing Element, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of 4 to 0, adopted a Negative Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) by a vote of 4 to 0, recommended to the City Council approval of General Plan Element Amendment, GPE-P2013099, and adoption of the 2013 –2021 Housing Element.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.620.030, the following findings for a General Plan Element Amendment are hereby made:

1. **The proposed amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies with this Title, in the case of a Zoning Code Amendment.**

The proposed General Plan Housing Element Amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan. The proposed General Plan Housing Element Amendment will not create inconsistencies with Title 17, The Zoning Code, because adoption of the 2013–2021 Housing Element will not result in any significant amendments to the Zoning Code. Specifically, the 2013–2021 Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns and projected build out as described in the City's Land Use Element. The programmatic actions called for in Chapter V (Housing Plan) of the 2013–2021 Housing Element, which when implemented will result in Zoning Code amendments, will not change the location or intensity of new development anticipated in the previously adopted Land Use Element. Further, future amendments to the Zoning

Code, as called for in Chapter V of the 2013–2021 Housing Element, that address supportive housing will make the Zoning Code consistent with State Housing law and mandates. Additionally, through its objectives and measures, the 2013–2021 Housing Element is consistent with the Land Use Element objectives of encouraging the retention of housing (Land Use Element Objective 2. Housing Supply) and encouraging the provision of housing opportunities for all members of the community (Land Use Element Objective 3. Affordable Housing).

The 2013–2021 Housing Element calls for encouraging a high level of housing maintenance to promote the availability of decent housing and to protect the quality of neighborhood environments (Housing Element Objective 1). It also calls for maintaining opportunities for developing a variety of housing types while protecting the character and stability of existing neighborhoods (Housing Element Objective 2). These objectives complement the Circulation Element objective of providing for the safe and efficient movement of people and goods while preserving, enhancing, or reclaiming the neighborhood's quality of life (Circulation Element Objective 8). The 2013 – 2021 Housing Element is consistent with the Noise Element's objective of ensuring the compatibility of adjacent land uses with regard to noise sources and receptors (Noise Element Objective 1 Land Use Compatibility) because the Housing Element objectives and measures encourage housing development in areas that currently allow housing per the Zoning Code and Land Use Element. The objectives and measures of the 2013–2021 Housing Element will not conflict with any of the objectives found in other elements of the City's General Plan.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The proposed General Plan Housing Element Amendment is not detrimental to the public interest, health, safety, convenience and welfare of the City because adoption of the 2013-2021 Housing Element will not entitle any new development projects. Further, the 2013-2021 Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns and projected development as described in the City's Land Use Element. The programmatic actions called for in Chapter V (Housing Plan) of the 2013-2021 Housing Element, which when implemented will result in Zoning Code amendments, will not change the location or intensity of new development anticipated in the Land Use Element. The Land Use Element incorporated public interest, health, safety, convenience, and welfare concerns as part of its adoption. The 2013–2021 Housing Element will be consistent with the objectives of the General Plan, the CCMC, and State housing law and mandates after City approval of the General Plan Element Amendment.

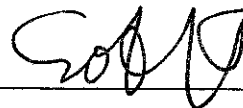
3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed General Plan Housing Element Amendment is in compliance with CEQA as more fully outlined in the Initial Study and Negative Declaration

1 environmental finding and related documentation. The Planning Commission's
2 adoption of the Negative Declaration is made herein by approval of this Resolution.
3 The Initial Study/Negative Declaration reflects the independent judgment of the
4 Planning Commission.

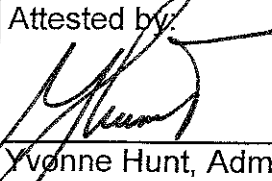
5 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
6 Commission of the City of Culver City, California, hereby recommends to the City Council
7 approval of General Plan Element Amendment, GPE-P2013099, to adopt the 2013-2021
8 Housing Element.

9 APPROVED and ADOPTED this 8th day of January, 2014.

10 

11 SCOTT WYANT, CHAIRPERSON
12 PLANNING COMMISSION
13 CITY OF CULVER CITY, CALIFORNIA

14 Attested by:

15 
16 Yvonne Hunt, Administrative Secretary
17

Attachment No. 3
Planning Commission Staff Report –
January 8, 2014

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: January 8, 2014	Item Number: <u>PH-1</u>
AGENDA ITEM: General Plan Element Amendment, GPE-P2013099 and Negative Declaration Regarding the 2013–2021 Housing Element.	
Contact Person/Dept.: Jose Mendivil / CDD	Phone Number: (310) 253-5757
Public Hearing: ☒	Action Item: ☐ Attachments: ☒
Public Notification: Notice of Public Hearing was published in the Culver City News (12/19/13; 1/2/14). Notice of Public Hearing was mailed to Culver City Organizations, Housing Advocates, and Developers (12/18/13); Master E-Mail Notification List (01/2/14).	
Planning Approval: Thomas Gorham, Planning Manager	Department Approval: Sol Blumenfeld, Community Development Director

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Negative Declaration based on the Initial Study finding that the project will not have a significant adverse impact on the environment (Attachment No. 2); and,
2. Adopt Resolution No. 2014-P001 (Attachment No. 2) recommending approval to the City Council of the proposed General Plan Element Amendment, GPE-P2013099 regarding the 2013–2021 Housing Element (Attachment No. 5).

PROCEDURES:

1. Chair calls on staff for a brief staff report and Commission poses questions to staff as desired.
2. Chair opens the public hearing, providing the general public the opportunity to speak.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

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INTRODUCTION:

The Housing Element is one of nine elements comprising the City of Culver City's General Plan (seven of which are mandatory per State law) and is the only element that the State is mandated to review. The Housing Element specifically addresses the City's vision as it relates to housing. It is the primary planning guide to identify and prioritize the City's housing needs with goals, policies, and programs to address those needs and provides a planning tool to demonstrate to the State how the City plans to meet its housing objectives.

The Housing Element is unique among General Plan elements in the extent to which State law prescribes local policies, and the legislature has granted the California Department of Housing and Community Development (HCD) the authority to review local governments' Housing Elements and issue findings regarding whether, in its opinion, the Housing Element substantially complies with the requirements of State law (Government Code Section 65580 et seq.). Cities are required to submit draft Housing Elements to HCD for review prior to adoption, and must also submit adopted elements for review. Failure to adopt a Housing Element that HCD finds to be in compliance with State law may result in the loss of eligibility for community development grant funds and cities may be required to prepare more frequent Housing Element updates in the future. Cities are also required to report annually to HCD regarding their progress in implementing the policies and programs contained in the Housing Element. Further, HCD certification confers a presumption of validity in the event of a legal challenge to the Housing Element.

BACKGROUND:

The City's current Housing Element was adopted on June 7, 2010 for the planning period or cycle from 2008 to 2014, and was certified by HCD as meeting all the requirements of State law. The Draft Housing Element covers the planning period of October 2013 to October 2021. This Housing Element "cycle" commenced on October 4, 2012 when the Southern California Association of Governments (SCAG) approved the Regional Housing Needs Assessment (RHNA) allocation for the period of October 2013 to October 2021 (this is the 5th RHNA and Housing Element Cycle). The RHNA identifies the new housing needs for all economic levels in each city and county within the six-county SCAG region¹ during this planning period.

¹ The SCAG region is comprised of Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties.

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As a result of recent State law (passed after the current Housing Element was adopted) which requires that new Housing Elements coincide with the most recent update to the Regional Transportation Plan (RTP), this Housing Element update is due at an earlier date than previously anticipated. The current RTP was adopted by SCAG in 2012 and is based upon an 8-year planning cycle. The RHNA which is part of the RTP is also on this 8-year cycle (with cycle years as noted above – 2013 to 2021). As a result of recently enacted State law and the 2012 adoption of the current RTP and RHNA, Housing Elements are now due to HCD for review in October of 2013. Had this recent legislation not been enacted the Current Housing Element would have been valid through 2014 and the next update would have occurred in 2015.

Additionally, this abbreviated schedule requires that cities adopt a Housing Element update no later than February 12, 2014 in order to maintain the 8-year Housing Element cycle noted above, with the next update due in late 2021/early 2022. If the City fails to adopt the Draft Housing Element by this date, it will be on a 4-year rather than an 8-year cycle and the Updated Housing Element will expire in October of 2017. In effect, the City will be subject to an additional Housing Element cycle if it fails to successfully enact an Updated Housing Element by February 2014.

The Draft Housing Element can be viewed as an update to the current Housing Element which has been certified as compliant with State law by HCD. Little has changed in the City's demographic and housing profile since the adoption of the current Housing Element. The RHNA numbers for this update are much smaller (185 total dwelling units) compared to the current Housing Element RHNA (504 total units). HCD recognizes that little has changed since the last cycle and does not expect cities to completely rewrite their current certified housing elements but rather update the documents to reflect the minor changes that have occurred within the last three years.

HCD is likely to approve and certify the Draft Housing Element if the City can demonstrate the following:

- The City has the land capacity to build 185 new units in this next 8 year Housing Element cycle;
- The City has enacted amendments to its Municipal Code as required in the current Housing Element that address transitional/supportive housing, reasonable accommodation procedures, and single room occupancy (SRO) units;

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- The City has provided the public a review process of the Draft Housing Element; and
- The City has analyzed current population and housing data for Culver City as reported in the 2010 Census.

HCD is also aware of the challenges to affordable housing development created by the State's dissolution of redevelopment agencies. Redevelopment Agency 20% low and moderate income set aside funds (Set Aside Funds) were largely responsible for the funding of affordable housing development and affordable housing preservation and maintenance throughout the State. Several housing programs in the current Housing Element cannot be implemented due to the loss of Set Aside Funds. Funding to offset the loss created by the dissolution of redevelopment agencies may become available as a result of future state or federal legislation. Consequently, HCD has asked that cities not remove current housing element programs that were dependent on Set Aside Funds. Instead HCD suggests that cities add language in their housing elements that currently de-funded programs will be resurrected once (and if) future funding becomes available. Therefore, the measures and programs from the current Housing Element have been carried over to the Draft Housing Element with language stating that de-funded programs will be resurrected once funding becomes available.

The City initiated the 2013–2021 Housing Element update in January of 2013, upon receiving Culver City's final RHNA numbers from the Southern California Association of Governments (SCAG). From January to August of 2013, staff worked to revise the current Housing Element, updating it as necessary to reflect the City's change in:

- RHNA numbers;
- Land inventory (to demonstrate sufficient land capacity for potentially 185 new housing units);
- Population, housing, and employment demographics;
- New affordable and market rate housing construction; and,
- The inventory of at-risk affordable housing units (units that are covenanted for low income).

The 2013–2014 Draft Housing Element is an update of the previous Housing Element (2008–2014) and a majority of all housing programs from the 2008–2014 Housing Element have been carried over with revisions to some programs. The contents of the 2013 - 2021 Housing Element are listed in detail as an endnote to this staff report^a.

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On September 16, 2013, a Joint City Council/Planning Commission Community Public Workshop was held to provide opportunities for public involvement and feedback. Appendix D of the Housing Element (Pages D-1 to D-4 of the Element – Attachment 5) contains a summary of comments from the workshop and staff response to those comments. A chronology of key milestone and public meeting dates is detailed as an endnote to this staff report^b.

On September 26, 2013 Staff submitted the Draft Housing Element to HCD for their 60-day review period. On November 25, 2013 HCD issued a pre-certification or draft “in compliance” letter (Attachment No. 3). HCD determined the City’s 2013–2021 Housing Element complies with State housing law and is prepared to certify the Draft Housing Element subject to certain revisions as discussed herein below and adoption of the document by the City Council in its current form.

ANALYSIS:

The following is a discussion relating to HCD comments and subsequent revisions, and additional minor revisions to some measures.

HCD Review and Subsequent Revisions

Staff submitted the draft 2013–2021 Housing Element to HCD for review on September 26, 2013, as authorized by the Planning Commission and the City Council at the September 16, 2013, Joint Workshop. Subsequently, HCD staff contacted City staff with additional comments and questions. After careful review of HCD’s comments the City responded to HCD stating revisions to the draft document would be made addressing their concerns. These revisions are incorporated into the Draft Housing Element. Below is a summary description of the revisions:

Clarification of Table IV-2. Table IV-2 on Page IV-4 summarizes Zoning Code development standards related to residential uses. The summary table omitted a footnote that is in the Code that states transitional and supportive housing is subject to only those restrictions that apply to other residential uses of the same type in the same zone. HCD staff asked that this footnote be inserted into the summary table which staff has done and is reflected in the Draft Housing Element.

Analysis on nine (9) unit restriction in the RMD zone. Maximum density (the number of units per lot) in the Residential Medium Density Multiple

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(RMD) Zone is 1 unit per 1,500 square feet of lot area which equates to 29 units per acre. Further the code requires that no lot shall be developed with more than 9 units even if the density calculation noted above results in more than 9 units. Measure 2E of the Current Housing Element committed the staff to providing the City Council an analysis of this 9 unit cap with the potential recommendation of removing the restriction (but maintaining the 1:1,500 density factor). This analysis or study was not performed in the previous Housing Element cycle and HCD asked that the City commit to completing this analysis within one year of this current cycle. Staff proposed (and HCD accepted) that the study be delivered to the Council no later than the end of September of 2014. This is reflected in Measure 2E carried over from the Current Housing Element. The target completion date is shown in Table V-2 on Page V-15 of the Draft Housing Element.

Supportive Housing. In the Current Housing Element, Measure 2L committed the City to amending the Zoning Code to address Senate Bill 2 (SB2) mandatory requirements relating to Emergency Shelters and Transitional and Supportive Housing. In August of 2013, SB2 related Zoning Code amendments were adopted by the City Council. These amendments require that emergency shelters be allowed by right in at least one section of the City and that transitional and supportive housing be treated as a residential use subject only to the requirements and restrictions of housing of the same type in the same zone. Several cities including Culver City relied on previous State Planning Law that allows cities to impose additional regulations on Supportive Housing serving seven (7) or more residents.; The August 2013 Zoning Code amendments required a Conditional Use Permit (CUP) for Supportive Housing serving 7 or more residents. HCD noted that SB2 supersedes previous State Planning Law relating to Transitional and Supportive Housing and that no special requirements such as a CUP can be placed on these residential uses regardless of the number of residents. The August 2013 Zoning Code amendments placed no restrictions on number of residents for transitional housing and HCD concerns were only with the CUP requirement related to supportive housing.

Staff reviewed the language and intent of SB2 as well as supporting documentation from HCD and verified the requirements with John Douglas, the City's consultant on the current Housing Element and agreed that further amendments were needed to ensure Culver City was fully compliant with State housing law addressing supportive housing. Per SB2, the Housing Element must demonstrate that supportive housing is considered a residential use of the same type (i.e. single family dwelling,

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duplex, triplex or multi-family dwelling) as other residential uses of the same type in the same zone the supportive housing is located in and no special regulations can be imposed on the use that otherwise would not be imposed on any other residential use. Since the Zoning Code does not require a CUP for a residential use of the same type (i.e. single family dwelling, duplex, triplex or multi-family dwelling) as similar residential uses allowed in the same zone that supportive housing is allowed, a CUP cannot be required for a supportive housing units .

Measure 2L has been revised to include a commitment to amend the Zoning Code by removing the CUP requirement for supportive housing dwellings with 7 or more residents and treating them as residential uses regardless of the number of residents. HCD asked that this be completed within the first year of the 2013–2021 Housing Element period; the date of completion for these amendments is July of 2014. Revisions to Measure 2L are reflected on Page V-11 and in Table V-2 on Page V-15 of the draft Housing Element. Amending the Zoning Code in a timely manner (by July of 2014) will reduce the potential for legal challenges to the Zoning Code. Acting on this measure to amend the Zoning Code will be expected of the City by HCD. All jurisdictions in the State who have yet to amend their respective codes relating to Supportive Housing (as it relates to SB 2) must address this same issue in order to be in conformance with enacted State Housing laws.

The revisions noted above do not change the intent or policies established in the Housing Element or the Housing Measures that were reviewed by the Planning Commission and City Council at the September 16, 2013, Joint Community Public Workshop. HCD will certify the final Housing Element affirming its consistency with State housing law if the document is adopted with the revisions noted above.

Additional Minor Revisions to some Housing Measures

Measure 2K. Single Room Occupancy (SRO) Housing. The previous Measure 2K committed the City to amending the Zoning Code to provide development standards and a definition for SRO housing. This was completed with the SB2 related Zoning Code amendments in August of 2013. The revised Measure 2K in the Draft Housing Element states that the City will implement development of SRO housing within mixed use developments subject to specific SRO development standards.

Measure 2L. Zoning for Emergency Shelters and Transitional/Supportive Housing. The previous Measure 2L committed the City to amending the

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Zoning Code to allow emergency shelters by right in at least one portion of the City and to treat transitional/supportive housing as residential uses. Zoning Code Amendments were completed in August of 2013, and as noted above a commitment to supportive housing related amendments is incorporated into a revised Measure 2L. Measure 2L is further revised to state the City will implement development of emergency shelters and Transitional Housing subject to specific development standards for Emergency Shelters and existing residential standards for transitional housing.

Measure 2N. Reasonable Accommodation Procedures. The previous Measure 2N committed the City to amending the Zoning Code to provide reasonable accommodations application process for persons with disabilities seeking relief from Zoning standards that hinder the use of their homes (due to their disability). This was completed with the SB 2 related Zoning Code amendments in August of 2013. The revised Measure 2N in the current draft Housing Element states that the City will process Reasonable Accommodations requests subject to approval of an administrative approval and compliance with applicable code standards.

PUBLIC COMMENTS:

The general public and City Council and Planning Commission members provided comments at the September 16, 2013, Joint City Council/Planning Commission Public Community Meeting. Appendix D of the Draft Housing Element (Attachment 5) summarizes comments and staff response to comments. Several comments addressed clarification of the document and Housing Programs affected by the elimination of the Redevelopment Agency. None of the comments or questions suggested the document should be changed before sending it to HCD.

Only one written comment was submitted (directly to HCD) during their 60-day review period, separate from the September 16th comments. A copy of the written comment, submitted by a Culver City resident, is included in this agenda item (Attachment No. 4). The two key issues raised by the resident were a lack of rent control in the City resulting in lower income people forced out of the City and criticism of the selection process for the twelve affordable units in the Culver Villas project which gave priority to City of Culver City and Culver City Unified School District employees. The resident specifically asked that 4 initiatives be undertaken:

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1. Mandate a cap in the total percentage of allowable rent increases per year that is linked to the Consumer Price Index.
2. Prohibit more than one rent increase per year.
3. Prohibit No-Fault evictions.
4. Require landlords to pay tenants' relocation costs in certain instances when tenants are required to vacate (such as for redevelopment).

The actions listed above are policy issues that the City Council must direct staff to study if it so desires. These policy issues do not affect the certification of the Housing Element. HCD received the letter and did not require revisions or additional Housing Programs in response to the letter. HCD staff relayed to City Staff that the accomplishments from the previous Housing cycle noted in the Housing Element and the continued Housing Programs in the draft document indicate that the City is committed to affordable housing efforts. They recognize that the State legislated elimination of Redevelopment Agencies throughout the State have impeded implementation of affordable housing construction, retention, and maintenance/repair.

The selection process for the Culver Villas was a policy decision of the City Council. The priority given to employees of the City and the School District was done to promote the overall public welfare by helping to assure that City and School District employees have adequate opportunities to live in affordable housing within the community in which they serve. This policy decision addressed jobs/housing balance concerns in addition to affordable housing. City and school district employees who cannot afford housing in Culver City obtain affordable housing further from the City which then contributes to longer commute times and traffic congestion.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, an Initial Study prepared for the General Plan Housing Element Amendment determined that the Amendment will not have a significant adverse impact on the environment and that a Negative Declaration (ND) finding is appropriate. Approval of the 2013–2021 Housing Element will not result in additional housing construction beyond the level currently anticipated in the Land Use Element of the General Plan. There is no specific development projects associated with the adoption of the Housing Element. The Amendment is consistent with other elements of the General Plan, the Zoning Code, and State housing law. A copy of the proposed Negative Declaration, Initial Study, and the 2013–2021 Housing Element were made available for public review in accordance with CEQA guidelines and regulations.

City of Culver City, California
Planning Commission Agenda Item Report

CONCLUSION:

The Draft 2013–2021 Housing Element in its current form has been pre-certified by the HCD as it meets all of the criteria mandated by State housing law. Therefore, Staff recommends that the Planning Commission adopt Resolution No. 2014-P001 recommending the City Council adopt the 2013–2021 Housing Element document without additional substantive changes. Further substantive changes to the document will require staff to send the document back to HCD for another review cycle. This will require additional time before City Council adoption of the Housing Element and put the City in jeopardy of not meeting the February 12, 2014 adoption deadline. Housing Elements adopted prior to February 12, 2014 will be on an eight (8) year cycle with the next housing element due in 2021/early 2022. Housing Elements adopted after February 12th will be on a four (4) year cycle with the next element due in 2017.

The City Council is scheduled to conduct a public hearing for consideration of the Planning Commission's recommendation and adoption of the Draft Housing Element on January 27, 2014. Following adoption of the document by the City Council, staff will transmit the adopted Housing Element to HCD and request certification of the document.

ATTACHMENTS:

1. Resolution No. 2014-P001
2. Negative Declaration and Initial Study
3. HCD pre-certification (draft "in compliance") letter dated November 25, 2013
4. Comment Letter From a Resident Submitted to HCD
5. 2013–2021 Housing Element dated January 2014

City of Culver City, California
Planning Commission Agenda Item Report

- ^a Housing Element Contents: The 2013–2021 Housing Element is comprised of the following sections:
- Chapter 1 – Introduction: Introduction and overview of Housing Element content and requirements;
 - Chapter II – Housing Needs Assessment: Analysis of population, household and employment trends, characteristics of the housing stock, and a summary of current and projected housing needs;
 - Chapter III – Resources and Opportunities: Evaluation of resources and opportunities that will facilitate the development and preservation of housing for all economic segments of the community;
 - Chapter IV – Constraints: Review of potential constraints to meeting identified housing needs;
 - Chapter V – Housing Plan: Housing Plan to address identified needs, including housing goals, policies and programs;
 - Appendix A – Evaluation of the 2008 – 2014 Housing Element: Evaluation of the City's housing accomplishments during the previous planning period;
 - Appendix B – Residential Land Inventory – 2013 – 2021: Inventory of potential sites for residential development;
 - Appendix C - Inventory of At-Risk Affordable Housing Units: Inventory of at-risk affordable housing units;
 - Appendix D – Public Participation Summary: Summary of public involvement activities during the Housing Element update process;
 - Appendix E – Acronyms: List of Acronyms; and
 - Appendix F - Glossary
- ^b Key Milestones: The following summarizes a chronology of events regarding 2013–2021 Housing Element update process:
- October 2012. Final RHNA Numbers are given to cities in the SCAG region.
 - January 2013 to August 2013. Staff revisions to 2008–2014 Housing Element as preparation for the Draft October 2013 – October 2021 Housing Element.
 - September 16, 2013 – Joint City Council/Planning Commission Community Public Workshop. A Joint Public Workshop held to review and discuss the Housing Element update and to receive public testimony regarding the update. The Planning Commission unanimously voted to recommend and the City Council unanimously voted to authorize staff to submit the Draft 2013–2021 Housing Element to State HCD for review. The joint body requested minor revisions to the document.
 - September 26, 2013- Submission of the Draft Housing Element to HCD. After minor revisions and corrections staff submitted the Draft Housing Element to HCD for a streamlined 60-day review.
 - November 25, 2013 – Compliance Letter from HCD. HCD letter finding that the City's Draft 2013–2021 Housing Element, with revisions as requested by HCD, meets State standards and will be in full compliance once adopted by the City Council.
 - January 8, 2014 – Planning Commission Adoption Hearing. The Planning Commission will recommend the City Council adopt the 2013–2021 Housing Element and related CEQA findings.
 - January 27, 2014 – City Council Final Adoption Hearing. After the Planning Commission Public Hearing a subsequent City Council Public Hearing will be held for final adoption of the 2013–2021 Housing Element and related CEQA findings.

Attachment No. 4
Negative Declaration and Initial Study



Culver CITY

~~ATTACHMENT NO 22~~

(310) 253-5710

FAX (310) 253-5721

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

PROPOSED NEGATIVE DECLARATION

Project Title and File No.: 2013 – 2021 Housing Element Update (GPE P-2013099)

Project Location: City of Culver City – Various Locations

Project Sponsor: City of Culver City

Project Description: California State Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan and that the Housing Element be updated periodically to reflect current conditions and legal requirements as reflected in State and/or Federal housing laws. The California State Department of Housing and Community Development (HCD) is required to review the Housing Element Update for conformance with housing laws. The project referenced herein addresses this State mandate. The Housing Element is one of nine elements comprising the City of Culver City's General Plan, which is a comprehensive, long-term plan for the physical development of the City. The Housing Element specifically addresses the City's vision as it relates to housing. The draft 2013 - 2021 Housing Element is the City's guiding document in addressing new housing, rehabilitation of current housing, and preservation of existing affordable housing. Adoption of the 2013 – 2021 Housing Element will not result in additional housing construction beyond the level currently anticipated in the Land Use Element of the General Plan. There are no specific development projects associated with the adoption of the Housing Element.

Environmental Determination:

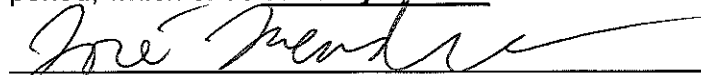
This is to advise that the City of Culver City, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this **NEGATIVE DECLARATION** based on the following finding:

- ☒ The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- ☐ The Initial Study identified potentially significant effects, but:
1. Revisions in the project plans or proposals made by, or agreed to by the applicant before this proposed **MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY** was released for public review would avoid the effects or mitigate the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 2. There is no substantial evidence before the agency that the project as revised may have a significant effect on the environment.

A copy of the Initial Study, and any applicable mitigation measure, and any other material which constitute the record of proceedings upon which the City based its decision to adopt this **NEGATIVE DECLARATION** may be obtained at:

City of Culver City, Planning Division
9770 Culver Boulevard, Culver City, CA 90232

The public is invited to comment on the proposed **NEGATIVE DECLARATION** during the review period, which ends **January 8, 2014**.


Jose Mendivil, Associate Planner

12/17/13
Date



Culver CITY

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

25

(310) 253-5710

FAX (310) 253-5721

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM AND ENVIRONMENTAL DETERMINATION

Project Title:	2013 –2021 Housing Element Update (GPE P-2013099)		
Lead Agency Name & Address:	City of Culver City, Planning Division 9770 Culver Blvd., Culver City, CA 90232		
Contact Person & Phone No.:	Jose Mendivil, Associate Planner (310) 253-5757		
Project Location/Address:	Various Locations		
Nearest Cross Street:	N.A.	APN:	N.A.
Project Sponsor's Name & Address:	City of Culver City 9770 Culver Blvd. Culver City, CA 90232		
General Plan Designation:	Varies citywide	Zoning:	Varies citywide
Redevelopment Project Area:	Various Locations		
Overlay Zone/Special District:	Various Locations		
Project Description and Requested Action: <i>(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)</i>			
<u>Overview</u> California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements. The City's previous Housing Element was adopted on June 7, 2010, and state law requires that the element be updated for the 2013 – 2021 planning period. The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. In adopting its Housing Element, the City must consider local conditions and context, including economic, environmental, and fiscal factors, as well as community goals as set forth elsewhere in the General Plan.			
<u>Housing Element Contents</u> The Housing Element is comprised of the following sections: • Introduction and overview of Housing Element content and requirements (Chapter I); • Analysis of population, household and employment trends, characteristics of the housing			

stock, and a summary of current and projected housing needs (Chapter II);

- Evaluation of resources and opportunities that will facilitate the development and preservation of housing for all economic segments of the community (Chapter III);
- Review of potential constraints to meeting identified housing needs (Chapter IV);
- Housing Action Plan to address identified needs, including housing goals, policies and programs (Chapter V);
- Evaluation of the City's housing accomplishments during the previous planning period (Appendix A);
- Inventory of potential sites for residential development (Appendix B);
- Inventory of at-risk affordable housing units (Appendix C);
- Summary of public involvement activities during the Housing Element update process (Appendix D);
- List of Acronyms (Appendix E); and
- Glossary (Appendix F)

Legal Framework for the Housing Element

The Housing Element must comply with the statutory provisions of California Government Code Section 65580 et seq. The Housing Element is unique among General Plan elements in the extent to which state law prescribes local policies. The California legislature has granted the California Department of Housing and Community Development (HCD) the authority to review local governments' housing elements and issue findings regarding whether, in its opinion, the housing element substantially complies with the requirements of state law. Cities are required to submit draft housing elements to HCD for review prior to adoption, and must also submit adopted elements for review. Failure to adopt a housing element that HCD finds to be in compliance with state law may result in the loss of eligibility for community development grant funds and cities may be required to prepare more frequent housing element updates in the future. Cities are also required to report annually to HCD regarding their progress in implementing the policies and programs contained in the Housing Element.

Relationship of the Housing Element to the Land Use Element of the General Plan

The Housing Element is one of the state-mandated elements of the General Plan. While the time horizon for a General Plan is typically 15-20 years, state law requires that housing elements be updated on a more frequent schedule. The City's current Housing Element was adopted in June 7, 2010 for the planning period or cycle from 2008 to 2014, and was certified by the State as meeting all the requirements of State law. The new Housing Element covers the planning period of October 2013 to October 2021. This Housing Element "cycle" commenced in October 4, 2012 when the Southern California Association of Governments (SCAG) approved the Regional Housing Needs Assessment (RHNA) allocation for the period of October 2013 to October 2021 (this is the 5th RHNA and Housing Element Cycle). The RHNA identifies the new housing needs for all economic levels in each city and county within the six-county SCAG region¹ during this planning period.

As a result of recent State law (passed after the current housing element was adopted) which requires that new Housing Elements coincide with the most recent update to the Regional Transportation Plan (RTP), this Housing Element update is due at an earlier date than previously

¹ The SCAG region is comprised of Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties.

anticipated. The current RTP was adopted by SCAG in 2012 and is based upon an 8-year planning cycle. The RHNA which is part of the RTP is also on this 8-year cycle (with cycle years as noted above – 2013 to 2021). Had this recent legislation not been enacted the current Housing Element would have been valid through 2014 and the next update would have occurred in 2015.

The Draft 2013-2021 Housing Element is essentially an update to the previous Housing Element that was certified as compliant with State law by HCD. The City's demographic and housing profile did not significantly change since the adoption of the previous Housing Element. The RHNA numbers for this update are not as large (185 total dwelling units) compared to the previous Housing Element RHNA (504 total units). HCD recognizes that not much has changed since the last cycle and does not expect cities to completely rewrite the previous certified Housing Element. Rather the update should reflect the minor changes that have occurred within the last three years.

State law also requires all elements of the General Plan to be internally consistent. The Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns described in the Land Use Element. The programmatic actions called for in Chapter V of the Housing Element would not change the location or intensity of new development anticipated in the previously adopted Land Use Element (Land Use Element Map on p. LU-17).

Key Issues

Since the Housing Element is revised periodically, this update represents a fine-tuning process rather than a wholesale overhaul. The proposed Housing Element must demonstrate sufficient land capacity to accommodate revised Regional Housing Needs Assessment numbers. Further the document must include a list of housing programs with the objective of providing: affordable housing assistance, preservation, and maintenance; zoning that permits new affordable housing and alternative housing; and reasonable accommodations for disabled people. Many of the City's housing programs in the Housing Element will be continued from the previous Housing Element. Appendix A of the Housing Element includes a detailed review of policies and programs from the previous planning period that are reflected in the 2008-2014 Housing Element. It identifies those components that are working well and those that should be revised to reflect changed circumstances. The most significant change to these programs has been the elimination of the Redevelopment Agency which largely funded them. Below is a summary of the key issues noted herein.

A. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) AND QUANTIFIED OBJECTIVES

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8-year period from October 2013 through October 2021. Communities then determine how they will address their new housing needs through the process of updating the Housing Elements of their General Plans. The current RHNA was adopted by the Southern California Association of Governments (SCAG) in 2012. The future need for housing is determined primarily by the forecasted growth in population, households, and jobs. During this current cycle, SCAG included an additional factor in the forecast that captures the recent housing foreclosure crisis. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household/job/population growth, the foreclosure crisis, vacancy need, and replacement need — determines the new construction need for a community. Total new

housing need is then distributed among five income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. The 2013 -2021 RHNA allocation (which is the Projection Period for the 2013-2021 planning period as discussed on Page 2 of the Initial Study) for Culver City is as follows:

**Regional Housing Growth Needs – Culver City
2013 – 2021**

Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
24 13%	24 13%	29 15.7%	31 16.8%	77 41.5%	185 100%

*Extremely-low-income need is established as 50% of the very-low need
Source: SCAG 2013

The income categories used in the Housing Element are linked to county (or "areawide") median income ("AMI") and are defined in state law as shown in the table below. Many state housing requirements and programs are based on "lower-income" guidelines, which consists of the extremely-low-, very-low- and low-income categories taken together. For example, in all jurisdictions within Los Angeles County "lower-income" means a 4-person household with a total income of no more than \$68,300 per year as of 2013. It is important to recognize that "low-income housing" means an apartment that rents for up to \$1,708 per month, or a house or condo with a sales price up to about \$256,800. Due to high land costs relative to incomes, most new housing in the Los Angeles metro area – rental or ownership – is priced above these levels unless financial subsidies are provided.

**Income Categories and Affordable Housing Costs – 2013
Los Angeles County**

2013 County Median Income (AMI) = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$25,600	\$640	\$75,000
Very Low (31-50% AMI)	\$42,700	\$1,068	\$147,800
Low (51-80% AMI)	\$68,300	\$1,708	\$256,800
Moderate (81-120% AMI)	\$77,750	\$1,944	\$297,000
Above Moderate (120%+ AMI)	\$77,750+	\$1,944+	\$297,000+

Assumptions:

- Based on a family of 4
 - 30% of gross income for rent or PITI
 - 10% down payment, 5% interest, 1.25% taxes & insurance, \$200 HOA dues
- Source: Cal. HCD

Cities must demonstrate that their land use plans and regulations provide realistic opportunities for development commensurate with the type and amount of housing identified in the RHNA. This is accomplished through a parcel-level analysis of vacant and "underutilized" sites with a potential for additional residential development or redevelopment (see Appendix B of the Draft Housing Element). State law provides guidance regarding how cities estimate development potential, with the two most important factors being zoning (especially allowable density) and previous experience with affordable housing. Recent amendments to state law specify that in Culver City and most other metropolitan jurisdictions, a density of at least 30 units per acre is assumed to be

necessary to facilitate construction of lower-income housing.

It is also important to note that the RHNA is a *planning target*, *not a development quota*. While state law requires cities to demonstrate that their land use plans and regulations could accommodate the type and amount of housing identified in the RHNA, the law does not require that sites identified in the Housing Element as suitable for affordable housing be developed for that purpose. The law recognizes that cities do not build housing, and development depends on many factors including property owner desires, interested builders, available financing, and prevailing market forces. This is particularly true for affordable housing – in high-cost areas like the Los Angeles Westside, subsidies are required to make lower-income housing feasible. Most housing subsidies were traditionally provided by local redevelopment agency set-aside funds or by state and federal tax credits and grant programs.

To determine whether the City has adequate sites with realistic capacity for development commensurate with the RHNA, an analysis of vacant and underutilized parcels was conducted (see Housing Element Appendix B). The analysis included a review of recent development trends and a thorough review of potential development sites. The most significant aspect of this analysis deals with the City's capacity to accommodate its need for 77 new lower-income units. The analysis of potential housing sites demonstrates that the City has suitable sites exceeding its fair share RHNA allocation (see Housing Element Table III-2 and Appendix B).

State law also requires that the Housing Element establish "Quantified Objectives" for the maintenance, preservation, improvement and development of housing during the new planning period². The quantified objectives for new construction set forth in the 2013-2021 Draft Housing Element are identical to the City's RHNA allocation discussed above, and are consistent with existing General Plan land use designations.

In summary:

- The RHNA identifies each jurisdiction's fair share of the region's future housing needs
- The RHNA is a planning target, not a development quota
- Cities must demonstrate the availability of adequate sites, either vacant or underutilized, with appropriate zoning and development standards to accommodate the new housing need identified in the RHNA
- Sufficient opportunities for housing development exist to meet the City's RHNA obligation
- The Quantified Objectives for new housing construction established in the 2013-2021 Housing Element are consistent with both the RHNA and the level of development assumed in the General Plan

For purposes of CEQA analysis, it is important to note that the amount of new housing development anticipated in the RHNA and the Draft Housing Element is consistent with the land use designations in the General Plan. The General Plan was the subject of CEQA analysis when the Circulation, Land Use, Noise, and Open Space elements were updated in 1995. A Program Environmental Impact Report was certified in 1995 with the General Plan Update approval (City Council Resolution No. 96-R101 and State Clearing House (SCH) No. 94051019) which is incorporated herein by reference.

² Government Code Sec. 65583(b)(1)

The new Housing Element would not alter the amount or intensity of, or grant any additional entitlements for, the future development that was the subject of the prior 1995 CEQA evaluation in the General Plan Program EIR. The circumstances under which the General Plan Program EIR was certified have not significantly changed as it relates to the Housing Element update and no new significant information has been found that would impact the General Plan Program EIR. Pursuant to CEQA Guidelines Sections 15162 and 15168 the General Plan Housing Element update is within the scope of the General Plan Program EIR.

While demonstrating the availability of adequate sites for residential development commensurate with the RHNA is one of the most noteworthy issues contained in the Housing Element, the document also includes housing programs which have for the most part been carried over from the previous Housing Element.

B. ELLIMINATION OF REDEVELOPMENT AGENCIES

Historically affordable housing construction, retention, rehabilitation, and maintenance were significantly funded by Redevelopment Agency (RDA) Set-Aside funds created by RDA resources. In essence, implementation of the City's Housing Plan has been one of the various functions of the RDA.

Assembly Bill (AB) 26 and AB 27 were passed by the California State Legislature on June 15, 2011, and signed by Governor Edmund G. Brown Jr. on June 28, 2011. AB 26 immediately suspended all new redevelopment activity and dissolved all redevelopment agencies effective October 1, 2011.

On December 29 2011, the California Supreme Court issued a final opinion on litigation challenging AB 26 and AB 27, upholding AB 26, invalidating AB 27, and concluding that AB 26 could be enforced independently from AB 27. The Court's opinion set in motion short timeframes for agencies and legislative bodies to take necessary actions to comply with the unwinding of the redevelopment agencies pursuant to AB 26. The Court ruled that on February 1, 2012, all of the State's 400 Redevelopment Agencies were to be dissolved.

Pursuant to AB 26, jurisdictions were required to identify a "Successor Agency" to the Redevelopment Agency prior to January 13, 2012. On January 9, 2012, the Culver City City Council adopted a resolution designating the City of Culver City as the Successor Agency to the Culver City Redevelopment Agency. The Successor Agency is responsible for maintaining payments on enforceable obligations pursuant to an obligation schedule. Enforceable Obligations are defined as:

- a) Bonds, including debt service, reserves, or other required payments;
- b) Loans borrowed by the agency for a lawful purpose including loans from the Low and Moderate Income Housing Fund;
- c) Payments required by the federal government;
- d) Pre-existing obligations to the state or obligations imposed by state law;
- e) Legally enforceable payments to agencies' employees, including pension obligations and other obligations conferred through a collective bargaining agreement;
- f) Judgments and settlements entered into by a court or arbitration, retaining appeal rights;
- g) Legally binding contracts that do not violate the debt limit or public policy; and,
- h) Contracts necessary for administration of the agency, such as for office space, equipment and supplies, to the extent permitted.

Also on January 9, 2012, the Culver City City Council adopted a resolution activating the Culver City Housing Authority and designating the Culver City Housing Authority to receive the transfer of all housing assets, rights, powers, duties, obligation, liabilities and functions previously performed by the Culver City Redevelopment Agency.

With the Court ruling on AB 26, several Housing Programs that relied on RDA Set-Aside funds were de-funded effective February 1, 2012. Nevertheless the City has decided to maintain all Housing Programs from the previous Housing Element. The de-funded programs will be reactivated if and when future State/Federal funding sources become available that the city is eligible to acquire. Chapter V and Appendix A of the Housing Element reviews current and past programs.

C. HOUSING PROGRAMS

With the Court ruling on AB 26, several Housing Programs that relied on RDA Set-Aside funds were de-funded effective February 1, 2012. Nevertheless the City has decided to maintain all Housing Programs from the previous Housing Element. The de-funded programs will be reactivated if and when future State/Federal funding sources become available that the city is eligible to acquire. Chapter V and Appendix A of the Housing Element reviews current and past programs.

In the previous Housing Element a commitment to complete significant amendments to the Zoning Code were identified as new housing programs. These changes were required as a result of SB 2. These commitments to amend the code addressed Emergency Shelters, Transitional and Supportive Housing, and Housing for Persons with Special Needs.

Emergency Shelters

As required by SB 2, the City amended the Zoning Code to require that emergency shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. With passage of amendments to comply with this requirement, Measure 2L in the new Housing Element has been revised from the previous Housing Element to state that the City will implement development of emergency shelters subject to specific development standards for emergency shelters.

Transitional and Supportive Housing

As required by SB 2, the City amended the Zoning Code to require that transitional and supportive housing be treated as residential uses that are subject to only those requirements that apply to other residential uses of the same type in the same zone. Measure 2L in the new Housing Element has been revised from the previous Housing Element to state that the City will implement development of transitional and supportive housing subject to existing residential standards. Additionally, the City will further amend the Zoning Code to treat supportive housing as housing subject to only those restrictions that apply to other residential uses of the same type in the same zone, regardless of the number of residents in a supportive housing unit.

Housing for Persons with Special Needs

As required by State law the City amended the Zoning Code to reduce constraints on the provision and use of housing by persons with disabilities or other special needs. Measures 2.K in the new Housing Element has been revised from the previous Housing Element to state that the City will implement development of Single Room Occupancy (SRO) Housing subject to specific SRO development standards. Measures 2.N in the new Housing Element has been revised from the previous Housing Element to state that the

City will process Reasonable Accommodations requests subject to approval of an administrative approval process.

Existing Conditions of the Project Site:

Conditions vary citywide.

Surrounding Land Uses and Setting: *(Briefly describe the project's surrounding)*

N.A. (Various Locations)

Other public agencies whose approval is required: *(e.g., permits, financing approval, or participation agreement)*

The California Department of Housing and Community Development is required to review Housing Elements and provide findings to local agencies.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

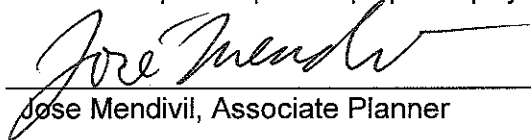
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages:

- | | |
|---|---|
| ☐ Aesthetics | ☐ Land Use / Planning |
| ☐ Agriculture and Forestry Resources | ☐ Mineral Resources |
| ☐ Air Quality | ☐ Noise |
| ☐ Biological Resources | ☐ Population / Housing |
| ☐ Cultural Resources | ☐ Public Services |
| ☐ Geology /Soils | ☐ Recreation |
| ☐ Greenhouse Gas Emissions | ☐ Transportation/Traffic |
| ☐ Hazards & Hazardous Materials | ☐ Utilities / Service Systems |
| ☐ Hydrology / Water Quality | ☐ Mandatory Findings of Significance |

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Jose Mendivil, Associate Planner

12/18/13
December 18, 2013

INTRODUCTION

In assessing the environmental impacts of the 2013 - 2021 Housing Element update it should be recognized that the type, intensity, location and design of development projects are controlled primarily by the Land Use Element of the General Plan and the Zoning Ordinance. The Housing Element recognizes the City's fair share need of 185 additional housing units as identified in the 2013 – 2021 Regional Housing Needs Assessment (RHNA). However, the Housing Element is a policy document that reflects and anticipates development as described in other City plans and ordinances, and does not regulate development. No changes to the allowable intensity, quantity or location of new housing development are proposed in the Housing Element. In some cases (such as for supportive housing) the Housing Element identifies changes to land use policies or regulations that the City intends to implement, however those changes will require amendments to other documents such as the Zoning Ordinance prior to implementation. The specific details of those changes will be subject to a subsequent public review and approval process that includes CEQA analysis. While this Initial Study describes the general characteristics and potential impacts associated with development anticipated in the Housing Element, specific analysis of the potential impacts of future developments cannot be completed until detailed development plans and/or regulations are prepared.

The proposed Municipal Code amendments regarding supportive housing are required by state law. These proposed amendments focus on the process by which such facilities are reviewed and approved rather than changes to their physical characteristics, and therefore no new significant environmental effects are anticipated. However, these Code amendments will be subject to a subsequent public review and approval process that includes appropriate CEQA documentation when the amendments are initiated by the City.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
Responses: a-d). <u>Less than Significant Impact</u>. There are no identified scenic vistas or significant natural scenic resources in the city, which is a heavily urbanized and nearly built-out community mostly on flat land. As noted in the Project Description, the Housing Element identifies a need for 185 additional housing units during the 2013-2021 RHNA period. This level of development is consistent with the current General Plan Land Use Element, and no change to land use types or intensity is proposed. New residential developments could create light and glare, however without specific details regarding future developments, it is not possible to determine or analyze such potential impacts with any precision. Prior to development, each new project will be the subject of CEQA review and appropriate standards, conditions and mitigation measures will be determined at that time. The Housing Element amendment would not result in any new significant impacts and no mitigation measures are necessary at this time. Mitigation Measure(s): None Required				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
Responses: a-e). <u>No impact.</u> The city is predominantly urbanized and no Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Williamson Act lands, or forest lands are located within its boundaries. The Housing Element amendment would not result in the conversion of farmland or forest land to other uses.				
Mitigation Measure(s): None required.				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Responses:

a-e). Less than significant impact. Culver City is located within the South Coast Air Basin and therefore is included within the South Coast Air Quality Management District's Air Quality Management Plan. New development anticipated in the Housing Element would generate pollutant emissions due to new vehicle trips, use of equipment, and off-site power and natural gas generation. Construction vehicles and activities would also generate emissions during the construction phases of individual development projects. Air pollutant emissions associated with new developments could occur over the short-term for demolition, site preparation and construction activities. In addition, emissions and odors could result from the long-term operation of new developments. However, no changes to the future development patterns described in the General Plan Land Use Element are proposed in the Housing Element update. Potential impacts of this Housing Element amendment, if any, would be less than significant and no mitigation measures are necessary at this time.

Short-Term Construction-Related Impacts

Air quality impacts may occur during site preparation and construction activities related to new housing development. Sources of emissions during this phase include exhaust emissions generated during demolition of an existing structure, site preparation and subsequent construction. To minimize construction-related air quality impacts, future development projects will be required to comply with SCAQMD Rule 403. Additionally, future development projects will be evaluated for potential construction-related air quality impacts. Where appropriate, mitigation measures will be required to reduce potential impacts.

Long-Term Air Quality Impacts

Long-term air quality impacts are those associated with the emissions produced from project-generated vehicle trips as well as from stationary sources related to the use of natural gas and electricity for heating, cooling, lighting, etc. Without specific details regarding future development it is impossible to accurately quantify long-term emissions. As part of the planning and review process for new developments, potential air quality impacts will be evaluated and appropriate mitigation measures will be adopted. Potential impacts of this Housing Element amendment, if any, would be less than significant and no mitigation measures are necessary at this time.

Mitigation Measure(s): None required.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐
Responses: a-f). <u>Less than significant impact.</u> As noted in the Project Description, the Housing Element identifies a need for 185 additional housing units during the 2013-2021 RHNA period. This development is expected to occur on sites that are currently designated for residential or mixed-use development. The City is a predominantly urbanized community. Approximately 4.5% of the city (145 acres) in the undeveloped Blair Hills and Culver City Park area supports natural vegetation³. There are no adopted habitat conservation plans in the city. The Ballona Creek channel crosses the City but has been placed in a concrete culvert as the result of flood control improvements, and no significant riparian resources are present in the channel. Prior to development, proposed plans will be reviewed in detail, and will be the subject of a separate CEQA review to assess potential impacts to biological resources. If any potential impacts are identified, appropriate standards, conditions and mitigation measures will be established at that time. Potential impacts of this Housing Element amendment, if any, would be less than significant and no mitigation measures are necessary at this time. Mitigation Measure(s): None required.				

³ Culver City General Plan EIR, 1995

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
Responses: a-d). <u>Less than significant impact.</u> <u>Archaeological Resources.</u> Native cultures occupied the coastal areas of Southern California, and archaeological resources could be present in the city. The Housing Element amendment would have no effect on potential impacts to these resources since no changes to the location of residential developments are proposed, although future development anticipated in the Housing Element could uncover archaeological resources. Existing policies and regulations regarding the handling and preservation of such resources will continue to apply to all future development projects. <u>Paleontological Resources.</u> Culver City lies within the historic Ballona Creek floodplain. Ballona Creek is a remnant channel of the Los Angeles River. Prior to 1825 the Los Angeles River flowed westward through this area, but subsequent flooding and channelization resulted in its realignment to flow southward to San Pedro Bay. The expectation of fossilized marine and terrestrial remains within alluvial deposits indicates a moderate to high likelihood of paleontological resources in some areas of the city⁴. The Housing Element amendment would have no effect on potential impacts to these resources since no changes to the location of residential developments are proposed, although future development anticipated in the Housing Element could uncover paleontological resources. Existing policies and regulations regarding the handling and preservation of such resources will continue to apply to all future development projects. <u>Historical Resources.</u> Following the arrival of Europeans in California, development began to occur in the 1800s. Approximately 51 buildings in the city have been designated as landmark historic structures or significant historic structures. The Housing Element amendment would have no effect on potential impacts to these resources since no changes to the location of residential developments are proposed, although future development anticipated in the Housing Element could affect historical resources. Existing policies and regulations regarding the preservation of such resources will continue to apply to all future development projects. Mitigation Measure(s): None required.				

⁴ Culver City General Plan EIR, 1995

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
Responses: a-d). <u>Less than significant impact.</u> The Housing Element update identifies a need for 185 additional housing units during the 2013-2021 RHNA period, although no specific developments are proposed in connection with the Housing Element update. Geotechnical issues such as fault zones, slope stability and soil conditions are likely to affect future developments. As noted previously, specific potential impacts related to future developments will be analyzed when applications are prepared, and appropriate requirements and mitigation measures will be identified at that time. General requirements designed to minimize geological impacts will apply to all new development. These include compliance with the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and the standards of the Structural Engineers Association of California. Compliance with these building standards is considered the best means of reducing geologic hazards. In addition, as part of the City's planning and development review process, future development projects will be required to analyze site-specific geotechnical conditions and determine appropriate construction methods to address potential hazards such as liquefaction. Potential impacts of this Housing Element amendment, if any, would be less than significant and no mitigation measures are necessary at this time. e). <u>No impact.</u> All future housing development will be required to connect to the sanitary sewer system, and therefore no new septic tanks or private sewage disposal systems will be allowed. Mitigation Measure(s): None required.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS --Would the project				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
<u>Responses:</u>				
a-b). <u>Less than significant impact.</u> The California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006, which charged the California Air Resources Board (ARB) to develop regulations on how the state would address global climate change. AB 32 focuses on reducing greenhouse gas emissions in California. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfurhexafluoride (SF6). AB 32 requires that greenhouse gases emitted in California be reduced to 1990 levels by the year 2020. ARB is the state agency charged with monitoring and regulating sources of emissions of greenhouse gases that cause global warming in order to reduce emissions of greenhouse gases. By January 1, 2008, ARB was required to determine what the statewide greenhouse gas emissions level was in 1990, and approve a statewide greenhouse gas emissions limit to apply to the 2020 benchmark. ARB adopted the 1990 greenhouse gas emission inventory/2020 emissions limit of 427 million metric tons of carbon dioxide equivalent (MMTCO2e) on December 6, 2007. ARB then developed a document referred to as the "Scoping Plan" that assigns reduction targets to sectors responsible for the emissions. Local governments must achieve reductions through land use measures that will be substantially dependent on the General Plan for success. Statewide, ARB expects to target local governments with reducing GHGs by 5 million metric tons of CO2 equivalent by 2020. Senate Bill 375 was signed by the Governor on September 30, 2008. The legislation addresses implementation of the 2006 Global Warming Act. The bill assures that the decisions about how to achieve greenhouse gas emissions from cars and light trucks will remain in the hands of locally elected officials. SB 375 aligns what have been three separate planning processes - one for transportation, one for housing, and one for reducing greenhouse gas emissions - into a single process. This will provide more certainty for General Plans and assures better coordination between state agencies. Because the Housing Element assumes that development will occur consistent with the adopted growth forecast, the Regional Housing Needs Assessment, and the Land Use Element of the General Plan, it would not cause a significant increase in greenhouse gas emissions beyond the level currently projected to occur. The City will continue to participate in the regional planning efforts of the Southern California Association of Governments (SCAG) pursuant to SB 375. Without specific details regarding future development it is impossible to accurately quantify long-term green house gas emissions. As part of the planning and review process for new developments, potential green house gas impacts will be evaluated and appropriate mitigation measures will be adopted. Potential impacts of this Housing Element amendment, if any, would be less than significant and no mitigation measures are necessary at this time.				
<u>Mitigation Measure(s):</u> None required.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS –Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
Responses:				
a-c). <u>Less than significant impact.</u> Hazardous materials are routinely used and transported on major highways traversing the city. Therefore, future residents, workers, and visitors in this area could be exposed to hazards from the use, disposal, and transport of hazardous materials. New housing development would result in the use and disposal of household-type hazardous wastes. However, it is unlikely that such developments would result in the release of hazardous materials into the environment at a level that would result in a significant public hazard. Potential impacts related to the transport and exposure of people to hazardous materials will be analyzed as part of site-specific development proposals, and mitigation measures will be imposed where appropriate. No significant impacts would occur as a result of this Housing Element amendment, and no mitigation measures are necessary at this time. d). <u>Less than significant impact.</u> Hazardous materials sites could exist in future development areas due to prior uses. Grading operations could expose construction workers, future residents and the general public to these hazardous materials. Potential impacts associated with any such hazardous materials will be analyzed as part of each development proposal prior to construction. No significant impacts would occur as a result of this Housing Element amendment, and no mitigation measures are necessary at this time.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e-f). <u>Less than significant impact.</u> The Los Angeles International Airport (LAX) and Santa Monica Municipal Airports are located to the south and west of the City respectively. While aircraft operations could present hazards to life and property in the event of a crash, the Housing Element would not change development patterns described in the Land Use Element of the General Plan, therefore no new significant impacts would occur and no mitigation measures are necessary at this time. g). <u>Less than significant impact.</u> Future residential development could result in congestion at intersections and along roadways, which could impede access by emergency vehicles and interfere with adopted response or evacuation plans. However, as part of the City's planning and development review process, future projects will be evaluated to determine whether any such hazards could occur and appropriate corrective measures will be required. No new significant impacts would occur as a result of the Housing Element amendment, and no mitigation measures are necessary at this time. h). <u>Less than significant impact.</u> The City is surrounded by urbanized land and is not subject to high wildland fire hazards. No new significant impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment. Mitigation Measure(s): None required.				

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Responses:

a). Less than significant impact. The Housing Element update identifies a need for 185 additional new housing units during the 2013-2021 RHNA period (which is the Projection Period for the 2013 – 2021 planning period as discussed on Page 2 of the Initial Study), although no specific developments are proposed in connection with the Housing Element update. Issues related to hydrology and water quality could affect future developments. As part of the planning and review process for new developments, potential impacts in these areas will be evaluated and appropriate mitigation measures will be adopted. All future developments will be required to comply with applicable federal, state and local water quality requirements such as the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) program. Development projects will be required to prepare water quality plans and/or incorporate "Best Management Practices" (BMPs) into their construction operations to reduce erosion, siltation and water pollution both during and after construction. Compliance with these regulations would be expected to reduce water quality impacts to a level that is less than significant. No new significant impacts would occur as part of the Housing Element update and no mitigation measures are required at this time.

b). Less than significant impact. Development consistent with Housing Element assumptions would result in increased water consumption having the potential to deplete groundwater supplies. Additionally, new developments will result in an increased amount of impervious surfaces and the potential to decrease groundwater recharge. These potential impacts related to groundwater supplies and recharge will be analyzed as part of the planning and development review process for future projects. Since the Housing Element would not alter the development patterns described in the Land Use Element, no new significant impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

c-h). Less than significant impact. Future residential developments could result in modification of existing drainage patterns through grading and construction of homes, streets and other facilities. Such changes to drainage patterns could result in substantial erosion or siltation on- or off-site, as well as greater risk of flooding from increased runoff. However, prior to development of any new projects, potential impacts related to alteration of drainage patterns and flood hazards will be analyzed and appropriate conditions will be required. In addition, existing policies require the provision of adequate storm water drainage facilities and prevent residential development within 100-year floodplains. Since the Housing Element would not alter the development patterns described in the Land Use Element, no new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

i-j). Less than significant impact. The majority of the city lies downstream from the overflow path of the Mulholland, Silver Lake and Stone Canyon dams, which are domestic water storage reservoirs, and Hansen Dam, a flood control facility. The water storage reservoirs are operated by the Los Angeles Department of Water and Power, and Hansen Dam is operated by the US Army Corps of Engineers. These agencies are responsible for the maintenance and safety of their respective facilities. Although a failure of any of these facilities could result in flooding in Culver City, the Housing Element anticipates development that is consistent with the land use patterns described in the General Plan Land Use Element and would not have a significant effect on flooding hazards due to potential dam failure. Additionally, inundation by seiche, tsunami, or mudflow is highly unlikely as potential residential sites are not near any major inland body of water, are far enough from the Pacific Ocean to make a tsunami threat less than significant, and are located in a relatively flat plane where mudflows would not occur.

Mitigation Measure(s): None required.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
Responses: a). <u>Less than significant impact.</u> Future residential development as anticipated in the Housing Element update would be consistent with the land use patterns established in the Land Use Element of the General Plan. As such, the Housing Element would not have the potential to divide an existing community. However, as part of the planning and development review process, all new projects will be evaluated to determine potential impacts and any appropriate mitigation measures will be imposed. No mitigation measures are necessary at this time. b). <u>Less than significant impact.</u> New residential development will be required to comply with all applicable plans and regulations, including the General Plan, specific plans, and zoning. Some revisions to the General Plan Land Use Element may be required if some sites in the industrial zones are developed with housing. These revisions are not expected to create significant impacts to the industrial zones which include a mix of light industrial and warehouse uses and commercial office uses. An amendment to the Zoning Code will be required to ensure that SB2 related amendments regarding Supportive Housing (completed in last Housing Element) are further refined to comply with State Law. While no potentially significant impacts are anticipated as a result of these revisions and amendments, they will be subject to public review and environmental analysis as part of the review process. In addition, prior to development of any new housing project, CEQA analysis will be conducted to evaluate the project's conformance with applicable policies and regulations. Potential impacts of this Housing Element amendment, if any, would be less than significant and no mitigation measures are necessary at this time. c). <u>No impact.</u> There are no habitat conservation areas in the city. No impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment. Mitigation Measure(s): None required.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
Responses: a-b). <u>No impact.</u> The Housing Element amendment assumes development patterns consistent with the Land Use Element, and therefore would have no effect on mineral resources. However, prior to development of specific projects, potential site-specific impacts to mineral resources will be evaluated as part of the planning and development review process and any appropriate requirements will be applied at that time. No new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment. Mitigation Measure(s): None required.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE --Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
Responses: a-d). <u>Less than significant impact.</u> Future residential developments would be expected to result in short-term construction-related noise impacts, including groundborne vibration that could exceed established standards. Required compliance with the City's noise regulations and restrictions on construction hours will help to mitigate these impacts. Development would also be expected to result in an incremental increase in long-term noise levels from increased vehicular traffic as well as new stationary sources of noise. As part of the planning and development review process, projects will be subject to site-specific analysis of potential noise impacts and any appropriate mitigation measures will be imposed at that time. The Housing Element amendment would not grant development entitlements nor alter development patterns shown in the Land Use Element, and therefore would not result in new significant noise impacts. No mitigation measures are necessary in connection with this Housing Element amendment. e-f). <u>Less than significant impact.</u> LAX and Santa Monica Municipal Airports are located to the south and west of the city respectively, and future residential development could expose people to aircraft noise. However, the Housing Element would not alter the development patterns shown in the Land Use Element. Therefore no new significant impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment. Mitigation Measure(s): None required.				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
Responses:					
a). <u>Less than significant impact.</u> The Housing Element identifies the need for 185 new housing units during the 2013-2021 period (which is the Projection Period for the 2013 – 2021 planning period as discussed on Page 2 of the Initial Study), consistent with the adopted Regional Housing Needs Assessment. This new residential development anticipated in the Housing Element would result in population growth. However, the level of population growth assumed in the Housing Element is consistent with the General Plan Land Use Element and the regional growth forecast. Further, the City is required by state law to accommodate its fair share of regional housing needs, therefore this population growth is not considered an adverse environmental impact under CEQA. No significant impacts would result from the Housing Element and no mitigation measures are necessary at this time.					
b-c). <u>Less than significant impact.</u> It is expected that new residential development would occur either on vacant land or on underutilized sites that were previously developed. If redevelopment of occupied residential sites were to occur, displacement of existing residents could be required. Existing law requires that the City provide suitable replacement housing and relocation assistance when residents are displaced for a project that is assisted with public funds. Therefore, potential impacts of this Housing Element amendment would be less than significant and no mitigation measures are necessary at this time.					
Mitigation Measure(s): None required.					
XIV. PUBLIC SERVICES					
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Fire protection?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other public facilities?	☐	☐	☒	☐
Responses:					
a). <u>Less than significant impact.</u> New residential development would be expected to increase the demand for public services. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for public services and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Since the Housing Element assumes the same level of development described in the Land Use Element, no significant impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.					
Mitigation Measure(s): None required.					

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
Responses: a-b). <u>Less than significant impact.</u> New residential development would be expected to increase the demand for parks and recreation facilities. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for recreational facilities and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Quimby Act park fees that all new residential developments are required to pay are used to acquire and/or improve park facilities, which helps to mitigate the impact of additional residents. Since the Housing Element assumes the same level of development described in the Land Use Element, no significant impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time. Mitigation Measure(s): None required.				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulating system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Responses:

a-f). Less than significant impact. New residential development anticipated by the Housing Element would be expected to generate increased traffic on the road network and could also result in hazardous road conditions, inadequate emergency access or insufficient parking. The Housing Element would have no effect on public transit policies, although new development anticipated near transit facilities such as the new Expo Line station would enhance the functionality of public transportation. As part of the planning and development review process, all new developments will be evaluated to determine the extent of traffic impacts relative to road capacity, design, emergency access and parking, and appropriate mitigation measures will be imposed to ensure that safe design standards and adequate service levels are maintained. Since the Housing Element assumes the same level of development described in the Land Use Element, no significant traffic impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

Mitigation Measure(s): None required.

XVII. UTILITIES AND SERVICE SYSTEMS --Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Responses:

a-g). Less than significant impact. New residential development anticipated in the Housing Element would be expected to increase the demand for utilities and service systems, including water, wastewater treatment, storm water drainage, and solid waste disposal, however this demand would not be expected to exceed that anticipated in the General Plan. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for these facilities and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Since the Housing Element assumes the same level of development described in the Land Use Element, no significant impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

Mitigation Measure(s): None required.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐
Responses:				
a). <u>Less than significant impact.</u> Under state law, each city is required to prepare a Housing Element that, among other things, identifies how the jurisdiction's fair share of regional housing growth needs will be accommodated. Culver City's fair share of new housing need, as established by the Regional Housing Needs Assessment, is 185 units for the period 2013 - 2021. However, the Housing Element would not convey any development entitlements nor change any existing General Plan land use or zoning designations that regulate future projects. While new residential developments anticipated in the Housing Element update could have significant adverse impacts on the environment, such impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, specific project proposals will be evaluated prior to approval and appropriate conditions and measures will be required to mitigate any potential impacts as required by CEQA.				
b). <u>Less than significant impact.</u> As noted above, the Housing Element identifies a need for 185 additional residential units during the 2013 - 2021 period and includes housing program commitments for affordable housing development, retention, and maintenance/rehabilitation. However, these program commitments do not convey any development entitlements nor identify the specific size or configuration of any particular project. While the new residential development anticipated in the Housing Element update could have significant adverse impacts on the environment, including cumulative impacts, such impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, future projects will be evaluated prior to approval and appropriate conditions will be required to mitigate any potential impacts.				
c). <u>Less than significant impact.</u> New residential development anticipated in the Housing Element update could have significant adverse impacts; however, the Housing Element is a policy document that does not convey development entitlements for any specific sites or projects. As a result, any potential impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, each project will be evaluated prior to construction and appropriate conditions and measures will be required to mitigate any potential impacts.				
Mitigation Measure(s): None required.				

XVIII. EARLIER ANALYSES:

Environmental impacts associated with the City's General Plan were evaluated in a Program Environmental Impact Report certified in 1995. The findings of that PEIR support the analysis in this checklist and are incorporated herein by reference.

MITIGATION MONITORING PROGRAM

Not applicable

References Utilized:

City of Culver City, Draft 2013 - 2021 Housing Element
City of Culver City, General Plan and Final Program Environmental Impact Report, 1995
Culver City Redevelopment Agency, Culver City Redevelopment Plan Amendment and Merger, Final Program Subsequent EIR, 1998

Attachment No. 5
HCD pre-certification (draft “in compliance”) letter
dated November 25, 2013

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 25, 2013

Thomas Gorham
Deputy Community Development Director/Planning Manager
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Dear Mr. Gorham:

RE: Review of the City of Culver City's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting Culver City's draft housing element received for review on September 27, 2013, along with additional revisions received on November 12, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on November 6, 2013 with Susan Yun, Jose Mendivil, Gabriela Silva, Tevis Barnes, and Lance MacNiven, of your staff, facilitated the review. In addition, the Department considered third party comments, pursuant to Government Code Section 65585(c).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized SCAG's pre-approved housing element data.

The draft element meets the statutory requirements of State housing element law. This finding was based on, among other things, the City's commitment to update zoning to comply with provisions of SB2 by treating supportive housing as a residential use subject only to the requirements and restrictions of housing of the same type in the same zone. In addition, the element includes Measure 2E to review the 9 unit per lot maximum as a potential constraint to development in the RMD zone and make necessary changes based upon the analysis. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code Section 65400

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For information on housing element adoption requirements, visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department is pleased to inform the City that 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the hard work and dedication of your staff in preparation of the housing element and looks forward to receiving Culver City's adopted housing element. If you have any questions or need additional technical assistance, please contact James Johnson, of our staff, at (916) 263-7426.

Sincerely,



Jennifer Seeger
Housing Policy Manager

Attachment No. 6
Comment Letter From a Resident Submitted to HCD

SHIREEN DAYTONA

October 25, 2013

Mr. James Johnson
HCD Division of Housing Policy Development
2020 El Camino Avenue, Suite 500
Sacramento
California 95833

Re: Culver City Planning Department Draft

Dear Mr. Johnson,

As a resident of Culver City who is deeply concerned with the lack of affordable housing here and the utter lack of tenant's rights, I am submitting herein my comments on the draft of the Housing Element report submitted to you on September 27, 2013 which I find to be lacking in transparency. At the Special meeting/Workshop held on September 16, 2013, it was reiterated time and again that the City only need show you that they have land available, not that they will in fact undertake any housing development to ameliorate the current housing problems.

There remain over 1,000 people on the list for affordable housing/rental assistance. One thousand four hundred and forty-eight applications were received for the 12 low and moderate income units at the much ballyhooed Culver Villas Project at 4043 Irving Place. What the Housing Department failed to mention when encouraging people to apply, was the fact that preference for all of the twelve units was being given exclusively to the employees of the City and the Unified School District. Please refer to paragraph numbered 11 on page 3, specifically item (ii) of the enclosed Agenda Item Report from the meeting held on July 26, 2010 by the Redevelopment Agency. As I delineated at the bottom of the page, item (i) from said paragraph did not apply, nor has it ever. In other words, the City saw fit to serve their own above the needs of the Culver City residents and tax payers and did absolutely nothing to ameliorate the housing problems faced by many residents. Egregiously, six million dollars was provided by the Redevelopment Agency to provide housing for twelve City and School District employees at the 4043 Irving Place, Culver Villas project.

I relayed the above stated facts at a recent Culver City Council meeting and Martin Cole, the Assistant City Manager confirmed the veracity of my statements to the Culver City Council with respect to the priority having been given to the City and School District employees. At that time, there were as I recall, four units that had yet to be allocated to anyone and the City Council made no attempt to correct a wrong and give the opportunity for this housing to those genuinely in need.

Setting aside the twelve Culver Villas units, the City effectively generated fourteen very low and 6 low affordable housing units in the past five years to serve the general population, known as the Tilden Terrace project at 11042-56 Washington Boulevard. Over twelve hundred applications were received for the Tilden Terrace units. Twenty is a woefully inadequate number of units to

have been generated over a five year span. It should be noted that they did institute the lottery system when awarding those units which is what the City should have done with respect to the Culver Villas units.

There seems to be a serious disconnect, a total apathy for the wellbeing of Culver City renters, many of whom have been and continue to be forced out of the City by the ongoing housing problems such as exorbitant rent increases being levied upon them which are exacerbated by a total lack of tenant's rights as there are no Rent Stabilization Ordinances in place in Culver City and renters simply have no effective recourse. It appears that as income properties are being sold, the new owners are implementing huge rent increases in the 100% range. The rental increase I received at the property where I live was for 45% and that was by far the smallest increase of my neighbors for example who received increase notices in some cases, of more than 100% which were to take effect in sixty days. Many who did not want to leave Culver City amongst them some who had expected to enjoy their retirement here, have had to leave because they could not absorb the enormous rent increases. For the last several years every housing program has been put on hold indefinitely and as one journalist recently noted succinctly, the Culver City Landlord/Tenant Mediation Board had previously been mistaken for a corpse, alluding to its' historic utter lack of effectiveness since its inception.

The Culver City Landlord/Tenant Mediation Board was created back in the mid 80's, at the time, the City's solution to not implementing rent control, as a means to mediate rent increase disputes. The time has come to accept that the Landlord/Tenant Mediation Board on which I hereby disclose I also serve, has been an abject failure, having only once in its' entire history and some years ago at that, actually succeeded in negotiating a rent decrease from that originally demanded. The Planning Department whilst indicating in their draft that the Landlord/Tenant Mediation Board did in fact undertake 33 mediations, failed to mention that every one of those was unsuccessful in achieving a rent decrease and renters ultimately had to find alternative housing and all with the exception of two, have moved out. Of those two that remain, one is moving December 1st and the other is myself, stuck absorbing my \$445/month rent increase for a tiny studio for which I am now paying \$1395 a month for because I am unemployed and can't move without a job. There are still more seniors faced with absorbing huge rent increases who did not bother to apply for mediation as they despondently decided quite rightly, that it would be an exercise in futility. These seniors have no viable options, nowhere to turn.

There are currently no very low, low or moderate affordable housing projects underway. Nothing meaningful is being done at all to address the housing problems faced here by residents, almost half of whom are renters. The homelessness count in Culver City as of January 2013 reflected a 15% increase from the prior one done two years earlier.

Absent good will and transparency, the City of Culver City needs to be held to a higher standard to actually perform and make serious inroads to solving the Housing crisis. Meaningful Rent Stabilization Ordinances to protect half the residents here, amongst them the disadvantaged, seniors, those on disability and fixed incomes, need to be put into place without further delay or posturing. Specifically, the following should be included:

- 1- A cap in the total percentage of allowable rent increase per year tied into the Consumer Price Index.
- 2- A prohibition on more than one rent increase per year.
- 3- An end to no fault evictions being permissible.
- 4- Relocation fees be payable by landlords to tenants in certain instances when a tenant is required to vacate such as for redevelopment.

I thank you for your consideration in reviewing and addressing all the issues I have raised herein.
I am available for any further questions should you wish to contact me.

Sincerely,

S. Daytona
Shireen Daytona

City of Culver City, California
Agenda Item Report

Meeting Date: 07/26/10		Item Number: A-1	
REDEVELOPMENT AGENCY BOARD AGENDA ITEM: (1) Approval of an Affordable Housing Agreement with 4043 Irving Place Investors, LLC. to Create Nine Moderate and Three Low Income Housing Units at 4043 Irving Place; (2) Approval and Adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program; and (3) Approval of a Related Budget Amendment.			
Contact Person/Dept.: Todd Tipton, Redevelopment Administrator, Tevis Barnes, Housing Division Manager		Phone Number: (310) 253-5783 and 5782	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒	Attachments: ☒
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (USPS) All businesses, occupants and property owners within a 500 foot radius of the site (07/12/10); (E-Mail) Meetings and Agendas – Redevelopment Agency (07/21/10).			
Department Approval: Sol Blumenfeld: (07/14/10)		Agency General Counsel Approval: Murray Kane: (07/22/10)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (07/22/10)		Executive Director Approval: P. Lamont Ewell (07/22/10)	
<u>RECOMMENDATION:</u> Staff recommends the Redevelopment Agency Board (Agency Board) approve an Affordable Housing Agreement with 4043 Irving Place Investors, LLC. (Developer) to provide approximately \$6 million in funding for the creation of nine moderate and three low income housing units at 4043 Irving Place (Property). <u>BACKGROUND:</u> In 2008, the Agency Board adopted a Comprehensive Housing Strategy (CHS) that outlines the allocation of Housing Set Aside Funds to satisfy the requirements of the Regional Housing Needs Assessment (RHNA), State Housing Element Law and California's Community Redevelopment Law. The CHS is based on the concept of providing mixed-income, low-density, scattered site affordable housing developments. On December 15, 2008, the City Council voted to allow construction of a mixed-use project with 28 residential units, one 1,403 square foot commercial unit and 66 subterranean parking spaces on the Property. The building height was limited to 45 feet. At that same meeting, the City Council, as lead agency, made certain findings and adopted a Mitigated Negative Declaration and Mitigation Monitoring program for the project. The proposed Agreement does not change the approved plans for the			

City of Culver City, California
Agenda Item Report

project (including, but not limited to, number of units, parking spaces, building height, building envelope, and setbacks).

In early 2010, the Developer requested that the Agency Board consider participating in the development by creating affordable housing units within the project. The Agency Board's participation would restrict 12 of the 28 housing units to income eligible tenants. The remaining 16 units would remain market rate units.

DISCUSSION:

If the Agency Board were to approve 12 affordable units, the units would be comprised of 9 moderate income units (e.g., \$67,000 maximum annual income, based upon 2010 limits for a three-person household) and 3 low income units (e.g., \$59,650 maximum annual income, based upon 2010 limits for a three-person household). The 9 moderate units would be comprised of 5 one bedroom and 4 two bedroom units and the 3 low income units would be comprised of 1 one bedroom and 2 two bedroom units. In consideration for Agency assistance, the affordable units would be subject to covenants restricting rents to the maximum allowable under Community Redevelopment Law for Los Angeles County based upon limits published by the California Department of Housing and Community Development (HCD).

The total amount of assistance required is approximately \$6 million. Assistance is necessary due to the existence of both a Feasibility and Affordability gap. The Affordability Gap (approx. \$2.6 million) results due to the property owner discounting the rents for the 12 affordable units and the Feasibility Gap (approx. \$3.4 million) results from the property owner foregoing the potential to convert the units to condominiums during the 55-year covenant period. The Agency's financial analyst, Keyser Marston Associates ("KMA"), has reviewed the property owner's proposal and believes the amount of assistance to be accurate.

The proposed deal points are as follows:

1. The units would be secured for 55 years via income and affordability covenants. The covenants will be superior to any third party financing including first trust deeds so that it will not be eliminated in the event of a default.
2. The property would not be transferrable without permission from the Agency Executive Director, based upon the proposed transferee's qualifications, financial capability and experience.
3. The Affordability Gap would be funded in the form of a \$2,626,000 grant or forgivable loan and is conditioned on recordation of Affordable Covenants.
4. The Feasibility Gap would be funded in the form of a \$3,366,000 loan with a 1.5% interest rate (payable from 25% of the net cash flow generated by the project each year). The Agency loan shall be subordinated to any construction and permanent loans.

**City of Culver City, California
Agenda Item Report**

5. The loan would be secured by a subordinate trust deed on the property, and other security documents.
6. Agency funds would be deposited in an escrow account and distributed proportionally with the construction loan in accordance with an Intercreditor Agreement.
7. Change orders that alter the predetermined size, layout, appliances, fixtures and finishes of the affordable units will not be permitted during the construction process without Agency approval. The Agency will receive 50 percent of any cost savings that occur during construction, to be applied toward repayment of the Agency Loan.
8. The Agency would receive 50 percent of any revenues generated through the sale or a cash-out refinancing of the Property. The maximum loan-to-value ratio at the time the property is refinanced and net revenues are generated is 75 percent, unless the Agency Executive Director agrees otherwise.
9. The Developer will be required to reimburse the Agency up to \$75,000 (subject to cost verification) in the event of agreement termination prior to the closing of construction financing.
10. Construction is scheduled to begin in October 2011 and conclude in April 2013.
11. The Developer will be obligated to give priority in renting the affordable units to ** three groups, (i) first, persons who have been displaced by activities of the City or the Agency, (ii) second, employees of the City and the Culver City Unified School District, and (iii) third, persons on the Agency's Rental Assistance Program Waiting List. The priority to be given to employees of the City and the School District will promote the public welfare by helping to assure that City and School District employees have adequate opportunities to live in the community they serve.
12. The Agency will monitor the project to assure that the Developer is complying with the rent and income restrictions on the affordable units and with the approved Management Plan and Maintenance Program. The Developer will pay a \$5,000 annual monitoring fee to the Agency to help offset the Agency's costs in this regard.

FISCAL ANALYSIS:

The approximate \$6 million in proposed financial assistance equates to \$499,000 per affordable unit. Assuming an average unit size of 1,200 square feet, this equates to a per square foot cost of \$416. This amount is in an affordable unit cost range that is consistent with what Santa Monica (\$460 per square foot) expends on affordable units and what the Agency Board will likely spend on the Globe Avenue project (\$433 per square foot).

The financial assistance will be funded from the Low/Moderate Income Housing Fund (LMIHF), which has an available appropriable balance of approximately \$16 million. The available appropriable balance is the amount available after making the \$11 million loan to the Redevelopment Agency to pay their FY 2009-10 SERAF

**** (i) THIS ITEM HAS NEVER BEEN APPLICABLE
LEAVING THE ROUTE WIDE OPEN TO
PRIORITY (ii), THE CITY AND SCHOOL
DISTRICT EMPLOYEES.**

City of Culver City, California
Agenda Item Report

obligation. Should the Agency Board approve the requested financial assistance, the available appropriable balance would decrease to approximately \$10 million, then increase incrementally over the next five years as the SERAF loan is repaid to the LMIHF.

ATTACHMENTS:

1. Draft Affordable Housing Agreement
2. Correspondence
3. Mitigated Negative Declaration and Mitigation Monitoring Program

MOTION:

That the Agency Board:

1. Approve and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the project, in the form previously adopted by the City Council; and,
2. Approve a Budget Amendment appropriating \$6 million from the Low/Moderate Income Housing Fund pursuant to the Affordable Housing Agreement; and,
3. Approve an Affordable Housing Agreement with 4043 Irving Place Investors, LLC, to create nine Moderate and three Low Income affordable housing units at 4043 Irving Place; and,
4. Authorize the Agency General Counsel to review/prepare the necessary documents; and,
5. Authorize the Executive Director to execute such documents on behalf of the Agency.

Attachment No. 7
2013–2021 Housing Element dated January 2014

CITY OF CULVER CITY

OCTOBER 2013 – 2021 HOUSING ELEMENT DRAFT

January 2014

Acknowledgements

The 2013-2021 Housing Element update was a collaborative effort of the City Council/Planning Commission, city staff, and the many citizens of Culver City who gave their time and energy to participate in public workshops and hearings. The city gratefully acknowledges these efforts.

Culver City City Council

Jeffrey Cooper, Mayor
 Meghan Sahli-Wells, Vice Mayor
 Jim B. Clarke, Councilmember
 Micheál O'Leary, Councilmember
 Andrew Weissman, Councilmember

Culver City City Planning Commission

Scott Wyant, Chair
 Linda Smith Frost, Vice Chair
 Kevin Lachoff, Planning Commissioner
 Dana Amy Sayles, Planning Commissioner
 David VonCannon, Planning Commissioner

City Staff

Sol Blumenfeld, Community Development Director
 Thomas Gorham, Planning Manager
 Tevis Barnes, Housing Administrator
 Susan Yun, Senior Planner
 Jose Mendivil, Associate Planner
 Joshua Williams, Associate Planner
 Gabriela Silva, Assistant Planner

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Preface to Housing Element

The Housing Element is one of nine elements comprising the City of Culver City's (the "city") General Plan (seven of which are mandatory per state law). The General Plan is a comprehensive, long-term guide for the physical development of the city. The intent of the General Plan is to communicate the city's strategic thinking and philosophy for the future to residential and business communities and to provide for the physical, social, and economic needs of residents. In essence it is the city's vision; the Municipal Code enacts that vision with specific legislative language.

The Housing Element specifically addresses the city's vision as it relates to housing. It is the primary planning guide to identify and prioritize the housing needs of the city and outline the goals, policies, and programs to address those needs while balancing community character, objectives and resources. It is a planning tool that demonstrates how the city intends to address its housing needs during the next eight years. More specifically, this document is required to provide a Land Inventory Analysis that establishes the city's ability to accommodate its fair share of the region's new housing construction. Various tables in Appendix B list specific parcels that could accommodate new housing construction with a variety of types and densities. While the land inventory indicates potential development opportunities, there is no obligation on the part of owners to build or redevelop these properties to the maximum potential indicated in this inventory of sites. In the case where the city is the property owner, the city shall determine if residential development is appropriate and consistent with applicable city plans and regulations.

References to State Law. Throughout this document are references to state laws related to housing. These references often cite particular bills – "AB" refers to Assembly Bills while "SB" refers to Senate Bills – or the relevant section of a state code. Most state laws relating to housing elements are found in Section 65580 et seq. of the California *Government Code*, although some applicable laws are found elsewhere, such as in the *Health & Safety Code*. A brief explanation of cited state laws can be found in the Glossary. Legislative histories and the actual text of these laws may be downloaded at: <http://www.leginfo.ca.gov/calaw.html>.

Elimination of Redevelopment Agencies. Historically affordable housing construction, retention, rehabilitation, and maintenance were significantly funded by Redevelopment Agency (RDA) Set-Aside funds created by RDA resources. In essence, implementation of the city's Housing Plan has been one of the various functions of the RDA.

Assembly Bill (AB) 26 and AB 27 were passed by the California State Legislature on June 15, 2011, and signed by Governor Edmund G. Brown Jr. on June 28, 2011. AB 26 immediately suspended all new redevelopment activity and dissolved all redevelopment agencies effective October 1, 2011.

On December 29 2011, the California Supreme Court issued a final opinion on litigation challenging AB 26 and AB 27, upholding AB 26, invalidating AB 27, and concluding that AB 26 could be enforced independently from AB 27. The Court's opinion set in motion

short timeframes for agencies and legislative bodies to take necessary actions to comply with the unwinding of the redevelopment agencies pursuant to AB 26. The Court ruled that on February 1, 2012, all of the State's 400 Redevelopment Agencies were to be dissolved.

Pursuant to AB 26, jurisdictions were required to identify a "Successor Agency" to the Redevelopment Agency prior to January 13, 2012. On January 9, 2012, the Culver City City Council adopted a resolution designating the City of Culver City as the Successor Agency to the Culver City Redevelopment Agency. The Successor Agency is responsible for maintaining payments on enforceable obligations pursuant to an obligation schedule. Enforceable Obligations are defined as:

- a) Bonds, including debt service, reserves, or other required payments;
- b) Loans borrowed by the agency for a lawful purpose including loans from the Low and Moderate Income Housing Fund;
- c) Payments required by the federal government;
- d) Pre-existing obligations to the state or obligations imposed by state law;
- e) Legally enforceable payments to agencies' employees, including pension obligations and other obligations conferred through a collective bargaining agreement;
- f) Judgments and settlements entered into by a court or arbitration, retaining appeal rights;
- g) Legally binding contracts that do not violate the debt limit or public policy; and,
- h) Contracts necessary for administration of the agency, such as for office space, equipment and supplies, to the extent permitted.

Also on January 9, 2012, the Culver City City Council adopted a resolution activating the Culver City Housing Authority and designating the Culver City Housing Authority to receive the transfer of all housing assets, rights, powers, duties, obligation, liabilities and functions previously performed by the Culver City Redevelopment Agency.

With the Court ruling on AB 26, several Housing Programs that relied on RDA Set-Aside funds were de-funded effective February 1, 2012. Nevertheless the city has decided to maintain all Housing Programs from the previous Housing Element. The de-funded programs will be reactivated if and when future State/Federal funding sources become available that the city is eligible to acquire. Chapter V and Appendix A of this document reviews current and past programs.

I. INTRODUCTION

Incorporated in 1917, Culver City is centrally located between Venice Beach/Marina Del Rey and downtown Los Angeles.

Culver City is a community of approximately 40,000 residents and measures approximately five square miles in area. Currently, Culver City's top five employers are Sony Pictures Entertainment, G & K Management Co., Culver City Unified School District, Brotman Medical Center, and the City of Culver City (city government) according to the city's 2012 Comprehensive Annual Financial Report.

Today Culver City is a destination filled with outdoor cafes, unique shops and galleries opening onto pedestrian-friendly boulevards, nationally recognized historic buildings, media facilities, creative office uses, transit-oriented development, and the Hayden Tract, which serves as a creative industries hub. Throughout its history Culver City has maintained a small town atmosphere for its residents, has preserved single- and two-family neighborhoods, and nurtured medium-density multiple-family apartments and condominiums.

A. Purpose of the Housing Element

The purpose of the Housing Element is to identify the city's housing needs and outline goals, policies, and programs to address them. The Housing Element is an eight-year plan, extending from October 1, 2013 through October 1, 2021. The primary issues addressed in the Housing Element include: 1) preservation and improvement of the existing housing stock, 2) housing availability for special needs populations, 3) planning for a sufficient supply of new housing to meet the city's fair share of regional need, and 4) fair housing.

B. Overview

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the city and determine ways to best meet these needs while balancing community objectives and resources. The 2013 Housing Element consists of five chapters: 1) Introduction, 2) Housing Needs Assessment, 3) Resources and Opportunities, 4) Constraints, 5) Housing Plan, and six Appendices. The evaluation of the 2008 Housing Element is found in Appendix A, while Appendix B contains background details regarding the city's inventory of sites for housing development. Appendix C identifies affordable housing units that are at risk of conversion to market rate during the next ten years, along with a discussion of potential resources and methods that could be used to preserve their affordability. A summary of the public participation program is found in Appendix D, Appendix E contains a list of Acronyms, while Appendix G contains a Glossary of commonly used terms in this Housing Element.

A key component of the Needs Assessment is the quantification of new housing units needed to accommodate growth in the region. This process, known as the Regional Housing Needs Assessment (RHNA), is carried out by the Southern California Association of Governments (SCAG) and allocates to each jurisdiction a share of new housing need based on demographic trends, employment, and other community characteristics. The RHNA identifies the level of new housing need that cities must plan for, but is not a construction mandate or “quota”. The RHNA process is described further in Chapter II.

Guidelines adopted by the California Department of Housing and Community Development must also be considered in the preparation of the Housing Element (§65585). Periodic review of the Housing Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the city's housing goals and objectives and (3) the progress of its implementation (§65588).

C. Public Participation

Public participation is an important component of the planning process in Culver City, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the city's website. The draft Housing Element was made available for review at City Hall, posted on the city's website, as well as at the Culver City Julian Dixon Public Library. The document was also made available to housing organizations, housing advocates, and non-profit organizations representing the interests of lower-income persons and special needs groups.

As part of the public review process, a joint City Council/Planning Commission Study Sessions/Public Workshop, Planning Commission Public Hearing, and City Council Public Hearing on the Housing Element were held. An extensive effort was made to inform interested parties, including representatives of lower-income and special needs persons, of all opportunities for involvement in the Housing Element update process. All of the public meetings served as venues for review and discussion. Appendix D provides a summary of public notification efforts and the comments and issues raised during the preparation and public review of the 2013-2021 Housing Element.

After receiving comments on the draft Housing Element from the state Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

D. State Housing Element Requirements

The preparation of the Housing Element is guided by California *Government Code*, Article 10.6. The law governing the contents of Housing Elements is among the most detailed of all elements of the General Plan. According to §65583 of the *Government Code*:

The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

E. Consistency with Other Elements of the General Plan

This Housing Element has been reviewed for consistency with other General Plan elements. The policies and programs in this Element reflect the policy direction contained in the rest of the General Plan. As portions of the General Plan are amended in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

The Land Use Element guides the type and intensity of housing units that can be constructed in the various land use districts. Areas in the Land Use Element that are designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods and to the employment areas.

Because of the requirement for consistency between the various General Plan elements, any proposed amendment or update to a General Plan Element will be evaluated against the other General Plan Elements to ensure that no conflicts occur.

SB 1087 of 2005 (*Government Code* §65589.7) requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

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II. HOUSING NEEDS ASSESSMENT

This chapter examines the city's general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the 2013 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census American Communities Survey that was provided to the city by the Southern California Association of Governments (SCAG) and other sources such as the Westside Regional Center (WRC) which serves the developmentally disabled population. The data from SCAG is certified by the California State Department of Housing and Community Development (HCD) for use in the Housing Element and provides a community profile and Housing Needs Assessment for Culver City. Culver City's profile has not changed significantly since the prior 2008-2014 Housing Element was adopted and certified by HCD.

U.S. Census American Communities Survey. Several of the data sets in this chapter rely on the American Community Survey rather than the 2010 Census. The majority of data produced from the Decennial Census results from a "short form" questionnaire mailed to all known residential addresses. The short form asks for limited information. A majority of the data needed to provide a profile of the city's characteristics is found in the U.S. Census American Communities Survey which is carried out at periodic intervals throughout a 10-year period in between the Decennial Census. The data is extrapolated from a "long form" questionnaire which is mailed out to a random cross section of the population, providing a more accurate picture of the city's population, housing, income, economic, and employment characteristics. This detailed information cannot always be found in the Decennial Census data sets.

A. Population Characteristics

1. Growth Trends

The City of Culver City grew very slowly during the 1980s and 1990s. Most of the city's limited growth in the last 30 years has occurred since 2000, with a population increase of over 5% from 2000 to 2007, to a current population of 38,883 (2010 Census). See Table II-1 below. Table II-2 below shows that according to SCAG data, the estimated population for the city in 2008 was 38,900. The data sets demonstrate a slow growth rate for the city. This is similar to the trend for other Westside cities, but contrasts with Los Angeles County, which grew by 18.5% between 1980 and 1990, 8.1% between 1990 and 2000, and an additional 8.2% since 2000. As an essentially built-out city, there have been few opportunities for growth during the last 30 years, except through redevelopment and urban infill.

Table II-1
Population Trends, 1990-2007 –
Culver City vs. Los Angeles County

Jurisdiction	1990	2000	2007	Growth 1990-2000	Growth 2000-2007
Culver City	38,793	38,816	40,792	0.1%	5.1%
Westside cities*	193,787	192,478	205,653	-0.7%	6.8%
Los Angeles County	8,863,052	9,579,000	10,366,700	8.1%	8.2%

Sources: 1990 & 2000 Census; Calif. Dept. of Finance Table E-1 (2007)

*includes Culver City, Santa Monica, Beverly Hills, and West Hollywood

Table II-2 shows population, household, and employment projections for Culver City for the years 2020 and 2035; the base year for the projections is 2008. The slow population growth rate as noted in Table II-1 is expected to continue as noted in Table II-2 with a rate of 2.8%. With a slow expected population growth rate, households are not expected to increase by a significant amount. However there is an expected increase of 5,000 new jobs during the same projection period. Appendix B – Land Inventory – indicates the city has sufficient land capacity to build new housing that may be needed in the future to accommodate new residents as a result of increased employment opportunities.

Table II-2
Culver City Projected Population, Household, and Employment Trends, 2008-2035

Jurisdiction	2008	2020	2035	Growth 2008 – 2035
Population	38,900	39,300	40,000	2.83%
Households	16,800	17,000	17,300	3.00%
Employment	45,400	47,900	50,400	11.01%

Sources: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012)

Note: HCD Certified SCAG DATA

B. Household Characteristics

Household characteristics are an indicator of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons that share a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, group homes, or other similar living situations are included in population totals, but are not considered households.

According to the 2005-2009 American Community Survey, Culver City had a total of 16,958 housing units and 16,278 households.

1. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing (see Section D4, below for a detailed definition of “affordable” housing). Table II-3 summarizes overcrowding for Culver City as reported in the 2005-2009 American Community Survey.

**Table II-3a
Overcrowding – Culver City**

Occupants Per Room	Renters		Owners	
	Households	Percent	Households	Percent
0.5 or less	4,043	60.35%	6,913	72.17%
0.51 to 1	2,288	34.15%	2,513	26.23%
1.01 to 1.5	251	3.75%	131	1.37%
1.51 to 2	98	1.46%	22	0.23%
2.01 or More	19	0.28%	0	0.00%
Total Households	6,699	100.00%	9,579	100.00%
Overcrowded Households (1.01 or More)	368	5.49%	153	1.60%
Total Overcrowded Households (1.01 or More)			521	
Percentage of Overcrowded Households (1.01 or More)			3.20%	
Total Households Combined			16,278	
Total Housing Units			16,958	
Vacancy Rate			4.01%	

Source: 2005-2009 American Community Survey
Note: HCD Certified SCAG DATA

Table II-3b
Overcrowding – Los Angeles County

Occupants Per Room	Renter Occupied		Owner Occupied	
	Households	Percent	Households	Percent
0.5 or less	716,578	42.27%	938,272	62.07%
0.51 to 1	677,539	39.97%	479,150	31.70%
1.01 to 1.5	157,164	9.27%	69,998	4.63%
1.51 to 2	92,112	5.43%	18,362	1.21%
2.01 or More	51,739	3.05%	5,894	0.39%
Total Households	1,695,132	100.00%	1,511,676	100.00%
Overcrowded Households (1.01 or More)	301,015	17.76%	94,254	6.24%
Total Overcrowded Households (1.01 or More)			395,269	
Percentage of Overcrowded Households (1.01 or More)			12.33%	
Total Households Combined			3,206,808	
Total Housing Units			3,449,273	
Vacancy Rate			7.03%	

Source: 2009-2011 American Community Survey 3-Year Estimate, Table B25014

Source: Table 3. Annual Estimates of Housing Units for Counties in California: April 1, 2010 to July 1, 2011 (HU-EST2011-03-06), U.S. Census Bureau, Population Division; Release Date: June 2012

Based on U.S. Census standards, Culver City residents live in relatively less crowded housing conditions than the rest of Los Angeles County. According to 2005-2009 American Community Survey, in Culver City, 3.2% or 521 units of all occupied units were considered overcrowded based on U.S. Census criteria, including 1.6% of owner-occupied units and 5.5% of renter-occupied units. Overcrowding in both owner-occupied and renter-occupied units in the city is less than one-half of the county level.

2. Household Income

Household income is a primary factor affecting housing needs in a community – with the exception of senior citizens or others who own a home with little or no mortgage, the ability of residents to afford housing is directly related to household income. Housing needs and assistance programs are based on income categories established in state and federal law. The five categories used in Housing Elements are as follows:

Extremely Low	Up to 30% of Area wide Median Income (AMI)
Very Low	31% – 50% of AMI
Low	51% – 80% of AMI
Moderate	81% – 120% of AMI
Above Moderate	Over 120% of AMI

The Extremely-Low, Very-Low and Low categories taken together are referred to as “Lower-Income.”

According to SCAG’s profile of Culver City and the 2010 Census, the median household income in Culver City was \$67,736, (about 26% higher than for Los Angeles County). As shown on Table II-4 below, approximately 29.8% of Culver City households fell within the Lower-Income categories, while just 15.61% were Moderate and 54.54 % were Above-Moderate. About 9.98% are estimated to fall within the Extremely-Low category (<30% of AMI).

Table II-4
Culver City Household Distribution by RHNA Income Category*

Distribution					% Distribution				
EL	VL	Low	Mod	Above Mod	EL	VL	Low	Mod	Above Mod
1,625	1,222	2,009	2,540	8,873	9.98	7.51	12.35	15.61	54.54

*Based on County Median Household Income (MHI) from American Community Survey 2005-09 5-Year Average
Note: HCD Certified SCAG DATA

3. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-5 displays estimates for overpayment by households during the 2005 – 2009 American Community Survey period by percent of income. Approximately 2,931 renter households (or 43.7% of renter households) and approximately 3,992 owner households (or 41.6% of owner households) were overpaying for housing. Overall 42.5% of all households, both renters and owners were found to be overpaying for housing.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

**Table II-5
Overpaying Mortgage or Rent – Culver City**

Percent of Income	Renters		Owners	
	Households	Percent	Households	Percent
Less than 10%	279	4.20%	1,097	11.50%
10% to 14.9%	515	7.70%	1,179	12.30%
15% to 19.9%	883	13.20%	1,093	11.40%
20% to 24.9%	988	14.70%	1,068	11.10%
25% to 29.9%	709	10.60%	1,080	11.30%
30% to 34.9%	514	7.70%	790	8.20%
35% to 39.9%	404	6.00%	692	7.20%
40% to 49.9%	739	11.00%	968	10.10%
50% or More	1,274	19.00%	1,542	16.10%
Not Computed	394	5.90%	70	0.70%
Total	6,699	100.00%	9,579	99.9%

Source: 2005-2009 American Community Survey

Note: HCD Certified SCAG DATA

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment has a significant influence on housing needs during this planning period. Table II-6 shows that the city had a workforce of 19,772 persons, as reported by 2005-2009 American Community Survey.

According to the figures in Table II-6 approximately 54.25% of the city's working residents were employed in management and professional occupations. About 22.65% were in service related employment and technical, skilled and unskilled occupations constituted 23.10%.

Table II-6
Employment by Occupation – Culver City Residents

Occupation	Jobs	Percent
Educational, health, and social services	4,493	22.7%
Professional scientific management administrative and waste management services	3,805	19.25%
Retail trade	1,747	8.85%
Finance, insurance, and real estate	1,678	8.5%
Arts, entertainment, recreation, accommodation and food services	1,613	8.15%
Information	1,601	8.1%
Manufacturing	1,423	7.2%
Other services except public administration	1,120	5.65%
Public administration	746	3.8%
Transportation and Warehousing and Utilities	636	3.2%
Wholesale trade	469	2.35%
Construction	412	2.1%
Armed forces	15	.08%
Agriculture forestry fishing and hunting and mining	14	.07%
Total	19,772	100%

Source: 2005-2009 American Community Survey

Note: HCD Certified SCAG Data

As of 2005 the five largest employment sectors within Los Angeles County were manufacturing (484,776 employees), retail trade (410,193 employees), health care & social assistance (424,173 employees), professional, scientific and technical services (359,249 employees), and accommodation & food services (323,460 employees)¹. At 54.25 %, Culver City employed residents have a higher representation of professionals than the rest of the County.

2. Jobs in Culver City and Projected Job Growth

While Culver City residents are more likely to be employed in management and professional occupations, jobs in the city are more evenly distributed as shown in Table II-7 below. Management and professional jobs constitute the majority of the 45,340 jobs in the city (16,715 jobs or 36.9%). Technical, manufacturing, skilled, and unskilled employment is represented by 15,065 jobs or 33.2% while service sector jobs constitute 13,560 jobs or 29.9% of the total 45,340 jobs. These numbers are reflected in the significant number of jobs in such places as City Hall, Sony, and Symantec (professional); warehousing and studio related skilled and unskilled jobs in the Hayden Tract (technical/skilled/unskilled); and the numerous restaurants and retail stores along the Washington and Sepulveda Boulevard commercial corridors and the Westfield Mall (service). Taken together, skilled, unskilled, technical, and service sector jobs form the majority of jobs in Culver City. With higher rents and mortgages in the west side of Los Angeles County, it may be difficult for people employed in these sectors to find affordable housing in or near the city.

¹ U.S. Bureau of the Census, 2005 County Business Patterns.

As stated in the beginning of this Chapter, Table II-2 shows projections for Culver City from a base year of 2008 to 2035 (27 years) for population, households and employment. Table II-2 shows an expected increase of 5,000 new jobs during the projection period. The 2013 RHNA numbers of 185 units and the land inventory analysis in Appendix B of this document indicate there is adequate land capacity to construct a sufficient number of dwellings that may be needed to accommodate new residents attracted by employment.

Table II-7
Jobs in Culver City by Economic Sector

Economic Sector	Number of Employees	%
Information	7,310	16.1%
Educational, health, and social services	6,770	14.95%
Professional scientific management administrative and waste management services	6,405	14.1%
Retail Trade	5,765	12.7%
Arts, entertainment, recreation, accommodation and food services	4,650	10.25%
Manufacturing	3,340	7.35%
Other services except public administration	3,145	6.95%
Finance, insurance, and real estate	2,645	5.85%
Construction	2,075	4.6%
Transportation and Warehousing and Utilities	1,190	2.6%
Wholesale Trade	1,090	2.4%
Public Administration	895	2%
Agriculture forestry fishing and hunting and mining	60	.15%
Total Employment	45,340	100%

Source: 2006-2008 Census Transportation Planning Package
Note: HCD Certified SCAG Data

3. Jobs-Housing Balance

A regional balance of jobs-to-housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas.

According to Table II-8 below, the current jobs to housing ratio is 2.67 potentially indicating a need for more housing in the Westside area of Los Angeles County and Culver City. However, these statistics do not reflect the fact that many people who work in Culver City live in nearby Westside locations and commute relatively short distances to Culver City jobs. This regional aspect of employment patterns in Los Angeles County makes it difficult to translate the Culver City jobs/housing ratio into an unambiguous Culver City housing needs assessment.

Table II-8
Jobs/Housing Ratio –
Culver City

Total Employees	45,340
Housing Units	16,958
Jobs/Housing Ratio	2.67

Sources:
2005-2009 American Community Survey &
2006-2008 Census Transportation Planning Package
Note: HCD Certified SCAG Data

D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

The 2008-2014 Housing Element reported that the housing stock in Culver City was comprised predominantly of single-family detached homes, which made up about 39% of all units, and larger multi-family complexes (5+ units), which comprised about 36% of the total. About 11% of units were reported as single-family attached (i.e., condo or duplex apartment) units, while mobile homes comprised the remaining 1%. Homes on residential two family (R2) zoned lots can either be two detached dwelling units on one parcel or two attached units (also known as a duplex) on one parcel. Duplexes would be captured under single-family attached and possibly multi-family 2-4 units. This proportional breakdown in housing type has remained relatively the same over the years, reflecting Culver City's slow growth rate and home construction. Table II-9 shows the California Department of Finance estimates for 2013. Single family detached and multi-family units of 5 or more units comprise the majority of housing types at 39.6% and 38.3%, respectively. Percentages for the housing types did not drastically change over the last five years.

Table II-9
California Department of Finance
Housing Type Estimates for 2013

Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes
17,486	6,920	1,587	2,086	6,697	196
% of Total	39.6%	9.08%	11.93	38.3%	1.12%

Source: Cal. Dept. of Finance Table E-5

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls, windows and doors.

Table II-10 reports the age distribution of the housing stock in Culver City compared to Los Angeles County as a whole as reported in the 2000 Census.

Table II-10
Age of Housing Stock by Tenure –
Culver City vs. Los Angeles County

Year Built	Culver City		Los Angeles County	
	Units	%	Units	%
Owner occupied	9,033	100%	1,499,694	100%
1990 or later	353	4%	101,563	7%
1980-89	402	4%	173,413	12%
1970-79	2,094	23%	185,447	12%
1960-69	938	10%	222,641	15%
1950-59	2,414	27%	403,784	27%
1940-49	1,817	20%	209,298	14%
1939 or earlier	1,015	11%	203,548	14%
Renter occupied	7,578	100%	1,634,080	100%
1990 or later	187	2%	109,917	7%
1980-89	446	6%	214,549	13%
1970-79	1,923	25%	302,096	18%
1960-69	1,594	21%	333,517	20%
1950-59	1,445	19%	298,342	18%
1940-49	1,148	15%	175,275	11%
1939 or earlier	835	11%	200,384	12%

Source: 2000 Census H36

This table shows that 68% of the owner-occupied housing units and 66% of rented units in Culver City were constructed prior to 1970. These findings indicate the possibility of a need for some maintenance and rehabilitation, including remediation of lead-based paint, for approximately two-thirds of the city's housing stock. There has been no significant loss of housing in the last 10 years and housing as reported in the 2000 census (Table II-10) is approximately 10 years older.

Table II-11 identifies the number of Culver City owner-occupied and renter-occupied housing units lacking complete kitchen or plumbing facilities and telephones. This table shows that less than 1% of rental and owner occupied units lacked complete plumbing facilities. Almost no owner-occupied housing units and approximately 2% of renter occupied units lacked complete kitchens. A lack of complete kitchen or plumbing facilities is an indicator that housing units may

need rehabilitation. Less than 1% and about 3% of owner and renter units respectively lacked telephones. Based on this data, Culver City's housing stock is in relatively good condition with basic facilities present.

Table II-11
Households Lacking Kitchen, Plumbing, and Telephone Facilities by Type of Household – Culver City

Status of Kitchen, Plumbing, and Telephone Facilities	Owner		Renter	
	Number	%	Number	%
Households with Kitchens	9,540	99.59%	6,562	98%
Households without Kitchens	39	0.41%	137	2%
Total Households	9,579	100%	6,699	100%
Households with Plumbing	9,559	99.79%	6,688	99.84%
Households without Plumbing	20	0.21%	11	0.16%
Total Households	9,579	100%	6,699	100%
Households with Telephones	9,520	99.38%	6,500	97.03%
Households without Telephones	59	0.62%	199	2.97%
Total Units	9,579	100%	6,699	100%

Source: 2005-2009 American Community Survey

Note: HCD Certified SCAG DATA

A targeted field survey of selected neighborhoods was conducted in September 2007. The surveyed neighborhoods were chosen based on the knowledge of experienced planning, housing and code enforcement staff, with the intent of identifying areas where units in need of repair are concentrated (see Figure II-1).

The survey found that 38% of the 202 units surveyed were considered to be in sound condition although minor cosmetic work may be needed. About 32% of the units showed signs of minor structural problems, while 30% were in need of major rehabilitation. Since the survey focused on those areas known to have the highest incidence of problems, these statistics are not representative of the entire city. Rehabilitation needs are considered to be far less prevalent in other areas of the city.

A separate survey of residential multi-family dwelling (RMD) areas was also conducted (also shown in Figure II-1). Within the RMD Zone study area, 414 properties and 631 dwelling units were surveyed. This evaluation found that 87% of the units surveyed were considered to be in sound condition although minor cosmetic work may be needed. About 12% of the units showed signs of minor structural problems and 1% of the units were in need of major rehabilitation.

Based on the field surveys and staff knowledge of other areas not surveyed, it is estimated that there may be approximately 140 housing units in need of minor to moderate repair and approximately 67 units in need of major rehabilitation.

There are other dwelling units in the survey areas that were not noted (or counted) because they showed no signs of debilitation. Within the RMD Zone survey, units that were not in need of repair and located on properties that were fully developed based on Zoning Code density maximums were not counted. Since the time the field survey was conducted, the housing stock

and conditions for Culver City has not changed significantly. A significant number of building permits were issued for tenant improvements to residential units despite the down turn of the economy that started around 2007/2008. Residents decided to improve their existing homes instead of selling and purchasing new homes.

3. Vacancy

Housing vacancy rates are shown in Table II-12. The table shows that the vacancy rate in the city is relatively low at about 4%. The vacancy rates in the 4% range indicate near full occupancy, and contribute to upward pressures on rents and mortgages.

Table II-12
Housing Vacancy –
Culver City

Total Households Combined	16,278
Total Housing Units	16,958
Vacancy Rate	4%

Source: 2005-2009 American Community Survey
Note: HCD Certified SCAG DATA

Figure II-1
Housing Conditions Survey Area



4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (“AMI”):

- Extremely-Low (30% or less of AMI),
- Very-Low (31-50% of AMI),
- Low (51-80% of AMI),
- Moderate (81-120% of AMI), and
- Above Moderate (over 120% of AMI).

Housing affordability is based on the relationship between household income and housing expenses. According to U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development², housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, these income limits may be increased to adjust for high housing costs³.

Table II-13 shows affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-13 have been estimated based on typical conditions.

² HCD memo of 4/18/07 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf>)

³ HCD publishes annual household income limits for each county in California. The published income limits for extremely-low-, very-low- and low-income households are used to determine eligibility for some assistance programs and are adjusted upward in high housing cost areas like Southern California. Therefore, the income limits published by HCD for Los Angeles County are higher than the calculated income categories that would result from the applicable percentages of AMI. The determination of affordable rent and affordable purchase price for assisted units may vary depending upon the requirements of various funding sources. In addition, affordable housing costs may be restricted to the extent needed to allow units to be counted toward the Redevelopment Agency’s housing production obligations.

**Table II-13
Income Categories and Affordable Housing Costs –
Los Angeles County**

2013 County Median Income = \$64,800	Income Limits	Affordable Monthly Rent	Affordable Price (est.)
Extremely Low (<30%)	Up to \$25,600	Up to \$640	Up to \$75,000
Very Low (31-50%)	Up to \$42,700	Up to \$1,068	Up to \$147,800
Low (51-80%)	Up to \$68,300	Up to \$1,708	Up to \$256,800
Moderate (81-120%)	Up to \$77,750	Up to \$1,944	Up to \$297,000
Above moderate (120%+)	Over \$77,750	Over \$1,944	Over \$297,000

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD;

b. For-Sale Housing

Actual housing sales price statistics were gathered from SCAG Community Profile for Culver City (May 2013) and City-Data.com. According to the SCAG Profile, Culver City's Medium Home Sales Price for 2012 was **\$448,250** (Source: U.S. Census, Cal. Dept. DOF, MDA Data Quick, and SCAG). According to data for Culver City from City-Data.com, the mean price in 2009 for various types of housing was:

- Detached houses: \$642,325
- Townhouses or other attached units: \$510,763
- In 2-unit structures: \$919,812 (This likely reflects the sale price of both units together)
- In 3-to-4-unit structures: \$524,218
- In 5-or-more-unit structures: \$266,486

Based on the estimated affordable purchase prices shown in Table II-13 lower-income residents were not able to purchase units of any type while moderate-income residents could only purchase condominium units within structures of 5 or more units. This data illustrates that public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers. At a median price of \$448,250 for condominiums, there is a "gap" of over \$150,000 between the market price and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is over \$190,000.

c. Rental Housing

According to City-Data.com in 2009 median rents in Culver City were:

- Median contract rent was \$1,223
- Median rent asked for vacant for-rent units was \$1,680
- Median gross rent in Culver City was \$1,287

When market rents are compared to the amounts low-income households can afford to pay (Table II-13), it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between market rent and affordable rent at the very-low-income level is about \$219 per month, while the gap at the extremely-low-income level is over \$600 per month.

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Culver City residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. In addition to these groups, the needs of extremely-low-income persons and households are discussed in this section.

1. Persons with Disabilities and Developmental Disabilities

According to American Community Survey, for the period between 2005-2007, 10.41% of the male population was disabled and 16.17% of the female population was disabled (Table II-14). Table II-15 reports on the estimate for developmentally disabled persons in Culver City which is approximately 323 persons with children up to the age of 14 and adults between the ages of 23 and 54 making up the majority of the developmentally disabled population (140 and 100 respectively). The estimate for this population is based on data by zip code as gathered by the Westside Regional Center. Because zip codes include both Culver City and Los Angeles, estimates were determined by taking percentages of the total population in some of the zip codes. Housing opportunities for the handicapped and the developmentally disabled can be maximized through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Persons with disabilities may require exceptions to zoning or building standards in order to allow them full accessibility to housing. The City Council adopted a reasonable accommodations procedure in July of 2013, which provides a process for relief of zoning code standards. In addition to physical accessibility, disabled persons often have lower incomes than the population at large. Numerous measures contained in the Housing Plan that are intended to encourage housing that is affordable to lower-income households will indirectly benefit persons with disabilities. Examples include Measures 1.A (Section 8 Rental Assistance), 1.B (City Rental Assistance), 1.I (Neighborhood Preservation), 1.M (Temporary Emergency Rental & Relocation Assistance), 1.N (Acquisition/Rehab), 1.P (Affordable Housing Development Assistance), 2.C (Second Units), 2.F/G/H (Comprehensive Housing Strategy), 2.K (SROs), 2.L (Transitional/Supportive Housing), and 5.A (Housing Program Promotion).

Table II-14
Persons with Disabilities –
Civilian Non institutionalized Population 5 Years and Over

Gender	Persons	Percent
Male Disabled	1,846	10.41%
Total Male	17,732	-
Female Disabled	3,185	16.17%
Total Female	19,700	-

Source: 2005-2007 American Community Survey

Note: HCD Certified SCAG Data

Table II-15
Westside Regional Center (WRC) Developmental Disabilities Populations for Culver City

Distribution by Age	90230*	90232	90066*	Total
0-14 years	70	52	17.8	139.8
15-22 years	27	18	6	51
23-54 years	63.5	29	8.2	100.7
55-65 years	11.5	11	2.2	24.7
65+years	5	2	0.1	7.1
Total	177	112	34.3	323.3

* These Zip Codes contain significant portions of City of Los Angeles and only a percentage of the population reported by the WRC was included in the table – 50% for 90230 and 10% for 90066

Source: Westside Regional Center Client Population by Zip Code

2. Elderly

In 2010, there were 5,806 persons or 15% of the total population in Culver City were 65 or older with the majority of those elderly being female (Table II-16). The 2005-2009 American Community Survey found that 10% and 26% of all renter and ownership households respectively were 65 and older (Table II-17). According to the 2007-2011 American Community Survey, approximately 358 persons or 6% of persons ages 65 and older were below the poverty level. Many elderly persons are dependent on fixed incomes and many have some type of disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs. The following specific measures in the Housing Plan (Chapter V) help to address the needs of seniors: 1.A (Section 8 Rental Assistance), 1.B (City Rental Assistance), 1.C (Shared Housing for Seniors), 1.I (Neighborhood Preservation), 1.M (Temporary Emergency Rental & Relocation Assistance), 1.N (Acquisition/Rehab), 1.P (Affordable Housing Development Assistance), 2.C (Second Units), 2.F/G/H (Comprehensive Housing Strategy), 2.K (SROs), 2.L (Transitional/Supportive Housing), and 5.A (Housing Program Promotion).

Table II-16
Elderly Population –
Culver City

Population Age	Female		Male	
65 and Over	3,557	17.29%	2,249	12.28%
Total Population	20,566	-	18,317	-
Total Elderly Population	5,806 Or 14.93% of Total Population			
Total Elderly Population below the Poverty Level	358 or 6% Total Elderly Population			
Total Population	38,883			

Source: 2010 Census; 2007-2011 American Community Survey
Note: HCD Certified SCAG Data

Table II-17
Age of Householders –
Culver City

Householder Age	Owners		Renters	
	Households	%	Households	%
15 to 24	28	0.29%	255	3.81%
25 to 34	753	7.86%	1,740	25.97%
35 to 64	6,272	65.48%	4,012	59.89%
65 and over	2,526	26.37%	692	10.33%
Total households	9,579	100%	6,699	100%

Source: American Community Survey 2005-09 5-Year Average
Note: HCD Certified SCAG Data

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. According to Table II-18, among both owners and renters, more than 65% of all households have only one or two members. About 6% of renter households had five or more members, while about 5% of owner households were large households. Table II-19 shows the number of persons per households by household type. For all households less than 6% are large households; 10% of Family Households have 5 or more people and less than 1% of Non-Family households have 5 or more persons.

While this distribution suggests that the need for large units with four or more bedrooms is expected to be less than for smaller units, several of the measures contained in the Housing Plan (Chapter V) will help to address the needs of large households, including the following: 1.A (Section 8 Rental Assistance), 1.B (City Rental Assistance), 1.I (Neighborhood Preservation), 1.M (Temporary Emergency Rental & Relocation Assistance), 1.N (Acquisition/Rehab), 1.P (Affordable Housing Development Assistance), 2.F/G/H (Comprehensive Housing Strategy), 2.L (Transitional/ Supportive Housing), and 5.A (Housing Program Promotion).

Table II-18
Household Size by Owner and Renter –
Culver City

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	2,846	29.7%	2,963	44.25%
2 persons	3,474	36.3%	1,744	26%
3 persons	1,445	15%	1,054	15.75%
4 persons	1,305	13.6%	553	8.3%
5 persons	417	4.3%	242	3.6%
6 persons	79	1%	143	2.1%
7+ persons	13	.1%	0	0%
Total households	9,579	100%	6,699	100%

Source: SCAG

Note: HCD Certified SCAG Data

Table II-19
Household by Number of People in Household -
Culver City

Household Size	Households		Family Households		Nonfamily Households	
	Number	%	Number	%	Number	%
1 person	5,809	35.69%	-	-	5,809	80.56%
2 persons	5,218	32.05%	4,032	44.47%	1,186	16.45%
3 persons	2,499	15.35%	2,345	25.86%	154	2.14%
4 persons	1,858	11.41%	1,805	19.91%	53	0.73%
5 persons	659	4.05%	650	7.2%	9	0.12%
6 persons	222	1.3%	222	2.45%	0	0
7+ persons	13	0.08%	13	0.14%	0	0
Total households	16,278	100%	9,067	100%	7,211	100%

Source: 2005-2009 American Community Survey

Note: HCD Certified SCAG Data

4. Female-Headed Households

Of the total 16,278 households in the city, 8.7% of ownership units and 10.35% of renter units were headed by a female (Table II-20). Female-headed households often have special challenges such as balancing work, child care and other family responsibilities, and their incomes may be significantly lower than traditional families. The following specific measures in the Housing Plan (Chapter V) help to address the needs of these households: 1.A (Section 8 Rental Assistance), 1.B (City Rental Assistance), 1.I (Neighborhood Preservation), 1.M (Temporary Emergency Rental & Relocation Assistance), 1.N (Acquisition/Rehab), 1.P (Affordable Housing Development Assistance), 2.C (Second Units), 2.F/G/H (Comprehensive Housing Strategy), 2.L (Transitional/Supportive Housing), and 5.A (Housing Program Promotion).

**Table II-20
Household Headed by Females –
Culver City**

Household Type	Owners		Renters	
	Households	%	Households	%
Married Family	5,053	52.75%	1,832	27.35%
Other family male no wife present	273	2.85%	381	5.7%
Other family female no husband present	833	8.7%	695	10.35%
Non-family households	3,420	35.7%	3,791	56.6%
Total households	9,579	100%	6,699	100%

Source: 2005-2009 American Community Survey

Note: HCD Certified SCAG Data

5. Farm Workers

Farm workers are considered a special needs group due to their transient nature and low incomes. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas. Although agriculture produces a total annual value of approximately \$278 million per year in Los Angeles County, no agricultural activities are found in Culver City or in the surrounding communities⁴. Further the city does not have any agriculturally zoned areas. In addition, the 2010 Census did not identify any migrant worker households in the city. Based on the above, farm workers are not considered to be a special needs group in Culver City.

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.⁵

⁴ 2005 Crop and Livestock Report, Los Angeles County Agricultural Commissioner.

⁵ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994).

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. Los Angeles County's Continuum of Care approach to homelessness is a coordinated and systematic local approach to meet the needs of homeless individuals and families within these subgroups, including:

- Chronic Homeless Persons;
- Episodic Homeless Persons; and
- Persons at Risk of Becoming Homeless

The Continuum of Care approach to end homelessness involves a comprehensive system that includes 1) outreach, intake and assessment, 2) emergency shelter, 2) transitional housing, and 3) permanent housing.

The County's focus is to provide funding for access to mainstream resources such as income supports, health care, mental health care, substance abuse treatment programs, child care, and job training placement⁶. These resources serve the existing homeless population, and also work toward the prevention of homelessness.

Senate Bill 2 of 2007 (*Government Code* Sec. 65583) strengthened the planning requirements for local governments in the area of emergency and transitional housing. Cities must estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve the need. If there is insufficient capacity, cities are required to identify zones where emergency shelters may be established "by right" (i.e., without a conditional use permit).

Homeless Count

Homeless Counts are mandated every two years by HUD for all communities that receive federal funds for homeless programs. Led by the Los Angeles Homeless Services Authority (LAHSA), the biennial Greater Los Angeles Homeless Count (the "Count") is the nation's largest count of homeless individuals and families. The Count is a point-in-time enumeration that seeks to document the number of people without a permanent, habitable place to live. According to LAHSA, 5,000 volunteers helped with the 2013 Count, which cover approximately 4,000 square miles and took place from January 29th to January 31st, 2013.

On June 28, 2013, LAHSA released the preliminary results of the biennial 2013 Count. The Count revealed a 16 percent increase since the last Count conducted in 2011 in the number of homeless men, women, and children in the County of Los Angeles. The count

⁶ Los Angeles County Housing and Community Development Consolidated Plan, page 5-21.

revealed that there were 58,423 homeless people in 2013, compared to 50,212 in 2011. Homelessness among veterans dropped from 8,131 in 2011 to 6,291 in 2013 with a marked decrease in the numbers of homeless female veterans. Total family homelessness saw a reduction from 9,218 family members in 2011 to 6,678 family members in 2013.

Additional results from the Count included:

- Single adults increased by 29 percent, going from 35,838 in 2011 to 46,303 in 2013.
- Unaccompanied youth 18 and under grew by 123 percent, rising from 366 in 2011 to 817 in 2013.

Culver City Homeless Count

Looking specifically at Culver City, LAHSA coordinates with communities throughout Los Angeles County to conduct local Counts of their specific jurisdiction. Communities have the option to conduct their own Count with local volunteers instead of LAHSA conducting the Count on behalf of the community. In 2011 and 2013 the City of Culver City conducted its own Count. The Counts were conducted on January 26, 2011, and January 30, 2013, from the hours of 8pm to 2am. The Culver City results are detailed below with a slight increase in the individual person homeless census and decreases in homeless persons living in cars, vans, RV's, tents and encampments from 2011 to 2013 (see Table II-21). A Potential reason for this drop in the homeless population is the extensive outreach conducted by the city's homeless outreach team and its efforts to secure emergency hotel vouchers, rental assistance and supportive services for persons living in cars, vans, tents, RV's and encampments.

Table II-21
Homeless Count Enumeration Totals – January 26, 2011 & January 30, 2013

CATEGORY	2011	2013
Individuals	19	22
Cars	37	6
Vans	14	6
Campers/Rv's	12	5
Tents	1	1
Make-Shift Shelters	6	6
Grand Total	89	46

The 2010 Census for Culver City counted non-household populations in group quarter settings and homeless persons. The group quarter population constituted 1% of the total population and no homeless persons were identified. The local Culver City count is a more accurate picture of the homeless situation in Culver City. The relatively small local count and the Census count of a zero homeless population indicate that the city is slightly impacted by homelessness.

Table II-22
Homeless and Non-Household Population

Population Type	Distribution	
	Quantity	%
Total Population	38,883	100%
Group Quarter Population	311	.8%
Non-Institutionalized Group Quarter Population	84	.2%
Homeless Population	0	0%
Total non-household population	395	1%

Source: 2010 Census

Note: HCD Certified SCAG Data

Emergency Shelter Facilities

There is one full-time emergency shelter within Culver City, Upward Bound House, located at the intersection of Washington Boulevard and Beethoven Street. This facility was approved for conversion from a motel to an 18-room emergency shelter in 2008. A maximum of 60 persons can be accommodated at the facility. Housing referral programs are also offered by the Culver City Senior Center (4095 Overland Avenue). The Upward Bound House only focuses on families and not on single men or women, and thus, does not meet the need of the entire Culver City homeless population. Therefore, in order to minimize constraints to the provision of additional shelter facilities and as called for in SB-2 (see above), amendments to the Zoning Code were passed that allow Emergency Shelter by-right in a portion of the city. Several other measures contained in the Housing Plan (Chapter V) also address the needs of homeless persons and families, including 1.A (Section 8 Rental Assistance), 1.B (City Rental Assistance), 1.E (Homeless Service Referrals), 1.F (Emergency Shelters), 1.G (Emergency Food Vouchers), 1.M (Temporary Emergency Rental & Relocation Assistance), 1.N (Acquisition/Rehab), 1.P (Affordable Housing Development Assistance), 2.C (Second Units), 2.F/G/H (Comprehensive Housing Strategy), and 5.A (Housing Program Promotion).

7. Extremely-Low-Income Households

State law requires an analysis of the existing and projected housing needs of extremely-low-income (ELI) households. ELI means a household whose income is 30% or less of the area median income (AMI), adjusted for household size. The 2013 AMI for Los Angeles County was \$64,800 (see Table II-13, page II-15). For ELI households, this results in an income of \$25,600 or less for a four-person household⁷. ELI households have a variety of housing problems and needs.

⁷ HCD publishes annual household income limits for each county in California. The published income limits for extremely-low-, very-low- and low-income households are used to determine eligibility for some assistance programs and are adjusted upward in high housing cost areas like Southern California. Therefore, the income limits published by HCD for Los Angeles County are higher than the calculated income categories that would result from the applicable percentages of AMI.

The relatively high cost of housing on the Westside often results in overpayment and/or overcrowding when ELI households “double up” with more than one family sharing living space. Such conditions may lead to overtaxing of utilities and infrastructure, stress and adverse health effects. Several programs in the Housing Plan (Chapter V) designed to address housing affordability will help to alleviate the problems of ELI households. These programs include rental assistance, acquisition/rehab of substandard housing, and new construction of affordable units. Further, the noted amendments to the zoning code that facilitate the establishment of emergency shelters and transitional housing will indirectly assist ELI households.

Though RHNA does not specifically call out ELI households as a category, meeting the housing need of these persons is an issue for all municipalities. Culver City will address the needs of this population through the provision of rental assistance from the federal Section 8 Housing Choice Voucher Program (HCVP), as described in Chapter III. In addition, the zoning code allows the development of SRO housing as part of mixed use developments. SROs help to meet the needs of extremely-low- and very-low-income individuals.

F. Assisted Housing at Risk of Conversion

Overview of Assisted Units and Units At Risk

As part of the Housing Element, cities are required to identify units with affordability covenants that could expire during the coming 10-year period (2008-2018). Appendix C provides a listing of affordable units that either participate in a federal, state or local assistance program, or are income-restricted through some other control measure such as density bonus. Also included is a list of units that are at-risk of conversion to market rate, along with an analysis of potential resources and techniques the city could use to extend the covenants of affordable units. This information is used in establishing quantified objectives for units that can be conserved during this planning period.

As noted in Appendix C, Table C-1, a total of 519 assisted housing units were identified in Culver City. Of this number, 125 were secured through the use of the Mortgage Assistance Program (MAP) for first-time home buyers.

Assisted affordable units that are at-risk of conversion during 2008-2018 are listed in Table C-2 in Appendix C. As shown in the table, there are a total of 157 units that are at risk during this period: 23 very-low-income units, 19 low-income units, 10 low/moderate-income units and 105 moderate-income units.

Preservation Analysis

California Housing Element Law requires Housing Elements to include a study of all low- and moderate-income housing units that may be lost from the affordable inventory through the expiration of affordability restrictions during the next ten-year period. For this Housing Element, the at-risk analysis covers the period from July 1, 2008 through June 30, 2018.

There are three types of situations that can result in the conversion of publicly-assisted affordable units:

- 1. Prepayment of HUD mortgages - Section 202, and Section 811.** Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 811 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents. There are no Section 202 or 811 units at risk over the next ten years.
- 2. Redevelopment Housing Set-Aside Covenant Expiration.** The premise of the Redevelopment Agency Housing Set-Aside Fund was to increase, improve and preserve the community's supply of affordable housing for families of very-low, low and moderate incomes (*Health and Safety Code §33334.2(a)*). Eligible activities included acquisition, rehabilitation, rental assistance and assistance to first-time home buyers. In exchange for the use of Housing Set-Aside Funds, income and affordability restrictions were placed on the property in the form of covenants. These covenants are for 45 years for ownership projects and 55 years for rental projects. Covenants are still in effect regardless of the elimination of the Redevelopment Agency. The Culver City Housing Authority has oversight over existing covenants. During the last cycle, ownership project restrictions were for 10 years and rental project restrictions were for 15 years. In Culver City, over the next 10 years, affordability covenants on 157 units have the potential to expire. Of these, 36 units for two group homes serving the homeless and persons with developmental and physical disabilities, 17 units for low and moderate income households, and 101 are owner occupied homes.
- 3. Other: Expiration of affordability restrictions from the use of density bonuses and equity sharing.** Equity sharing allows households who utilized the MAP to purchase a home, to "buy out" of the covenant restriction prior to the expiration date. Under the MAP, the original owner must resell the property to another qualified (up to and including moderate-income) household. Through equity sharing, the covenant is removed if the original owner agrees to share a percentage of equity with the Redevelopment Agency. These funds are in turn deposited back into the Housing Set-Aside Fund. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. As noted above, homes purchased through the MAP will expire prior to 2018. No density bonus properties in Culver City are at-risk for expiration over the next 10 years.

At Risk Status

As noted above, the most prevalent type of "at-risk" conversion in Culver City is the expiration of covenants that were enacted by Housing Set-Aside Funds income and affordability use restrictions (prior to the elimination of the Redevelopment Agency). For example, as part of an extensive revitalization program in a severely blighted area, the Culver City Redevelopment Agency rehabilitated and placed affordability and income restrictions on over 26 units. Over the next 10 years, income and affordability restrictions on 20 of these units will expire. Additionally, through the MAP, which provided second trust deeds for up-to-moderate-income first-time homebuyers, 29 covenants will expire over the next 10 years. There is also the additional risk of property owners deciding to "equity share" out of their covenant prior to the expiration date. As noted in Table C-2,

96 covenants from the MAP will be in effect after 2018, but the property owners have the right to “equity share” out of the covenant prior to the expiration date.

Cost Analysis

From 2008 to 2010, a combination of rehabilitation, new construction and tenant-based rental assistance were utilized to address either the preservation or replacement of at risk units. All these programs have been suspended with the elimination of the former Redevelopment Agency. Implementation of these programs (noted below) will be resurrected once funding from State/Federal sources becomes available and the city is eligible for such funding sources.

Rehabilitation: The primary factors used to analyze the cost of preserving affordable housing units through rehabilitation include materials, and labor. The per-unit rehabilitation cost of \$48,000 is estimated based on information obtained by a cost estimator who was secured by the Redevelopment Agency (prior to its elimination) to give a cost analysis of several prototypical Housing Set-Aside Fund projects.

New Construction/Replacement: New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. The cost of constructing new housing units can vary greatly depending on factors such as location, density, unit sizes, construction materials, and on- and off-site improvements. Based on data compiled from a cost estimator retained by the Redevelopment Agency (prior to its elimination), average per-unit construction cost (including land acquisition cost) in Culver City is approximately \$450,000 per unit.

Tenant-Based Rental Assistance: This type of assistance largely depends on the income of the household, the housing costs of the unit, and the number of years the assistance is provided. A very-low-income four-person household in Los Angeles earns up to \$68,300 annually and can afford up to \$875 monthly for rent. The difference between \$875 and the median rent for a two-bedroom unit (\$1,700) is \$675 and would require a rental subsidy of \$825 per month, or \$9,900 per year.

Funding/Financial Resources:

Efforts by the city to retain affordable housing units were drawn upon by two types of preservation resources: Redevelopment Agency Housing Set-Aside Funds and Section 8 Rental Assistance Housing Set-Aside Funds were available from 2008-2010, but were subsequently eliminated with the enactment of AB 26. The Section 8 Rental Assistance Program which is federally funded through HUD was not affected by AB 26 and is currently implanted by the Culver City Housing Authority.

- **Section 8 Rental Assistance:** The Culver City Housing Authority administers the Section 8 Housing Choice Voucher Program (HCVP). The HCVP is a tenant-based rental subsidy. Culver City is allotted 384 vouchers annually.
- **Redevelopment Agency Housing Set-Aside Fund:** As required by state law prior to AB 26, the Culver City Redevelopment Agency set aside 20% of the gross tax increment revenues received from the Redevelopment Area into a

low- and moderate-income housing fund for affordable housing activities. These funds were available from the period of 2008-2010 but are currently de-funded due to the State legislative action eliminating the city's Redevelopment Agency.

Between 2008 and 2010, the Redevelopment Agency received approximately \$21 million which was deposited into the Redevelopment Housing Set-Aside Funds. During this period, funding was used for the following programs listed below:

- Land Acquisition
- New Construction
- Rental Assistance
- Single-Family Housing Set-Aside Fund Loans and Grants
- Multi-Family Housing Set-Aside Fund Grants
- Single- and Multi-Family Housing Set-Aside Fund (paint-up/fix-up)
- Senior Roommate Matching
- Installation of safety and security devices for the elderly and disabled

Currently, these resources are de-funded as a result of AB 26. These resources will be resurrected once funding from State/Federal sources becomes available and the city is eligible for such funding sources.

G. Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8-year period from October 2013 to October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

Under state law, regional councils of governments are required to develop housing needs plans for use by local governments in their Housing Element updates. The regional housing needs analysis is derived from the statewide growth forecast, which is then allocated to regions, cities and counties based on a variety of factors such as local growth trends, future development potential, job growth, and physical constraints (e.g., floodplains, steep slopes, biological habitat). The current RHNA was adopted by SCAG in April of 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. It should be noted that the extremely-low-income category, which was added to state Housing Element

law by Assembly Bill 2634 of 2006, was not included in the RHNA adopted by SCAG. Cities are required to estimate the level of need in this category either through an analysis of Census data or by assuming it is one-half of the very-low-income need. This needs assessment utilizes the latter approach.

2. 2013-2021 Culver City Growth Needs

SCAG determined the RHNA growth needs for each city within the SCAG region, plus the unincorporated areas. The total housing growth need for the City of Culver City during the 2013-2021 planning period is 185 units. This total is distributed by income category as shown in Table II-23.

Table II-23
Regional Housing Growth Needs –
Culver City

Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
24	24	29	31	77	185
13%	13%	15.7%	16.8%	41.5%	100.0%

*The RHNA did not include the extremely-low category. It is estimated to be ½ of the very-low-income need, per Government Code §65583.a.1
Source: RHNA Housing Need by Income Category for the 5th Cycle Housing Element Update (Adopted by SCAG Regional Council on 10/04/2012, pending final approval by State Housing and Community Development Department)
Note: HCD Certified SCAG DATA

A discussion of the city's growth need is provided in the land inventory section of Chapter III.

III. RESOURCES AND OPPORTUNITIES

A. Land Resources

1. Regional Growth Needs –2013 – 2021 (5th Cycle)

In accordance with *Government Code* §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final RHNA on October 4, 2012 for the 5th housing element cycle (four previous cycles ranging from 5 to 8 years per cycle have transpired since state housing law began to require periodic updates of housing elements). The current RHNA covers the 8-year planning period from October, 2013 to October, 2021.

The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each County. These forecasts were largely derived from California Department of Finance (DOF) population and employment forecasts; input from local jurisdictions on projected population, household, and employment numbers; and modification of these forecasts using regional demographic data and modeling efforts (performed by SCAG). SCAG then disaggregated the regional and County forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve a regional target vacancy rates (1.5% owner-occupied and 4.5% rental) and to account for projected housing demolitions. The total housing needed in each jurisdiction was then distributed by income category (very low, low, moderate and upper income) based on the city's income distribution as reported in the 2010 Census.

All units built after January 1, 2006 and before October, 2013 were credited towards accomplishing the RHNA goals for the previous (4th) Housing Element cycle. Units approved but not yet built as of October, 2013 are credited towards fulfilling RHNA goals in this current 5th Housing Element cycle. Table III-1 shows the growth need based on RHNA for the 5th cycle. (A detailed breakdown of these units by income category is provided in Appendix B).

**Table III-1
RHNA –
Culver City**

	Income Category			
	VL*	Low	Mod	Above
RHNA	48	29	31	77

*Includes the extremely-low category

Source: SCAG and City of Culver City Community Development Department

2. Inventory of Sites for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table III-2 below, which indicates the number of dwelling units approved as well as potential units that could be built based on the analysis of parcels shown in Appendix B. The table shows that the city’s land inventory, including projects approved and the potential development of vacant and underutilized parcels, exceeds the net remaining RHNA for all income levels. The combination of the large surplus of potential lower- and above-moderate- income units and the 20 surplus unit count for the moderate income level indicates that the RHNA requirements are satisfied. It is noteworthy that a significant portion of new affordable units during this planning period are planned to be produced through the Comprehensive Housing Strategy. Since the city is a partner in these projects, they have a higher likelihood of successful implementation*.

**Table III-2
Land Inventory Summary –
Culver City**

	Income Category		
	Lower	Mod	Above
Units approved but not built as of October, 2013	0	0	159
Potential mixed-use units on vacant commercial sites	85	0	0
City Comprehensive Housing Strategy sites*	157	51	41
Potential units on underutilized TOD sites	200	0	0
Potential units on underutilized commercial sites – high potential	48	0	0
Potential units on underdeveloped Residential Medium Density sites	0	0	660
Total Potential Units	490	51	860
RHNA (5th Cycle 2013-2021)	77	31	77
Surplus (Deficit)	413	20	783

Source: City of Culver City Community Development Dept., 6/2008

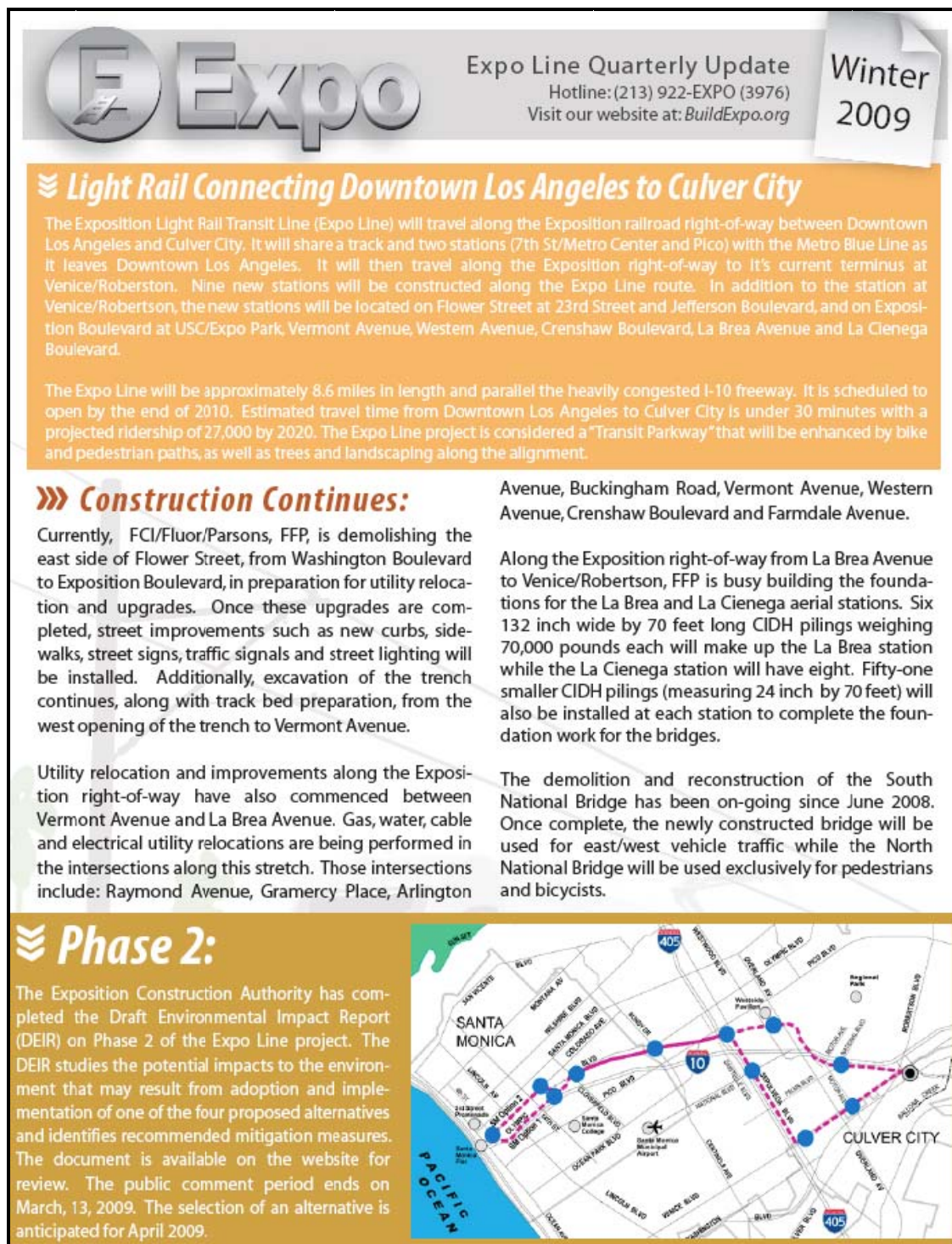
*The Redevelopment Agency reviewed the CHS in its entirety and authorized implementation of years 1 and 2 of a 7-1/2 year program and instructed staff to return to the Redevelopment Agency with further discussion of the other projects identified in the CHS. With the State mandated elimination of the Agency, oversight of the strategy sites has been transferred to the City Council and the Culver City Housing Authority.

Transit-Oriented-Development (TOD) District. A TOD district was identified in an amendment to the city’s Mixed Use Ordinance adopted on March 17, 2008 (see Figure IV-1 on p. IV-6). This new district is comprised of several properties that are near and/or adjacent to the light rail transit station located near the intersection of Venice and National Boulevards and represents a significant opportunity for affordable housing. The Exposition (or “Expo”) Line is the latest expansion of the light rail system in Los Angeles County



(see Figure III-1). The project is being constructed in two phases – the first phase extends from downtown Los Angeles to its interim terminus in Culver City and was completed in 2012. The second phase continues on to Santa Monica and is currently under construction. The land inventory analysis in Appendix B) contains details on properties within the TOD District that either have the potential to be developed with new affordable housing or have units approved and under plan check as of the writing of this update.

Figure III-1
Expo Light Rail Overview



Public Facilities and Infrastructure. A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrently with development.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding is available from the Department of Housing and Urban Development (HUD) through the CDBG program administered by Los Angeles County. The city expects to receive approximately \$199,936 in funding for fiscal year 2013-2014 through the CDBG Program. The city uses CDBG funds for programs serving senior citizens, the disabled, and to fund infrastructure improvements.

The city does not currently participate in other HUD programs such as Home Investment Partnership Act (HOME), Emergency Shelter Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA), although the city is investigating opportunities to apply for HOME funds.

Section 8 Rental Assistance – The Section 8 Housing Choice Voucher Program (HCVP) assists very-low-income senior citizens, families and the disabled with the cost of rental housing. Generally, a tenant pays 30% of his or her adjusted income towards the rent and the Section 8 program pays the balance directly to the landlord. The Culver City Housing Division selects program participants from a waiting list of qualified households, giving preference to Culver City residents, Veterans, the elderly and the disabled. In 2013-14, the Division is allotted 384 voucher spaces by HUD. The waiting list for assistance in 2013 consisted of approximately 331 households from Culver City and the surrounding area.

Family Self-Sufficiency Program (FSS) - This program provides one-on-one counseling and job development services to Section 8 HCVP participants. The program links participants to community resources and supportive services, such as childcare and alcohol and drug treatment, budgeting, and education. The program assists at least 25 participants and is funded by a HUD FSS Coordinator Grant. To date, a total of 61 Section 8 Program participants have graduated from the FSS program and achieve self-sufficiency.

2. Local Resources

Former Culver City Redevelopment Agency (Redevelopment Agency) - State law (*Health and Safety Code* §33000 et seq.) allowed cities to establish redevelopment agencies for the purpose of eliminating blight.

In 1986, state legislation was adopted requiring redevelopment agencies to set aside 20% of their tax increment revenue for activities related to affordable housing. Agencies were required to direct these funds toward assisting housing for low- and moderate-

income households. The 20% tax increment was generally referred to as “set-aside funds” or the “Low/Moderate Income Housing Fund” (LMIHF). Agencies spent set-aside monies for land or building acquisition, site improvements, construction or rehabilitation of buildings, subsidies, and financing tools.

From 2008 through 2010, the use of its Housing Set-Aside fund, the former Redevelopment Agency provided various programs that assist low- and moderate-income persons/families. These programs are detailed below. Currently all programs except for the Landlord-Tenant Mediation Board are defunded due to State legislative action eliminating the city’s Redevelopment Agency. These financial resources will be resurrected once funding from State/Federal sources becomes available to offset the loss of Set-Aside funds and the city is eligible for such funding sources.

- **Rental Assistance Program (RAP)** - This program assists up to and including moderate-income, similar to the federally funded Section 8 HCVP Program. When it was funded through Redevelopment Agency Set-Aside Funds, the program assisted up to 100 households.
- **Neighborhood Preservation Program (NPP)** - This program offers grants, rebates, emergency grants, and deferred loans to assist in the rehabilitation and maintenance of housing. Qualified low-income up to and including moderate-income homeowners and owners of multi-family housing with a percentage of low-income tenants can take advantage of these resources. The program funds a wide range of rehabilitation needs as well as remodeling and additions to accommodate increasing family size. Special improvements for the disabled or elderly, such as ramps and grab bars can also receive funding (when such funding becomes available).
- **Home Secure Program** – This program assists elderly and disabled persons with living in a safe home environment through the free installation of safety and security devices, fire detectors and carbon monoxide monitors.
- **Alternative Living for the Aging** – Working with a non-profit organization, the Culver City Housing Authority (Housing Division) assists with matching senior citizens who wish to share their homes with live-in students, middle aged individuals, or other elderly.
- **Acquisition and Rehabilitation** – This program eliminates blight and nuisance through the acquisition and/or rehabilitation and installation of professional management of multifamily housing units in an effort to enhance and enrich neighborhoods and create affordable housing units.
- **Housing Rights Center** – The Housing Division contracts with the Housing Rights Center to handle housing discrimination complaints and questions regarding tenant-landlord rights.
- **Landlord-Tenant Mediation Board** - The city encourages tenants and owners of rental property to solve rent increase problems without expensive litigation by requesting mediation services.

The former Redevelopment Agency and City Council approved the Comprehensive Housing Strategy (CHS) in its entirety and authorized implementation of years 1 and 2 of a 7-1/2 year program and instructed staff to return to the Redevelopment Agency with further discussion of the other projects identified in the CHS. The CHS allocated Housing Set-Aside Funds to meet the requirements of RHNA and Redevelopment Law. The implementation of the CHS commenced in early 2010 with Year 1 – 2 projects. The strategy is based upon the concept of providing smaller low-density, scattered-site, mixed-income housing developments. With RHNA providing a target number for assisted and non-assisted units, staff identified sites for affordable for-sale and rental housing. Prototypical affordable projects were identified and in some cases preliminary site plans were prepared. These prototypical projects were then priced using standard construction cost estimating techniques. The projected cost for meeting the total required housing production program was calculated and a funding strategy was developed to accommodate housing demand utilizing a combination of Redevelopment Agency Set-Aside Housing Funds and/or lending from private institutions, and also county, state and federal funding sources. An implementation program was then developed for each program year. The strategy also relies on state density bonus law to meet RHNA targets using the same low-density, scattered-site, mixed-income housing approach.

The Housing Division surveyed the city to identify blighted or underutilized sites for affordable housing development. From this investigation, over 80 potential project sites were identified. These sites were organized into four tiers for new construction, which included: 1) Redevelopment Agency-owned sites suitable for residential and mixed-used development; 2) small-lot development; 3) medium-lot development; and 4) TOD sites. Included with the four tiers were also sites designated for preservation or rehabilitation projects.

In order to achieve RHNA goals, the CHS identified the following approximate targets: 17 units of very-low-income housing, 10 units of low-income housing and 11 units of moderate-income housing annually.

With the elimination of the Redevelopment Agency, funding for affordable housing developments has been eliminated. However, the CHS remains a viable strategy to achieve affordable housing objectives, and the sites identified in the CHS and listed in Appendix B – Land Inventory – are still potential future affordable housing sites. As with other housing programs, the CHS will be fully implemented once funding to offset the loss of Set-Aside funds becomes available. CHS sites can also currently be developed through a density bonus process providing there is development interest. Although the city cannot provide funding, it can assist in the processing of entitlements.

The CHS accomplishes the following three broad objectives:

- Assess the key housing needs and funding requirements facing Culver City today and over the 8-year RHNA planning period.
- Identify three priority affordable housing sites that can be developed over the first year of the planning period, which will address affordable housing needs, eliminate blight and nuisance, protect stable single-family residential neighborhoods and maintain Culver City's "small-town feel".

- Provide realistic housing initiatives that best address the city's unmet housing needs consistent with the goals and objectives of the Housing Element over this planning period with small- and medium-sized developments, building preservation and rehabilitation.

C. Energy Conservation Opportunities

State law (*Government Code* §65583(a)(7)) requires a Housing Element to provide an analysis of opportunities for energy conservation in residential development. Not only do such energy conservation measures reduce consumption of non-renewable or limited resources, but they can also substantially lower housing maintenance costs. Despite the mild climate of Southern California, old fixtures and appliances and older housing construction may wastefully consume water, gas, and electrical resources.

In Culver City, where 50% of the housing stock was constructed before 1950 and more than two-thirds was built before the adoption of state energy conservation standards in 1975, a substantial number of units are likely to be using energy and water inefficiently. The city's best strategy for effective energy conservation is to promote and encourage energy efficient retrofitting of existing homes. Common and effective measures include weather-stripping and caulking of doors and windows and installation of insulation in ceilings and walls.

All new residential construction in the city is required to be constructed in an energy efficient manner through compliance with state energy conservation standards. Also, pursuant to the city's Solar Photovoltaic Ordinance, all new construction projects, commercial or multi-family, of 3 or more units or 10,000 new square feet or greater, are required to install 1 kilowatt (kw) of solar photovoltaic power for each 10,000 square feet of new construction, not including parking garage areas. Additionally, new additions of over 10,000 square feet or major renovations of over 10,000 square feet are required to install 1 kilowatt of solar photovoltaic power for each 10,000 square feet of major renovation or additional area. The solar photovoltaic requirement does not apply to new construction, major remodels, or additions of less than 10,000 square feet. One kilowatt of solar photovoltaic power is estimated to add less than 1/2 of 1% to the cost of construction. This ordinance not only helps to conserve energy, but also reduces greenhouse gas emissions.

The city's Green Building Ordinance also helps to reduce energy costs by requiring new developments to incorporate Leadership in Energy and Environmental Design (LEED) equivalent measures such as energy efficient glazing, additional building insulation, improved hvac efficiency, planting or retention of on-site trees providing shade, and use of re-cycled materials during construction. There is no requirement that projects obtain LEED certification.

The city has also adopted a Water Conservation Ordinance designed to limit water consumption and effectively reduce monthly water costs.

These programs, along with land use strategies that promote TOD projects, will further local and statewide energy conservation goals.

IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of each city. Under state law, the General Plan elements of general law cities must be internally consistent and the city's zoning must be consistent with the General Plan. Because Culver City is a charter city, that law does not apply. However, it is good planning practice and provides a strong legal foundation to support land use regulations if a charter city's zoning requirements follow the directions and vision of its General Plan. Thus, the land use plan provides suitable locations and densities to implement the policies of the Housing Element.

The City of Culver City General Plan Land Use Element provides for six residential land use designations, as shown in Table IV-1.

Table IV-1
Residential Land Use Categories –
Culver City General Plan

Designation	Maximum Density*	Description
Low Density – Single Family	8.7 DU/AC	One dwelling unit per lot on lots not less than 5,000 square feet in area
Low Density – Two Family	17.4 DU/AC	One to two dwellings per lot/parcel on parcels of not less than 5,000 square feet
Low Density – Three Family	29 DU/AC	Up to three dwelling units per parcel at not less than 1,500 square feet of net lot area per unit
Low Density -Multiple Family	15 DU/AC	Multiple family dwellings, as well as single family, two family and three family dwellings, on parcels of 15,000 square feet or more
Medium Density – Multiple Family	29 DU/AC	Multiple family dwellings, as well as single family, two family and three family dwellings, on parcels of up to 13,000 square feet.
Planned Residential Development	Flexible number of units	Large residential complexes which may consist of more than one building on a site of one acre or larger

Source: Culver City General Plan.

*Density expressed in dwelling units per net acre.

In addition to the residential land use categories, housing is also permitted in several commercial land use designations, including the Neighborhood Serving Corridor, General Corridor, and Downtown designations. Residential development can be either exclusively residential in residential zones or mixed with commercial uses in commercial zones. Further, in commercial zones the only type of housing allowed is mixed-use

housing (with commercial retail uses). In commercial zones the base density is 35 dwelling units per acre. The industrial land use designations do not allow housing.

The Culver City General Plan is not considered a constraint to the goals and policies of the Housing Element. Except for approximately 6.4% of all parcels in the city (about 875 parcels out of 13,615 parcels) that are non-conforming to their General Plan designations, the city's zoning is consistent with the General Plan and adequate sites with appropriate densities have been identified that could accommodate the 2013 -2021 RHNA.

b. Zoning Designations and Development Standards

The city regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods, and sets forth residential development standards for each zone district.

The six zones that allow for exclusive residential use are as follows:

- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Three-Family Residential
- RLD Low Density Multiple-Family Residential
- RMD Medium Density Multiple-Family Residential
- RHD High Density Multiple Family Residential

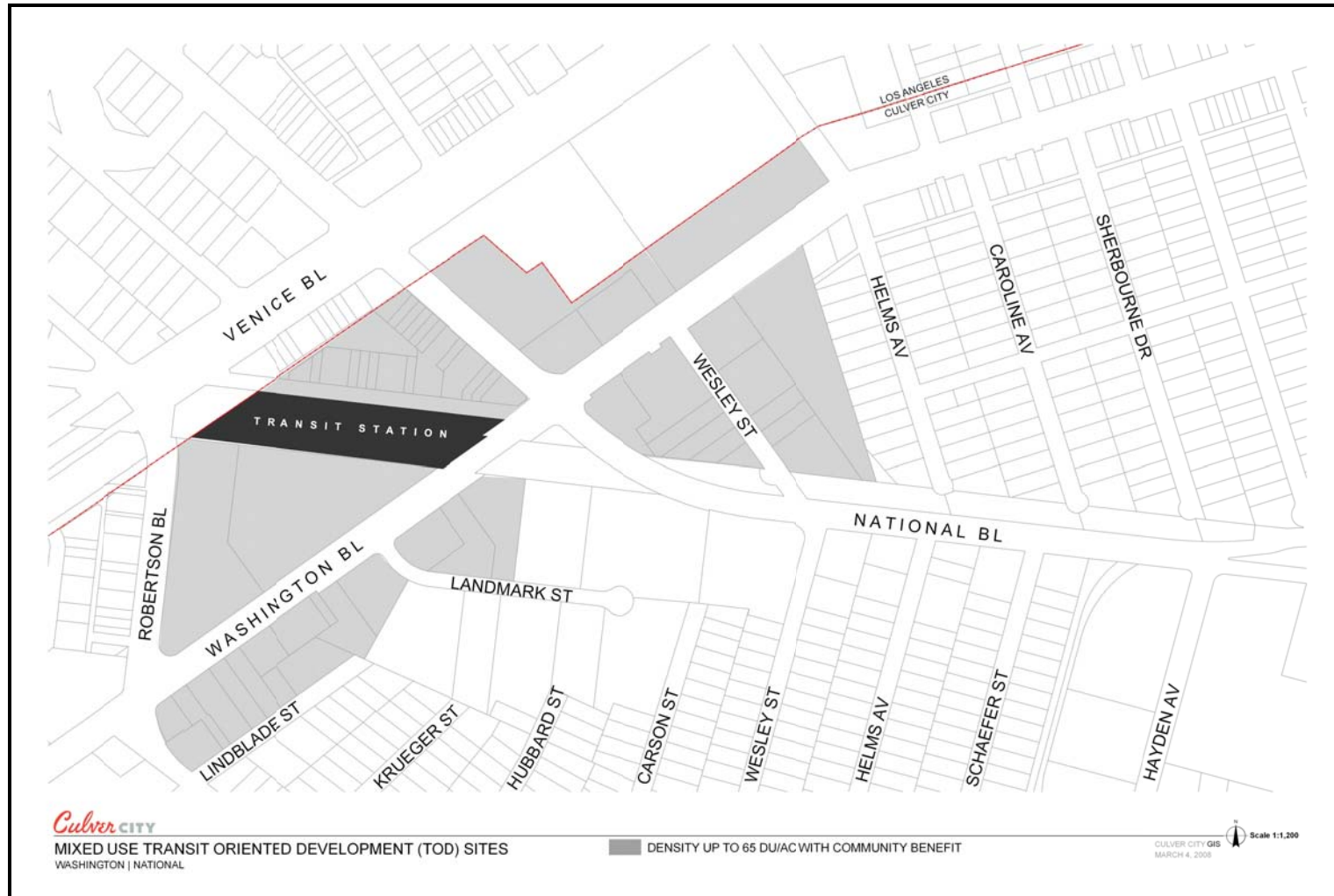
In addition to these zones, residential uses are permitted within either mixed-use or live/work projects in the following four commercial zoning districts:

- CN Commercial Neighborhood
- CG Commercial General
- CC Commercial Community
- CD Commercial Downtown

As noted in Chapter III, the interim terminus of the Metropolitan Transportation Authority's Expo light rail line is located near the intersection of Venice and National Boulevards in the eastern portion of Culver City. The city is actively involved in the planning process for the TOD mixed-use development directly adjacent to the Expo light rail transit station (see Figure IV-1). Affordable housing has the potential to be developed in one or more of the various properties located within the TOD District. One property, the Exceptional Children's Foundation site, has been identified as one of the affordable housing opportunity sites found in the Comprehensive Housing Strategy (CHS). The city recognizes that the CHS is a long-range planning tool that is contingent upon the state of the economy, market forces and availability of land.

A summary of the types of residential use permitted within each zoning district is provided in Table IV-2.

Figure IV-1
Transit Oriented Development District



**Table IV-2
Permitted Residential Development by Zone**

Housing Type Permitted	R-1	R-2 ¹	R-3 ²	RLD	RMD	RHD	CN	CG	CC	CD
SF Detached ³	P	P	P	P	P	P				
Duplex		P	P	P	P	P				
Triplex			P	P	P	P				
Multi-Family				P	P	P				
Supportive Housing (6 or fewer residents) ⁴	P	P	P	P	P	P	P ⁵	P ⁵	P ⁵	P ⁵
Supportive Housing (7 or more residents)	C	C	C	C	C	C	C	C	C	C
Transitional Housing ⁴	P	P	P	P	P	P	P ⁵	P ⁵	P ⁵	P ⁵
Second Units (Accessory Dwelling Units)+	A	A	A							
Emergency Shelters							C	C	C	
Single Room Occupancy Units							P ⁵	P ⁵	P ⁵	P ⁵
Care Facility (6 or fewer)	P	P	P	P	P	P	P	P	P	P
Care Facility (7+)				C	C	C	C	C	C	
Senior Citizen Congregate Care				C	C	C	C	C	C	
Live/work units							P	P	P	P
Mixed Use Projects							P	P	P	P

Source: Culver City Zoning Code

1 Maximum 2 dwelling units either attached (duplex) or detached

2 Maximum 3 dwelling units either attached (triplex) or detached or combination

3 Includes factory built modular homes and mobile homes/manufactured housing on permanent foundations

4 Use is subject only to those restrictions that apply to other residential uses of the same type in the same zone

5 Use only allowed as part of a mixed use project.

+ Allowed only on lots that are at least 6,000 square feet in area.

P=Permitted A=Administrative Use Permit C=Conditional Use Permit

Additionally, subsequent to adoption of zoning code text amendments in July of 2013, Emergency Shelters are allowed by right in the city east of Ballona Creek which includes portions of both Industrial and East Washington Overlay zones.

Low-income housing can be accommodated in all zones permitting residential use in Culver City. These may include second residential units in the R-1, R-2 and R-3 districts, multi-family apartments in the RLD, RMD and RHD zones, as well as high-density commercial/residential mixed-use developments within the Commercial districts. For details regarding how affordability is determined please refer to Appendix B.

Development Standards – Residential Districts

A summary of the development standards for the six major zones permitting residential development is provided in Table IV-3. Allowable densities range from 8.7 units/acre in the R-1 zone up to 29.0 units/acre in the RMD and RHD zones. These development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing for all income levels.

Minimum lot area per parcel is generally 5,000 square feet or the average of residential lots within a 500-foot radius of the proposed subdivision, whichever is greater. Density

bonuses would permit up to 35% more units than allowed by the underlying zone pursuant to state law.

The Planned Development (PD) District is applied to areas of existing large scale, multiple-family residential and commercial complexes and to sites suitable for similar large-scale development. Within the PD District, there is no maximum density - only minimum site area (one acre) and height limit (56 feet) apply. A Comprehensive Plan establishes all other standards within the PD District.

Table IV-3
Zoning Development Standards

Development Standard	R-1	R-2	R-3	RLD	RMD	RHD
Minimum Lot Area (sq.ft.) per parcel	5,000 ¹	5,000 ¹	5,000 ¹	5,000 ¹	5,000 ¹	5,000 ¹
Minimum Front Yard (ft.)	20	15	10 ²	10 ²	10 ²	10 ²
Minimum Side Yard (ft.)	4	4	5	10	5	10
Minimum Rear Yard (ft.)	10	10	10	15	10 ⁴	15
Maximum Building Height (ft.)	30	30	30	30	30	40
Maximum Density (units/acre) ⁵	8.7	17.4	26.1	15.0	29.0	29.0
Minimum Building Area (sq. ft.)	1,000 ground floor	1,000 single family 750 duplex	1,000 single family 750 duplex or triplex	500 studio to 1,100+ 3 bedroom ³	500 studio to 1,100+ 3 bedroom ³	500 studio to 1,100+ 3 bedroom ³

Source: Culver City Zoning Code

Notes:

- 1 Condominium, townhome, or planned development projects may be subdivided with smaller air space sizes for ownership purposes.
- 2 Or one-half of building height, whichever is greater
- 3 More than 3 bedrooms: 150 sq. ft. for each additional bedroom
- 4 5 feet when adjacent to an alley
- 5 Based on applicable minimum development standards (excluding density bonus)

Development Standards - Mixed-Use

Residential/commercial mixed-use projects are allowed in four of the city's six commercial zoning districts at densities ranging from 35 to 65 units/acre. The normal maximum density of 35 units/acre may be increased to 50 units/acre outside of the TOD district when community benefits are provided. Within the TOD district, a density up to 65 units/acre may be approved with community benefits. City Council Resolution No. 2008-R015 established the Community Benefit Incentive Program. As part of the program, a menu of potential benefits was created that include streetscape improvements, pocket parks and public open spaces, metered public parking in excess of code required parking, and other benefits as determined by the City Council. Depending on the type of mixed-use project and its location, some or all of these benefits could be required as part of the approval to increase the project density above the base density of 35 units/acre.

Specific development standards are shown in Table IV-4. These development standards allow building heights ranging from 35 to 56 feet depending on location. The 35-foot height limit only applies to parcels that are adjacent to lower-density R-1 or R-2 areas. The 56-foot height limit is allowed on parcels in the CD and CG zones where they will not

create conflicts with adjacent residential uses or on sites that are adjacent to a parcel in another jurisdiction where a density higher than 35 units/acre is permitted. Five mixed-use projects have been approved since 2010 ranging in density from 13 to 65 units/acre (see Appendix B, Table B-2), and one potential mixed-use TOD site with a density up to 65 units/acre is located near the Expo transit station (see Appendix B, Table B-4).

**Table IV-4
Mixed-Use Development Standards**

Minimum Lot Size Parcels less than 5,000 square feet not permitted to have mixed use development unless combined with abutting lots to create a minimum 5,000 square foot lot.				
Density 35 Du/Acre and up to 50 Du/Acre with community benefits; in Transit Oriented Development District areas, 35 Du/Acre and up to 65 Du/Acre with Community Benefits.				
Height				
Adjacent to R1 or R2 Zone	Adjacent to R3, RLD, RMD, or RHD Zone	Adjacent to Non-Residential Zone	Split Jurisdiction Lot	
CN, CD, & CG Zone • 35 ft • 45 ft for portion of building 35 ft or more from R1 or R2 Zone	CN Zone • 45 ft CD or CG Zone • 45 ft on lots less than 150 ft in depth • 56 ft on lots 150 ft or more in depth	CN Zone • 45 ft CD or CG Zone • 56 ft	CN Zone • 45 ft • 56 ft	
Setbacks (1)				
Building Height	Street Wall	Side and Rear Adjacent to Residential Zone	Side and Rear Adjacent to Non-Residential Zone	Adjacent to Alley
Underground	None Required			
Portion of Building 15'-0" or less	A zero setback is required. (2)	A 10 ft setback is required. (3)	No setback is required.	2 ft (4)
Portion of Building greater than 15'-0"	A 5 ft setback is required	A 60 degree clear-zone angle must be maintained, measured from 15 ft above the existing grade and from 10 ft from the rear/side property line.	No setback is required	2 ft (4)
Portion of Building greater than 35'-0" abutting R1 or R2 Zone	N/A	A 35 ft setback is required.	N/A	N/A
Portion of Building greater than 45'-0" abutting R3, RLD, RMD or RHD Zone	N/A	A 50 ft setback is required.	N/A	N/A
(1) Screening, landscaping or greater setback than prescribed herein, may be required where necessary to comply with visual clearance requirements for driveways and where the reviewing authority under a site plan review may condition the use necessary to protect the public interest due to lot, site plan or building configuration and operations. (2) A setback up to 5 ft from the property line may be permitted if the setback area is enhanced with high quality paving material, landscaping or other similar features. (3) Adequate screening and landscaping shall be provided (4)The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.				

c. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional/supportive living arrangements, and single room occupancy units. The city's provisions for these housing types are discussed below.

- **Residential Care Facilities and Housing for Persons with Disabilities** – Residential care facility refers to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living.

State requirements. *Health and Safety Code §§1267.8, 1566.3, 1568.08* require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

The Culver City Municipal Code provides the following definition:

Residential Care Facility. *Facilities providing 24-hour residential, assisted living, social and personal care for children, the elderly, and people with limited ability for self-care. Varying levels of care and supervision are provided. Residential care facilities may include basic services and community space. Includes: board and care homes; children's homes; transitional houses; orphanages; rehabilitation centers; convalescent homes, nursing homes and similar facilities. Excludes facilities for persons requiring surgical or other primary medical treatment.*

In July of 2013 the Council adopted zoning code amendments that: removed transitional housing from the above definition; created a new definition for transitional housing; established transitional housing as a residential use subject to those restrictions that apply to other residential uses of the same type in the same zone; and allowed transitional housing in all zones where residential uses are allowed.

The Code identifies residential care facilities that serve six or fewer persons as permitted uses within any residential or commercial zoning district with no allowable discretionary review authority on the part of the city. Large care facilities (7 or more persons) are conditionally permitted in the RLD, RMD, RHD, CN, CG and CC zones.

- The city's building code incorporates the California Building Code 2007 Edition. Accessibility provisions contained in the Code include Title 24 of the

California Code of Regulations, which applies to new and remodel construction permits within the city.

Definition of “family”. The Municipal Code does not currently contain a definition of “family.” Measure 2.M is included in the Housing Plan to provide a definition consistent with state law. Further a definition of “family” consistent with state law is included in the Glossary section of this current Housing Element.

Reasonable accommodation procedures. The Municipal Code did not contain a description of reasonable accommodation procedures for persons with disabilities. In July of 2013, the City Council adopted amendments to the Zoning Code that provide for reasonable accommodation procedures consistent with state law.

Maximum concentration requirements. There are no concentration or separation requirements for residential care facilities or group homes in the Zoning Code.

Site planning requirements. There are no special site planning requirements (other than parking, height, and setbacks) for residential care facilities in the Zoning Code.

Parking requirements. One parking space per three beds is required for residential care facilities.

There are currently four group homes in Culver City that address the supportive service and housing needs of persons challenged by developmental disabilities. These homes include the Barman, Braddock/Jasmine, Fairbanks and Caroline Homes. These homes serve a total of 24 persons. All of these homes exist due to assistance from the former Redevelopment Agency Housing Set-Aside Fund to either purchase, lease or rehabilitate the property. In 2010, former Redevelopment Agency Housing Set-Aside funds in the amount of \$465,910 were utilized to rehabilitate the Fairbank Group Home to address health and safety issues and install accessible bathrooms and ramps. With the elimination of the Redevelopment Agency, these group homes are supported by the Culver City Housing Authority.

- **Farm Worker Housing** – The city’s Zoning Ordinance does not identify farm worker housing separately as a permitted use. No agricultural activities are found within Culver City or in the surrounding communities. In addition, the 2010 Census did not identify any migrant or permanent farm worker households in the city.
- **Emergency Shelters, Transitional and Supportive Housing** – Senate Bill 2 of 2007 strengthened the planning requirements for local governments in the area of emergency shelters and transitional/supportive housing. Cities must estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve the need. If there is insufficient capacity, cities are required to identify at least one zone where emergency shelters may be established “by right” (i.e., without a conditional use permit)

or enter into a multi-jurisdictional agreement with up to two other agencies to provide a facility.

Section 17.700.010 of the Culver City Municipal Code includes the following definition:

***Emergency Shelter.** Facilities for the emergency or temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services.*

In 2008 the city approved a conditional use permit application for a 60-bed full-time emergency shelter, Upward Bound House. This facility does not serve single homeless men. Emergency shelters are identified by the Zoning Code as a conditionally permitted use within the CN, CG and CC commercial zoning districts. In July of 2013 the City Council adopted zoning code amendments that included allowing emergency shelters by-right in the area of the city east of Ballona Creek.

SB 2 also provides that transitional and supportive housing shall be considered a residential use that is subject only to those procedures and requirements that apply to other residential dwellings of the same type in the same zone. In July of 2013 zoning code amendments were adopted by the City Council that contain definitions for transitional and supportive housing and provide regulations for these uses that are no more restrictive than other residential developments of the same type in the same zone.

- **Single Room Occupancy** – The zoning code did not address Single Room Occupancy (SRO) dwellings as a separate land use. In July of 2013 zoning code amendments were adopted by the City Council that include explicit reference, development standards and permit procedures to encourage and facilitate SRO housing.

d. Off-Street Parking Requirements

The city's parking requirements for residential zones vary by residential type and housing product (Table IV-5). Two off-street parking spaces are required per unit for single-family, duplex or triplex dwellings. Parking requirements for multi-family dwellings and the residential component of mixed-use development are based on the number of bedrooms, and include standards for guest parking. Mobile homes are required to have one space per site, plus one guest parking space for each two mobile home sites. There is no direct provision in the Code for the reduction in parking standards as an incentive for the provision of affordable housing, although the city's Density Bonus Ordinance includes provisions for incentives according to the provisions of *Government Code* §65915.

**Table IV-5
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single Family, duplex and triplex units, includes supportive housing and transitional housing	2 spaces per dwelling unit
Mobile home park	1 space for each mobile home site plus 1 guest spaces for each 2 mobile home sites
Multi-family dwellings and residential component of Mixed-use development, includes supportive housing and transitional housing	Studio and 1 bedroom, less than or equal to 900 sf - 1 space
	Studio and 1 bedroom, greater than 900 sf - 2 spaces
	2-3 bedroom units – 2 spaces
	4 bedroom units – 3 spaces (plus 1 space for every bedroom greater than 4)
	Guest parking – 1 space for every 4 residential units
Accessory (Second) Units	1 uncovered space in addition to that required for the primary dwelling unit
Live/work unit	Up to 900 sf – 2 spaces Greater than 900 up to 1500 sf–3 spaces Greater than 1500 sf – 4 spaces
Senior housing	1 space per unit, plus 1 guest parking space for each 10 units
Senior Citizen Congregate Care Housing	1 space for each 2 residential units, plus one guest/employee space for each 4 units
Residential Care Facilities	1 space for each 3 patient beds

Source: Culver City Zoning Code

The graduated parking requirement based on unit size in multi-family projects, and the reduced standard for senior housing units helps to encourage development of smaller, more affordable units. These parking standards are reasonable and do not act as a constraint to affordable developments.

Moreover, in the Westside portion of Los Angeles County there is high housing density coupled with traffic congestion. Culver City, which is surrounded by the City of Los Angeles, is committed to mitigating impacts of surrounding developments to the extent possible. A shortage of parking, in both residential and commercial projects, often leads to spill-over parking in surrounding residential neighborhoods. Both prospective residents and existing neighbors of new developments want to be assured that adequate parking will be available. Developers have also indicated a preference for more than one parking space per unit because they view it as an amenity and selling point, especially when spill-over parking creates problems.

Nevertheless, Measure 2.O in the Housing Plan includes a commitment to reduce required parking for studio and one-bedroom units upon the developer's request, when a required percentage of those units are reserved for very-low- (including extremely-low-) and lower-income households.

e. Accessory Units

The creation of a second unit on a single-family lot is permitted within the R-1, R-2 and R-3 Zones with approval of an Administrative Use Permit. The units may not exceed 600

square feet, and must be developed on a minimum lot size of 6,000 square feet. The Code does not place occupancy restrictions on second units.

f. Density Bonus

Under state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Chapter 17.580 of the Culver City Zoning Code reflects current state law regarding density bonus and other affordable housing incentives. The city has utilized the Density Bonus Program in the past to support the development of lower-income senior, handicapped, and family dwelling units.

g. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. In the Zoning Code, the definition of single family detached dwelling includes factory built modular homes and mobile homes/manufactured housing on permanent foundations. Housing of this type would thus be subject to development standards consistent with single-family detached dwellings.

h. Condominium Conversions

Condominium conversions of existing developments of five or more rental dwelling units may be permitted subject to approval of a Site Plan Review and Tentative Map by the Planning Commission. Compliance with basic Property Development Standards for the zoning district is required. Developments of less than five rental units are prohibited from converting to condominiums.

i. Building Codes and Enforcement

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The city's Building Code currently incorporates the California Building Codes 2010 Edition. The city's Building Code also incorporates the California Building, Plumbing, Mechanical and Electrical Codes. These are considered the minimum necessary to protect the public's health, safety and welfare.

As noted in Chapter III, a new Solar Photovoltaic Ordinance has been adopted by the city. All new construction projects, commercial or multi-family, of 3 or more units or 10,000 new square feet or greater, are required to install 1 kilowatt (kw) of solar photovoltaic power for each 10,000 square feet of new construction, not including parking garage areas. Additionally, new additions of over 10,000 new square feet or major renovations of over 10,000 square feet are required to install 1 kilowatt of solar photovoltaic power for each 10,000 square feet of major renovation or additional area. The solar photovoltaic requirement does not apply to projects of less than 10,000 square feet, regardless of whether the project comprises new construction, major remodels, or additions. One kilowatt of solar photovoltaic power is estimated to add less than 1/2 of 1% to the cost of construction.

These codes and regulations are reasonable and necessary to ensure health and safety, as well as encourage energy conservation and reduce greenhouse gas emissions. No additional regulations have been imposed by the city that would unnecessarily add to housing costs.

Code Enforcement staff attempts to assist property owners in carrying out needed maintenance and repairs by providing information and referrals to city assistance programs, particularly for low-income or disabled persons and the elderly.

2. Development Processing Procedures

a. Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the city has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

Early consultation with city staff is encouraged to identify issues as soon as possible and reduce processing time. Applicants may be required to complete a Preliminary Project Review (PPR) Request prior to submitting a project application. A PPR Request form summarizing the project, along with plans indicating a proposed site plan, parking, and pedestrian and vehicular access, are circulated among city departments for review, followed by a meeting of the Project Review Committee (PRC) (comprised of representatives of the reviewing department) with the applicant. This consultation allows the applicant to determine the feasibility of the project and make adjustments during the preliminary planning stages to minimize costs. The PPR/PRC meeting is held within two to three weeks after the PPR request submittal.

After the PPR/PRC meeting, the applicant assembles an application and more detailed plans, including elevations, architectural design, and additional information that may have been noted in the PPR/PRC meeting (such as technical studies or a tentative map) and submits a formal discretionary application with the Planning Division. Concurrent processing of required discretionary entitlements (e.g., subdivision and site plan review requests) is also provided as a means of expediting the review process. Similar to the PPR process with a PRC meeting, a discretionary application is also circulated to various city departments (Public Works, Building Safety, Fire Prevention, Planning) for comment and

review. At the application PRC meeting, staff will provide more detailed comments on the more complete plans, draft conditions of approval, and any required corrections to the plans that must be completed prior to distributing them to the Planning Commission for a public hearing. After a sufficient public noticing period, a public hearing is held. Once a decision is made by the Planning Commission, the discretionary application is then ready for building permit plan check (unless the discretionary entitlement procedures require that first the City Council make a final decision after Planning Commission recommendations have been made). Generally, the application PRC meeting is held within two to three weeks after submittal of the discretionary application. If deemed complete at the application PRC meeting, staff usually is able to schedule the Public Hearing within 9 to 11 weeks after the PRC meeting.

Single- and two-family developments (with no subdivision) require only building permits (i.e., “by-right”) while multi-family and mixed-use developments are processed the same way as described above.

The Building permit plan check review period for the processing of residential building permits is generally ten days for the first round of reviews by various city departments and five days for resubmittal, depending on the city’s workload. Building codes are applied to new construction, and are monitored and inspected under the building permit process. Where no permits have been obtained, inspections are made in response to request and complaints. As indicated previously, the city’s Building Code incorporates the California Building Codes 2010 Edition. The city’s Building, Mechanical, Plumbing and Electrical codes include minor revisions and amendments to the Uniform Codes that exceed state standards. These amendments are related to fire alarms, smoke detectors, sprinkler systems, and other basic safety measures. All new structures are required to provide fire sprinklers. Although this requirement adds incrementally to the cost of construction, it is considered a vital public safety issue that justifies the additional cost.

These procedures help to ensure that the development review process meets all legal requirements without causing a significant unwarranted constraint to housing development.

b. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most projects in Culver City are either Categorically Exempt or require only an Initial Study and Negative Declaration or Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Most residential projects require a Negative Declaration and take two to three weeks to prepare, excluding the required public review period. Those requiring a Mitigated Negative Declaration typically take three weeks to process, again excluding required public review periods. The preparation and public review period for negative declarations and mitigated negative declarations is included within the 9 to 11 weeks it takes to get a complete application to the Planning Commission for a public hearing. Categorically Exempt developments such as accessory residential units require a minimal

amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the city and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Table IV-6 shows typical development fees associated with development of a 120-unit affordable apartment/condominium project within Culver City, including entitlement costs. For the project described above the school fees (\$289,300) and the sewer facility charge (\$162,720) are not part of the entitlement costs and payment would be required either prior to Building Permit issuance or prior to Certificate of Occupancy. Subtracting these costs, the minimum entitlement and plan check fees for this type of project would be approximately \$95,523, or \$796 per unit.

Because many of the fees are “deposit to cost” or are based on building valuation, the precise cost of development fees cannot be tabulated. However, the cost per unit and per square foot is useful as a “general rule of thumb” for estimating minimum development fees. The city periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in July, 2013.

In order to facilitate development of covenanted low and moderate-income units, the city specifically exempts such projects from In-lieu Parkland Fees and Art in Public Places Fees. Single family dwellings are exempted from this fee, and for a duplex or second unit the park fee is only 50% of the fee for that second unit. These exemptions serve as incentives in addition to the Density Bonus Program.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The city requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act. Measure 2.P in the Housing Plan states that the city will offset the Surcharge for New Construction discretionary application fee for Redevelopment Agency-assisted projects with housing Set-Aside funds. With the elimination of Redevelopment Agencies by the State this measure cannot be fulfilled at this time. However, the measure will become operational if and when grant monies for affordable

housing become available or if new state legislation is adopted that restores the ability for local governments to set aside tax dollars for affordable housing development.

**Table IV-6
Summary of Development Fees, 2013 –
Multiple-Family Development (Apartment or Condominium)**

Number of Units		120.00
Building Floor Area		110,000 sq. ft.
Fee	Rate	Estimated Cost
School Fees (Culver City Unified School District)	\$2.63 per SF	\$289,300.00
Culver City Public Works Fees		
Discretionary Project Review	Varies. Based on Total Project Valuation: 6% of the first \$25,000, plus 5% of the next \$75,000, plus 4% thereafter. (\$750 minimum fee)	\$750.00
Traffic Study Review	Fee ranges from \$1,749 to \$4,427 depending on average daily trips generated	\$1,749.00
Stormwater Pollution Prevention Plan Check	One acre to less than 5 acres (different fee if 5 acres or more): \$1,325 + \$0.20 per 100 sq. ft. over one acre.	\$1,325.00
Inspection Fees (driveway, curb & gutter, sidewalk, etc.)	Min: \$128 per hour with minimum 2 hours or \$256 min per various driveway, curb, gutter and sidewalk inspections.	\$1,536.00
Geotechnical Report Review	Hourly rate or cost plus 25% consultant with \$500 minimum	\$500.00
Sewer Facility Charge (one time fee at connection)	Culver City Portion: \$678 to \$2,247 per unit depending on number of bedrooms; LA Portion: \$825 per unit	Culver City portion only assuming all 2 bedroom: \$1,356/unit x 120 units = \$162,720
Culver City Building Safety Fees****		
Plan Check Fee	75% of building permit fee	Varies
Building Permit Fee	\$13,300.49 for the first \$1,000,000 valuation plus \$12.24 for each additional \$1,000 or fraction thereof.	\$13,300.49
Culver City Planning Fees**		
Surcharge for New Residential Construction***	\$250 per unit over 2 with maximum \$12,750	\$12,750.00
Tentative Tract Map	Flat Rate of 50% of \$15,708.00	\$8,168.16
Tentative Tract Map Surcharge	50% of \$29.00 for each land/airspace lot	\$1,740.00
Density Bonus and Other Incentives	Fee of \$27,908.00	\$27,908.00
Environmental Analysis: Mitigated Negative Declaration	Fee of \$6,045.00	\$6,045.00
Site Plan Review	Fee of \$19,751.00	\$19,751.00

Total City Development Fees*		\$547,542.65
Cost Per Square Feet		\$4.98
Cost Per Unit		\$4,562.80

Source: City of Culver City, Planning, Building & Safety and Public Works Department fee schedule, July 2012

* Does not include non-city fees

** In order to facilitate development of covenanted low and moderate-income units, the city specifically exempts such projects from paying In-lieu Parkland Fees and Art in Public Places fees - thus the two fees are not shown in the table

*** This fee was enacted as means of recovering the cost of staff time associated with projects - larger projects tend to take up more time so the fee is based on number of units rather than a flat rate.

**** The Building & Safety Division assesses a Condominium Tax of \$1,000 per unit.

The city's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, and other public works projects to facilitate, among other things, the continued build-out of the city's General Plan. The CIP also helps to ensure that construction of public improvements is coordinated with private development.

City road standards vary by roadway designation as provided in Table IV-7. The city's road standards are typical for cities in Los Angeles County and they do not act as a constraint to housing development. Since the city is fully developed, it is unlikely that any new streets or roadway widening will be required through the subdivision process. With new development projects (housing, commercial, or mixed-use), the city's Public Works Department will usually require public right-of-way improvements for public rights-of-way adjacent to proposed development projects. These improvements can vary depending on the specifics of each development and may include relocation of utilities, new street trees and tree grates, repaving or repair of adjacent alleys, repaving of adjacent sidewalks and streets, restriping of traffic lanes, and installation of traffic signals.

Table IV-7
Road Improvement Standards

Roadway Designation	Number of Lanes	Right-of-Way Width
Primary Arterial	4 - 6	95 ft.
Secondary Arterial	2 - 4	80 – 94 ft.
Collector Street	2	60 – 79 ft.
Local Street	2	60 ft. or less

Source: City of Culver City General Plan Circulation Element

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The city's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

2. Infrastructure Constraints

As in most cities of similar age, Culver City faces challenges of aging infrastructure and related maintenance issues. However, the city's physical infrastructure is generally of adequate size and capacity to accommodate the projected build-out of the General Plan.

Wastewater – The city is served by the Hyperion Wastewater Treatment Plant operated by the City of Los Angeles. The treatment plant has a design capacity of 450 million gallons per day, is currently functioning at approximately 291.2 million gallons a day which is about 64.70% of its capacity (source: City of Los Angeles, Bureau of Sanitation e-mail communication on June 20, 2013). It is unlikely, but expansion of the Hyperion treatment plant may be required if changes in Los Angeles or Culver City land uses cause increased wastewater flows. Costs for wastewater system expansions are passed on to Culver City by the City of Los Angeles in accordance with the Amalgamated Sewer Agreement. Culver City collects sewer facility charges from new developments to offset these costs. In addition, new development has the potential to impact the local sewer collection system and require capacity upgrades. Developers are required to fund these improvements when required.

- **Water** – Water for city residents is supplied by Golden State Water Company and the City of Los Angeles Department of Water and Power (for the portion of the city west of McLaughlin Avenue). The system depends primarily on imported water from Metropolitan Water District (MWD). Water system expansions to individual projects are the responsibility of the developer with fees paid to cover major capital expenditures.
- **Dry Utilities** – Gas, electricity, and telephone services are provided by Southern California Gas Company, Southern California Edison, AT&T, and Verizon Communications, respectively. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as gas, currently appear adequate.

- **Storm Water Drainage** – Storm water runoff is primarily handled by a flood control system maintained by the Los Angeles County Department of Public Works. Surface drainage utilizes streets and gutters until the runoff reaches catch basins. The storm drain system is currently operating within capacity, and is sized to accommodate planned growth within the city. The city is required by the National Pollutant Discharge Elimination System (NPDES) to address water quality runoff for construction activities and post-construction runoff from all types of development, including residential projects. Best management practices (BMPs) are implemented through the city's NPDES regional storm-water discharge permit. Individual projects are required to comply with all applicable NPDES requirements.
- **Schools and Parks** – The city collects school fees on behalf of the Culver City Unified School District to pay for buildings and facilities. Public Parks are developed and maintained by the city's Parks, Recreation and Community Services Department. Municipal Code Title 15, §§15.06.300-15.060.330 (Residential Development Park Dedication and In Lieu Parkland Fee) requires that all new residential developments of two or more dwelling units or additions of one or more units on existing residential developments either dedicate land or pay a fee for the development and/or maintenance of public parks. Title 15 states a goal of providing 3 acres of parkland for every 1,000 residents or, if no land is available, to pay a fee that quantifies the 3 acres per 1,000 resident objective. Residential developments containing units which are covenanted for affordability or for senior citizens are exempted from this fee.
- **Road Improvements and Parking** – Roadways in Culver City are subject to high levels of traffic, which would be further impacted by new development. To the extent possible, the city addresses this issue by requiring developers to mitigate negative traffic impacts through various methods, such as improvements to the roadway network and traffic control systems and implementation of the Travel Demand Management strategies.

One of the primary infrastructure issues associated with the current level of development is the limited capacity of on-street parking. The city is addressing this constraint incrementally by ensuring that all new developments, both residential and commercial, provide adequate off-street parking.

The city has a Capital Improvement Program to schedule public improvements including roadway network, traffic control systems and other public works projects to allow for, among other things, the continued build-out of the city's General Plan. This helps to ensure the progression of improvements is coordinated with anticipated development.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and have been steadily increasing since

2000. The recent downturn in the housing market is expected to have a moderating effect on land values, however.

Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total unit price. Recent new mixed-use developments have been approved in the range of 29 to 65 units per acre, and exclusive residential RMD developments have been approved at 13 to 24 units per acre. This facilitates lower per-unit land costs compared to lower-density development.

4. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The city has no influence over materials and labor costs, and the building codes and development standards in Culver City are not substantially different from other cities in the West Los Angeles area.

5. Cost and Availability of Financing

Culver City is similar to most other communities with regard to private sector home financing programs. The recent crisis in the mortgage industry will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. The credit “crunch” resulted from “sub-prime” lenders, who, during the past several years, made it possible for low-income families, or others who could not qualify for standard mortgages, to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurred with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expires (often three years) and the interest rate converts to market rate. Because ARMs often offer “teaser” initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, in the current market with declining values, homeowners may owe more than the resale value of their home, making refinancing impossible. As a result of these conditions, there has been a significant rise in foreclosure rates, and changes in mortgage underwriting standards are likely to have greater impacts on low-income families than other segments of the community.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). City staff is not aware of any significant incidence of discriminatory lending practices in recent years.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the city’s policy to uphold the law in this regard. From 2000-2010, the Housing Division contracted with the Housing Rights Center (HRC) to provide

information and assistance regarding tenant/landlord rights and issues and to address discrimination claims. This contract was not renewed in 2010 with the dissolution of Redevelopment. Since FY 2000-2010, 3,062 clients have contacted HRC for housing information or to file a complaint. Though the contract was not renewed, when the Housing Division is contacted regarding a fair housing complaint, the client is still referred to and assisted by the HRC to obtain information pertaining to their rights and how to file a complaint. In addition, all participants in the Housing Division rental assistance programs are provided the HUD Fair Housing information booklet during their initial briefing session and annually during the annual recertification process. The Housing Authority also posts fair housing posters and outreach material in the Housing Division lobby. In addition, the city has established a Landlord-Tenant Mediation Board to offer voluntary mediation services to the landlord tenant community.

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V. HOUSING PLAN

A. Goals, Objectives and Policies

- Goal 1 A city with residential neighborhoods that offer residents the qualities of a peaceful, small-town environment.*
- Goal 2 A city with a variety of housing opportunities that complement and enhance the city's goals for continued economic vitality and prosperity.*
- Goal 3 Promote access to affordable housing for all income levels and address the housing needs of the homeless and special needs populations.*

Objective 1. Housing Maintenance. Encourage a high level of housing maintenance to promote the availability of decent housing and to protect the quality of neighborhood environments.

- Policy 1.A Maintain a housing stock free of health or safety hazards.*
- Policy 1.B Maintain quality neighborhood living environments throughout the entire city.*
- Policy 1.C Provide assistance to low- and moderate-income households to encourage the rehabilitation and adequate maintenance of existing housing units. Currently, this policy is defunded due to State legislative action eliminating the city's Redevelopment Agency. This policy will remain as funding from State/Federal sources may become available in the future and the city may be eligible for such funding sources.*
- Policy 1.D Monitor the maintenance of residential properties and enforce the provisions of the city's building code and property maintenance regulations.*
- Policy 1.E Promote assistance programs and enforce applicable health and safety standards to prevent overcrowding in units.*
- Policy 1.F Enforce zoning and building code regulations to prevent the illegal conversion of garages and accessory structures into dwelling units.*
- Policy 1.G Promote energy conservation measures to reduce future operating costs.*

Objective 2. Housing Supply. Maintain opportunities for developing a variety of housing types while protecting the character and stability of existing Culver City neighborhoods.

- Policy 2.A Provide for a residential lifestyle that is environmentally sound and aesthetically pleasing and that places a high priority on quality development.*

- Policy 2.B* *Coordinate the plans, programs, and policies of all city departments in order to ensure that residential development is orderly, and that new development is adequately and effectively served by a balanced system of transportation, transit, community facilities, and public services. Residential development must be sensitive to the environmental, recreational, social and economic needs of the community. In addition, as part of this policy, promote access, where feasible, to the future Light Rail Transit facilities at Washington and National Boulevards, for new residential development.*
- Policy 2.C* *Preserve the character, scale, and quality of established residential neighborhoods.*
- Policy 2.D* *Allow mixed use residential development in areas that allow mixed use per the Zoning Code. Such developments must be sensitive to adjacent residential uses and reinforce the commercial use of the area.*
- Policy 2.E* *Investigate the potential for future housing and open space opportunities in the undeveloped areas of the city; study the potential for housing that allows Culver City residents currently living in single-family homes to have the opportunity to purchase smaller units or units that are a part of mixed-use developments as their needs change while they age; and encourage affordable housing for young professionals.*
- Policy 2.F* *Promote programs that seek to provide housing opportunities to meet the needs of people who work in the city so that they do not have to commute long distances, thereby addressing the regional issue of achieving an adequate jobs/housing balance for the western portion of Los Angeles County, while still supporting an increase in employment opportunities within the city.*

Objective 3. Housing Affordability. Provide rental and home ownership housing opportunities that are compatible with the range of income levels of Culver City residents

- Policy 3.A* *Encourage the inclusion of affordable housing units in new housing developments by granting incentives as called for by the Zoning Code and the state density bonus law.*
- Policy 3.B* *Actively support affordable housing development by private and non-profit housing developers.*
- Policy 3.C* *Encourage a balanced geographical distribution of lower-income housing in order to eliminate the potential of creating areas of high concentrations of any one type of household.*
- Policy 3.D* *Conserve existing affordable housing, particularly rental and assisted units.*

Objective 4. Housing Access. Improve access to quality housing for all members of the community by eliminating discrimination, reducing physical constraints, increasing the number of affordable housing units, and supporting access to emergency shelters.

- Policy 4.A Promote efforts aimed at the development of housing available to all income and age levels.*
- Policy 4.B Promote housing opportunities for families of all income levels to help maintain the family-oriented character of the city into the future.*
- Policy 4.C Assist first time home buyers to purchase housing with alternative financing mechanisms.*
- Policy 4.D Promote rental assistance programs to minimize the extent to which lower-income households must pay more than 30% of their income for housing.*
- Policy 4.E Promote fair housing and non-discrimination in housing sales and rentals by supporting organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes.*
- Policy 4.F Prohibit discrimination in the sale or renting of housing to anyone on the basis of their race, ethnicity, national origin, sex, age, family status or sexual orientation.*
- Policy 4.G Combat red-lining practices in mortgage lending and insurance underwriting.*
- Policy 4.H Encourage the rehabilitation and construction of barrier-free housing for persons with disability.*
- Policy 4.I Assist homeless persons by referral to services and provision of emergency services.*
- Policy 4.J Enable elderly and/or disabled persons to continue living in their homes by providing information on caregivers and funding for caregivers through such sources as the Los Angeles County In-Home Supportive Services.*
- Policy 4.K Facilitate the ability for caregivers to live in the homes of the people they care for by providing information on funding sources such as the Los Angeles County In-Home Supportive Services.*

Quantified Objectives

The city's eight-year quantified housing objectives are described in Table V-1, below. These objectives reflect the city's assessment of what is feasible during the planning period in light of existing and proposed housing programs, land use policies, financial resources, and anticipated economic conditions.

**Table V-1
Quantified Objectives (2008-2014) –
Culver City**

	Income Category					
	Ex. Low	V. Low	Low	Mod	Upper	Totals
New Construction*	0	48	29	31	77	185
Rehabilitation**	0	13	12	15	0	40
Conservation**	100	1	7	4	0	112

* Quantified objective for new construction is for the period October, 2013 – October, 2021 per the RHNA

** Rehabilitation and conservation are Culver City Housing Authority programs that were funded by Redevelopment Agency Housing Set Aside funds. These programs are currently unfunded because of State legislated elimination of redevelopment agencies. They will remain as objectives and will be reactivated when State and Federal funding sources become available.

B. Housing Programs

California State housing law requires that the Housing Element set forth an eight-year schedule of actions for the 2013-2021 planning period that the city intends to undertake to implement its stated policies and objectives. The following section describes the measures that the city plans to implement consistent with its identified policies and objectives described above. Table V-2 identifies the time-frame, responsible agency, and funding source for implementation of housing programs and their quantitative objectives.

Several of the Housing Element measures identified below are based on the Comprehensive Housing Strategy (CHS). On March 17, 2008, the former Redevelopment Agency reviewed the CHS in its entirety and authorized implementation of years 1 and 2 of a 7-1/2 year program and instructed staff to return to the former Redevelopment Agency with further discussion of the other projects identified in the CHS. The Culver City City Council and Culver City Housing Authority have had oversight over the management and implementation of the CHS since the State legislated elimination of redevelopment agencies.

Some of the implementation measures described below call for amendments to the Municipal Code or other policy documents. All such actions will require a public review process that includes public notice, hearings and exercise of legislative discretion by the Planning Commission and City Council.

Measure 1. Continue Current Housing Programs. From 2008 to 2012, the Housing Division implemented a variety of programs that assist city residents with rental assistance, promote building maintenance and rehabilitation, new construction and support fair housing practices. Currently all programs except for the Group Home Monitoring and Landlord-Tenant Mediation Board are defunded due to State legislative action eliminating the city's Redevelopment Agency. These financial resources will be resurrected once funding from State/Federal sources becomes available and the city is eligible for such funding sources.

- A. Section 8 Program. Help very-low- and extremely-low-income households secure decent, safe and sanitary affordable housing through the provision of rental subsidies through the Section 8 program and conduct outreach to attract new property owners.
- B. Rental Assistance Program. Assist extremely-low- up to and including moderate-income households to pay for housing through the Rental Assistance Program (RAP). With the dissolution of the Redevelopment Agency, new applicants will not be accepted until other funding sources become available.
- C. Shared Housing – Contract with Alternative Living for the Aging (ALA) to facilitate roommate matching for up-to-moderate income residents searching for alternative independent-living situations. During FY 2008-2009, 7 roommate matches were made. In FY 2009-2010, 3 matches were made. The Shared Housing program was eliminated in the FY 2010-2011 due to the elimination of funding from the Redevelopment Agency. If funding becomes available in the future, the Housing Division will examine reestablishing the program.
- D. Existing Covenanted Buildings. Monitor existing covenanted buildings for compliance with affordability restrictions, and with occupancy and maintenance covenants in order to upgrade and maintain the character and condition of the neighborhoods while preserving affordability to residents.
- E. Homeless Service Referrals. Assist homeless persons and families through referral to temporary shelter facilities and services in the Westside area, providing hotel/motel vouchers as needed.
- F. Emergency Shelters. Support Upward Bound House in providing emergency shelter beds to homeless children and their families.
- G. Emergency Food Vouchers. Refer needy clients for one-time food vouchers on an emergency basis to the Culver City Area Interfaith Alliance and the SAVES program of St. Augustine Catholic Church.
- H. Group Homes. Monitor group homes and housing for persons with special needs to ensure compliance with the Federal Housing Quality Standards (HQS), and city Health and Safety Codes. One of the properties within the TOD district that is proposed by the Exceptional Children's Foundation (ECF) will provide 50 units of low- and very-low-income housing for persons with developmental disabilities. This site is currently owned by ECF. There are currently 5 Group Homes in the Housing Division Affordable Housing Inventory which provides a total of 29 beds for persons with developmental and physical disabilities.
- I. The Neighborhood Preservation Program (NPP). Implement the Neighborhood Preservation Program (NPP) that provides grants, rebates, emergency grants, and deferred loans to qualified low- and moderate-income households, and to owners of multi-family housing with qualified low-income tenants. The purpose of these NPP grants, rebates, and loans is to rehabilitate and maintain sound housing conditions, to make modifications to accommodate persons with disabilities, and to install energy-saving features.

Since 1992, the NPP has averaged 100 units a year. Through this program, 822 single family homes have been preserved, and 865 multi-family units have been preserved since 1992. In FY 2008-2009, 16 single family homes and 61 multi-family homes were rehabilitated. In FY 2009-2010 15 single family homes and 24 multi-family homes were rehabilitated. In 2010, 7 single family and 9 multi-family homes were rehabilitated. The NPP program was placed on hold in mid-2010 due to the pending elimination of the Redevelopment Agency. In 2011, the NPP program ceased to function due to lack of funding with the removal of Housing Set-Aside Funds. If funding becomes available in the future, the program will be reestablished.

- J. Graffiti Removal. Work with property owners to remove graffiti through the Public Works Department and encouraging local monitoring by owners. Continue to help community groups to organize volunteer graffiti removal activities.
- K. Fair Housing Counseling. Contract with the Housing Rights Center (HRC) to provide information and assistance regarding tenant/landlord rights and issues and to address discrimination claims.

From 2000-2010, the Housing Division contracted with the Housing Rights Center (HRC) to provide information and assistance regarding tenant/landlord rights and issues and to address discrimination claims. This contract was not renewed in 2010 with the pending dissolution of the Redevelopment Agency. Since FY 2000-2010, 3,062 clients have contacted HRC for housing information or to file a complaint.

Though the contract was not renewed, when the Housing Division is contacted regarding a fair housing complaint, the client is still referred to and assisted by the HRC to obtain information pertaining to their rights and how to file a complaint. In addition, all participants in the Housing Division rental assistance programs are provided the HUD Fair Housing information booklet during their initial briefing session and annually during the annual recertification process. The Housing Division also posts fair housing posters and outreach material in the Housing Division lobby.

- L. Landlord-Tenant Mediation Board. Fund mediations of rent increase issues between landlords and tenants through the Landlord Tenant Mediation Board.
- M. Temporary Emergency Rental and Relocation Assistance Program. Provide funds for security deposit for individuals forced to relocate due to change of use or code enforcement, or for up-to-moderate income tenants involuntarily displaced due to government action such as code enforcement actions or change in land use. This program was never activated due to the pending elimination of the redevelopment agencies statewide and the subsequent elimination of the city's Redevelopment Agency after the ruling of AB 26. Implementation of this measure will be resurrected once funding from State/Federal sources becomes available.

- N. Property Acquisition and Rehabilitation Program. Provide opportunities to create affordable housing through the Property Acquisition and Rehabilitation program by providing assistance for management and preservation of affordable housing to specified problem buildings. This program was never activated due to the pending elimination of the redevelopment agencies statewide and the subsequent elimination of the city's Redevelopment Agency after the ruling of AB 26. Implementation of this measure will be resurrected once funding from State/Federal sources becomes available.
- O. Home Secure. Contract with Jewish Family Services (or another provider if funding becomes available) to provide and install security and safety devices and offer education and community resource information. The contract with Jewish Family Services to provide and install security and safety devices and offer education and community resource information to up-to-moderate income elderly and disabled persons was eliminated in FY 2011-2012 due to the dissolution of the city's Redevelopment Agency. In FY 2008-2009, the Home Secure assisted 19 elderly and disabled persons. In FY 2009-2010, 17 persons were assisted. In FY 2010-2011, 18 persons were assisted.
- P. Affordable Housing Development Assistance. Offer assistance to developers to fund affordable housing projects for property acquisition and rehabilitation.

In 2008, the Redevelopment Agency adopted Years 1-2 of the Comprehensive Housing Strategy (CHS) that outlines the allocation of Housing Set-Aside Funds to satisfy the requirements of the Regional Housing Needs Assessment (RHNA), State Housing Element law and California Community Redevelopment Law. The CHS is based on the concept of providing mixed-income, low-density, scattered site affordable housing development.

In July 2010, the former Redevelopment Agency approved an Affordable Housing Agreement with 4043 Irving Place Investors, LLC for the development of 12 (3 low income and 9 moderate income) affordable multi-family rental units for \$6 million. The Culver Villas project located at 4043 Irving Place commenced construction in February 2012 and will be completed in September 2013. The resident application process for the 12 affordable units took place on July 12, 13, and 15, 2013. A total of 1,448 applications were received.

In March 2011, the former Redevelopment Agency approved a DDA with Tilden Terrace, LP (Los Angeles Housing Partnership) for the development of a mixed-used, mixed-income affordable multi-family rental housing. The Tilden Terrace project consisted of 33 affordable units (14 very-low, 6-low, and 13-moderate). The project commenced development in March 2012 and received its Temporary Certificate of Occupancy on June 27, 2013. The project's Certificate of Occupancy was issued in August of 2013. The resident application process for the 33 affordable units took place from March 8, 2013 to March 21, 2013. A total of 1,254 applications were submitted to the city.

The last project of Years 1-2 of the CHS is the Globe project which consists of 10 ownership townhomes. The DDA was approved in January 2012. The State of

California, Department of Finance has approved the Housing Division to retain the Globe land as an asset but has disallowed any financial assistance to the project. The developer, Habitat for Humanity of Greater Los Angeles, will attempt to raise the necessary funding to complete the project.

- Q. Redevelopment Agency/Successor to the Redevelopment Agency Housing Replacement. Use financial resources, if available, from the Successor to the Redevelopment Agency, to help replace residential units lost as a result of Successor Agency actions. There were no residential units lost due to Redevelopment Agency actions. This measure will remain in the event that actions by the successor agency to the Redevelopment Agency results in a loss of units.

Measure 2. Programs to Facilitate Additional Housing. To support the policies of the Housing Element, the Housing and Planning Divisions will implement the following programs.

- A. Density Bonus Program. Provide information on the Density Bonus Ordinance to affordable housing applicants.
- B. West Culver City Residential Rehabilitation Program. Offer rehabilitation grants to eligible property owners in West Culver City and provide grants to affordable housing developers who wish to acquire and rehabilitate units to provide low-income rental housing.

The West Washington Residential Rehabilitation program is approved in the Redevelopment Agency's 2009-2010 Budget for \$300,000. This program was not fully implemented due to the dissolution of the Redevelopment Agency. Implementation of this measure will be resurrected once funding from State/Federal sources becomes available.

- C. Accessory Dwelling Ordinance. Implement the Accessory Dwelling Ordinance, which allows the construction of accessory dwelling units subject to an Administrative Use Permit.
- D. Design Guidelines. Develop design guidelines for residential zones to ensure that new multiple-family developments will be consistent with the existing low-density character of the neighborhood. The city will ensure that the effect of the Guidelines will not cause an undue burden on housing supply and affordability.
- E. Nine Units per Lot Restriction. Analyze the impact of the nine units-per-lot restriction in the RMD Zone and consider eliminating the restriction.
- F. Comprehensive Housing Strategy (CHS)/Redevelopment Site Study. As part of the CHS, a study of former Redevelopment Agency-owned sites will be undertaken to analyze opportunities for housing or mixed-use developments with affordable housing components. This will include a review of sites located along commercial corridors that are currently used only for parking to determine if small-scale parking garages combined with housing would be feasible. The city will review implementation programming on a project by

project basis. Additionally, where financially feasible, the Housing Authority will include extremely-low-income units in the mix of potential projects identified in the CHS beyond years 1 and 2.

Preliminary analysis of former Redevelopment Agency-owned sites was conducted from early 2007 to early 2008. This information was incorporated in the CHS, which was reviewed by the former Redevelopment Agency. The former Redevelopment Agency authorized implementation of years 1 and 2 and instructed staff to return to the former Redevelopment Agency with further discussion of the other projects identified in the CHS. Community Development staff from the Building Safety, Housing, Planning and Redevelopment Divisions collaborated in evaluating the former Redevelopment Agency-owned sites using six criteria:

- Financial Feasibility – The project is cost effective and makes sound financial sense.
- Implementation – The project is suitable for the area without rezoning, can quickly move through the entitlement process, and has limited construction constraints.
- Timing – The project can be accomplished in a reasonable timeframe.
- Neighborhood Impact – The project make sense for the neighborhood and is compatible in terms of density, housing type, parking, mix of incomes, and impact on traffic. The project addresses blight and nuisance and improves the appearance of the neighborhood.
- Economic Benefit – The project increases the tax base and solves other fiscal needs of the city.
- Community Impact – The project site is near transit, creates open space, promotes sustainability goals, removes blight and nuisance, and substantially improves the appearance of the community.

In addition to these criteria, prototype affordable projects were identified and preliminary site plans were prepared. These prototype projects were then priced using industry standard construction cost estimating techniques. The CHS details the financial feasibility, site analysis and timeframe for each former Redevelopment Agency-owned site.

Under measure 1P above, Years 1-2 of the CHS were adopted by the former Redevelopment Agency. The Tilden Terrace and Culver Villas projects will complete construction in 2013 and produce 44 affordable units. The Globe project is projected to commence construction in 2014. This project will provide 10 affordable units. With the completion of the Globe project, Years 1-2 of the CHS will be completed. Affordable housing development beyond Years 1-2 of the CHS will be resurrected once funding from State/Federal sources becomes available.

- G. Comprehensive Housing Strategy and Infill Development Programs. Monitor applications for mixed-use developments along commercial corridors and for

residential developments in the RMD zone and encourage developers to apply for DOBI applications in order to include affordable units within development projects. If proposed developments are part of the CHS, work with the developer to ensure an affordable housing component. Maintain the city's site inventory of underutilized or vacant residential and commercial lots which are appropriate for infill or mixed-use development, to be used as an informational tool for the city's CHS.

- H. Comprehensive Housing Strategy/Housing Priority List. As part of the CHS, acquire sites identified in the city's housing priority list and build affordable housing commensurate with the quantified objectives. The former Redevelopment Agency acquired two sites for implementation in years 1 and 2. To the extent possible, based upon funding, market conditions, economic forces and property availability, the city may initiate the process to acquire additional sites identified in the CHS.

Implementation of this measure is de-funded due to State legislative action eliminating the city Redevelopment Agency. Implementation of this measure will be resurrected once funding from State/Federal sources becomes available.

- I. Washington/Venice Land Use. Washington Place and Venice Blvd. are two sites identified for potential development of multi-family affordable housing in the CHS. A full analysis of these sites will be conducted to determine project feasibility.
- J. Work Force Housing. The City of Culver City staff collaborated with staff from other jurisdictions in the Westside Council of Governments (COG) to complete a Workforce Housing Study. The target households for workforce housing are those that are above the eligible income levels for traditional affordable housing programs (typically 120% of median income) but still cannot afford housing. The study provides suggestions on how to create workforce housing using various private sector/government ventures and creative financing. Money and programs set aside for traditional affordable housing cannot be used due to income restrictions on these programs. To bring awareness to the local Culver City community regarding the need for Workforce Housing, a presentation was made to the Culver City City Council in Spring 2009. Additionally, staff will review the CHS to incorporate Workforce Housing into proposed projects where feasible. This review will be after years 1 and 2 of the CHS. Because funding for Workforce Housing cannot come from redevelopment Set-Aside funds and requires private sector collaboration and/or creative financing, implementation of workforce housing measures is difficult and cannot easily be included in housing programs or strategies that normally can be expected to rely on set-aside funds.
- K. Single Room Occupancy (SRO) Housing. Implement development of SRO's, which allows the construction of SRO's within mixed use developments subject to specific SRO development standards.

- L. Zoning for Emergency Shelters and Transitional/Supportive Housing. Implement development of Emergency Shelters and Transitional/Supportive Housing subject to specific development standards for Emergency Shelters and existing residential standards for Transitional/Supportive Housing. Amend the Zoning Code to state that Supportive Housing, regardless of the number of residents, is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
- M. Definition of "Family". A definition of "family" consistent with state law is included in the Glossary section of the Housing Element. In addition the Municipal Code will be amended to include a definition of "family" consistent with state law.
- N. Reasonable Accommodation Procedures. Process Reasonable Accommodations requests subject to approval of an administrative approval and compliance with applicable code standards.
- O. Reduced Parking For Affordable Units. The city will amend its parking standards such that, upon a developer's request and when a required percentage of units are reserved for very-low- (including extremely-low-) and lower-income households, only one parking space will be required for studio and 1-bedroom units.
- P. Surcharge Fee for New Construction. The city will offset the New Construction Surcharge fee for affordable units assisted by the Redevelopment Agency with housing set-aside funds. This measure cannot be implemented due to the State legislated elimination of Redevelopment Agencies. It will be resurrected when funding sources become available.

Measure 3. Housing Division Administrative Activities. To assist affordable housing developers and preserve affordable housing opportunities, the city's Housing Division will provide the following administrative services. Implementation of this measure is de-funded due to State legislative action eliminating the city Redevelopment Agency. Implementation of this measure will be resurrected once funding from State/Federal sources becomes available. The Housing Division will continue to provide technical assistance to developers and organization that produce housing for person with special needs and monitor at-risk affordable housing units.

- A. Financial Support and Technical Assistance. Provide financial support and technical assistance to organizations that develop housing for populations with special needs.

To encourage the inclusion of affordable housing units in new housing development, the Housing Division will work in partnership with Planning to offer density bonuses and financial assistance where appropriate to developers. The city will continue to inform developers when they first contact Planning that the city may be able to provide some financial assistance to their project in exchange for affordability commitments, (assuming there is funding in place to replace redevelopment set-aside funds that no longer exist). Additionally,

Planning will continue to inform developers about the benefits of density bonus when projects are submitted for review.

- B. Financing Negotiations for Affordable Housing Development. Work with local banks and lending agencies, on behalf of public and private developers, to assist developers with the acquisition of financing for low-income and moderate-income rental housing.
- C. Facilitate Financing Negotiations for Home Purchases. Work with private lenders to provide mortgage financing to facilitate home ownership.

Due to market conditions, the former Redevelopment Agency did not offer the Mortgage Assistance Program (MAP). The MAP program was introduced in 1993 and 124 up-to-moderate-income households were able to achieve homeownership through this program. However, Culver City is a high-cost area and the second trust deed of \$60,000 provided through the MAP program became inadequate as home prices escalated. A combination of rental and ownership housing is a key to success for any community. Because ownership for up-to-moderate households is very difficult in Culver City, the CHS addresses this issue through the production of ownership units through the city and the Housing Authority. Years 1 and 2 of the CHS proposes to create 18 ownership housing units from very-low-income to market rate income households over the next planning period. Where appropriate, these households will be assisted with a second trust deed to keep their mortgage payments affordable.

- D. Preserve At-Risk Affordable Housing Units. There are a total of 101 affordable units at risk during the next planning period. The first covenants will start to expire in 2009. The Housing Division is contacting property owners one year before the covenant expiration date to inquire about their interest in extending their covenants. In exchange for extending covenants the city will offer property owners funding assistance for rehabilitation to address deferred maintenance through the Neighborhood Preservation Program (NPP) and rental assistance to qualified households through the Rental Assistance Program should funding for these programs become available. Coupling funds for rehabilitation with funds for rent subsidy enhances the financial feasibility of maintaining affordability covenants. In addition, non-profit organizations that assist in preserving at-risk units may include the following: Menorah Housing Foundation of the Jewish Federation Council of Greater Los Angeles, Upward Bound, Alternative Living for the Aging, Mercy Housing, and Home Ownership Made Easy (H.O.M.E.).

Measure 4. Regulatory Incentives. To foster the development of affordable housing, the city will make available the following regulatory incentives.

- A. Development Incentives. The city will work with developers who wish to process a Density or Other Bonus Incentive (DOBI) application which makes available appropriate incentives in exchange for dedicating a percentage of dwelling units to low-income and/or moderate-income households.

- B. Streamline Permit Approval Process. While adhering to public review periods, the city will give priority processing to applications that provide extremely-low-, very-low-, low-, and moderate-income housing in order to reduce development costs associated with time delays.
- C. Consultant Priority Processing Program. The city will make available the “Fee for Service” Program that allows applicants the option to utilize planning consultants to process project applications.

Measure 5. Distribute Public Information. The preparation and distribution of public information material is an effective measure for informing residents and developers about housing programs and activities of benefit to themselves and the community. Providing this information to the public effectively fosters the policies and objectives adopted by the city.

- A. Promotion of Housing Programs. Market the availability of housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials. With the dissolution of the city’s Redevelopment Agency, funds are no longer available for housing rehabilitation and maintenance programs. Additionally, funds are no longer available to design and mass produce brochures, flyers and other public information materials. Implementation of this measure will be resurrected once funding from State/Federal sources becomes available.
- B. Distribution of Anti-Graffiti Design Information. Provide developers with information regarding architectural designs, building materials and landscaping that serve to deter graffiti.
- C. Distribution of Noise Abatement Information. Distribute information about noise abatement practices, and materials including landscape elements such as walls or berms that may reduce noise impacts to the community.
- D. Database of Housing Opportunities. As a tool for the city’s Comprehensive Housing Strategy, maintain a database of housing development opportunities on commercial lots which are appropriate for mixed-use and affordable housing development.

**Table V-2
Program Implementation Summary –
2008-2014**

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
Measure 1. Continue Current Housing Programs			
A. Section 8 Program.	Housing Authority	HUD	384 households throughout the planning period
B. Rental Assistance Program.	Housing Authority	See Comment Below	68 households throughout the planning period
C. Shared Housing.	Housing Authority	See Comment Below	150 households throughout the planning period
D. Existing Covenanted Buildings.	Housing Authority	Housing Authority	Monitoring is conducted annually and as needed to assure compliance
E. Homeless Service Referrals.	Housing Authority	Housing Authority	Refer Homeless to a sponsor agency; provide 20 individuals with hotel/motel vouchers as needed work with a homeless service provider to conduct homeless outreach.
F. Emergency Shelters.	Housing Authority	Housing Authority	Provide 65 year-round beds for women with dependent children through Upward Bound House Family Shelter.
G. Emergency Food Vouchers.	PRCS	PRCS Budget	Continue to refer needy clients to food voucher providers; secure food vouchers from providers.
H. Group Homes.	Housing Authority	Housing Authority	Monitoring annually or as-needed
I. Neighborhood Preservation Program.	Housing Authority	See Comment Below	75 units annually
J. Graffiti Removal.	Public Works	Public Works Budget	Remove graffiti within 48 hours
K. Fair Housing Counseling.	Housing Authority	See Comment Below	Provide information and assistance as needed Sponsor one fair housing workshop annually.
L. Landlord-Tenant Mediation Board.	Housing Authority	Housing Authority	Provide services as requested throughout the planning period
M. Temporary Emergency Rental and Relocation Assistance Program.	Housing Authority	See Comment Below	Provide assistance as needed throughout the planning period
N. Property Acquisition and Rehabilitation Program.	Housing Authority	See Comment Below	Ongoing as sites are identified throughout the planning period
O. Home Secure.	Housing Authority	See Comment Below	Assist up to 20 elderly and disabled households annually
P. Affordable Housing Development Assistance.	Housing Authority	Housing Authority; Also See Comment Below	Ongoing as feasible development opportunities become available. Years 1 and 2 of the CHS were authorized by the former Redevelopment Agency.
Q. Redevelopment Agency Housing Replacement.	Housing Authority	See Comment Below	Ongoing rehabilitation assistance throughout the planning period

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
Measure 2. Programs To Facilitate Additional Housing			
A. Density Bonus Program.	Housing Authority and Planning Division	Housing Authority Planning Division Budget; Also See Comment Below	Ongoing
B. West Culver City Residential Rehabilitation Program.	Housing Authority and Planning Division	See Comment Below	Ongoing (currently budgeted at \$300,000 annually)
C. Accessory Dwelling Ordinance.	Planning Division	Planning Division Budget	Process applications as they are submitted.
D. Design Guidelines.	Planning Division	Planning Division Budget	Drafting of design guidelines currently in process and will be completed in the Planning Period
E. Nine Units per Lot Restriction.	Planning Division	Planning Division Budget	Submit analysis to City Council by September 2014.
F. Comprehensive Housing Strategy(CHS)/Redevelopment Site Study.	RDA	Housing Authority; Also See Comment Below	Complete site study and present to the City Council projects beyond years 1 and 2 of the CHS.
G. Comprehensive Housing Strategy and Infill Development Programs.	Planning Division	Planning Division Budget	Pursue affordable housing development in years 1 and 2 and throughout Planning Period.
H. Comprehensive Housing Strategy/Housing Priority List.	Housing Division	See Comment Below	Facilitate production of the city's RHNA allocation within the planning period.
I. Washington/Venice Land Use.	Planning Division	Planning Division Budget	The CHS has identified two affordable sites. Present feasibility of these sites after year 1 and 2 of the CHS.
J. Work Force Housing.	Planning Division	Planning Division Budget	Present CHS feasibility sites to the Redevelopment Agency after program year 2 of the CHS.
K. Single Room Occupancy (SRO) Housing.	Planning Division	Planning Division Budget	Work with developers wishing to construct SRO Housing..
L. Zoning for Emergency Shelters and Transitional/Supportive Housing.	Planning Division	Planning Division Budget	Work with developers wishing to construct emergency shelters and Transitional/Supportive Housing. Amend the Zoning Code for Supportive Housing to ensure consistency with SB2 by July of 2014.
M. Definition of "Family"	Planning Division	Planning Division Budget	Add a definition of "family" in the Municipal Code in 2013-2014.
N. Reasonable Accommodation Procedures.	Planning Division	Planning Division Budget	Work with individuals who apply for Reasonable Accommodations.
O. Reduced Parking For Affordable Units.	Planning Division	Planning Division Budget	Adopt reduced parking in the Municipal Code in 2013-2014.
P. Reduced Surcharge Fee for New Construction/Other Fees.	Planning Division	Planning Division Budget; Also See Comment Below	Will be implemented when funding becomes available.
Measure 3. Housing Division Administrative Activities			
A. Financial Support and Technical Assistance.	Housing Authority	See Comment Below	Ongoing as feasible development projects are identified
B. Financing Negotiations for Affordable Housing Development.	Housing Authority	See Comment Below	Ongoing as feasible development projects are identified

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
C. Facilitate Financing Negotiations for Home Purchases.	Housing Authority	See Comment Below	Ongoing throughout the planning period
D. Preserve At-Risk Affordable Housing Units.	Housing Authority	See Comment Below	Contact property owners one year prior to covenant expiration dates for at-risk projects.
Measure 4. Regulatory Incentives			
A. Development Incentives.	Planning Division	Planning Division Budget	Publicize the DOBI program on the city website and at the public counter. Process applications as received.
B. Streamline Permit Approval Process.	Planning Division	Planning Division Budget	Facilitate affordable housing development by reducing permit processing time for affordable units throughout the planning period
C. Consultant Priority Processing Program.	Planning Division	Planning Division Budget	Facilitate affordable housing development by giving applicants the option to expedite project processing through the use of outside contract staff throughout the planning period
Measure 5. Distribute Public Information			
A. Promotion of Housing Programs.	Housing Authority	Housing Authority; Also See Comment Below	Continue to promote housing programs throughout the planning period
B. Distribution of Anti-Graffiti Design Information.	Planning Division	Planning Division Budget	Continue to promote anti-graffiti program throughout the planning period
C. Distribution of Noise Abatement Information.	Planning Division	Planning Division Budget	Continue to distribute noise abatement information throughout the planning period
D. Data Base of Housing Opportunities.	Planning Division and Housing Authority	Planning and Housing Authority Budgets	Continue to maintain database of development opportunities throughout the planning period

* Implementation of this measure is de-funded due to State legislative action eliminating the city Redevelopment Agency.

Implementation of this measure will be resurrected once funding from State/Federal sources becomes available and the city is eligible for such funding sources.

Appendix A

Evaluation of the 2008 -2014 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, adopted in 2001 and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the city's 2008 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the city's experience during the past planning period.

Table A-3a summarizes the new housing units built during the 2008 – 2013 period.

Table A-3b summarizes market-rate projects built in Multi-Family Residential zones during the period 2000-2008.

Table A-3c summarizes market-rate projects built in Single Family and Multi-Family Residential zones during the period 2008-2013.

Table A-4 presents the city's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
Housing Element Program Evaluation - City of Culver City
2008 – 2014

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
1. Continue Current Housing Programs					
A. Section 8 Program	Housing Division	Department of Housing and Urban Development (HUD)	Continue to assist 384 very and extremely low income households to pay for housing through the Section 8 Program.	384 households annually	Continue to assist very low income households through the Section 8 program and conduct outreach to attract new property owners.
B. Rental Assistance Program	Housing Division	Former Redevelopment Set-Aside Funds/ROPS Payments	Continue to assist 100 extremely low to moderate income households to pay for housing through the Rental Assistance Program (RAP).	63 households annually/ \$2.5 million expended	Continue to assist the 68 very low and up to moderate-income households through RAP. With the elimination of the Redevelopment Agency the waiting list is closed for this program and no new applicants will be pulled from the waiting list.. Should funding become available in the future, this program will be resurrected.
C. Shared Housing	Housing Division	Redevelopment Set-Aside Funds from 2008-2010	Continue to assist 150 households to locate alternative independent living situations through the Shared Housing Program.	10 households/\$130,775 expended	Program eliminated with the dissolution of the Redevelopment Agency. Should funding become available in the future, this program will be resurrected.
D. Existing Covenanted Buildings	Housing Division	Redevelopment Set-Aside Funds	Continue monitoring annually and as needed to assure compliance.	Income restrictions and affordability are monitored on an annual basis.	Continue to monitor existing covenanted buildings for occupancy and maintenance.
E. Homeless Service Referrals	Housing Division	Redevelopment Set-Aside Funds/General Fund	Continue to assist homeless individuals and families through referral to a sponsor agency and/or temporary shelter facilities in the Westside area, provision of emergency hotel/motel vouchers as needed to homeless individuals and families	• 2 homeless referrals to RAP. • Provided 2 emergency hotel/motel vouchers. • Contracted with Saint Joseph Center to conduct homeless outreach 4 days a week	• Continue referrals to St. Joseph Center. • Continue to provide hotel/motel vouchers as needed. • Continue to work with St. Joseph and/or a homeless service provide to conduct homeless outreach
F. Emergency Shelters	Housing Division/Parks, Recreation & Community Services Department (PRCS)	Los Angeles Homeless Services Authority; Housing Division Budget	Continue to make existing facilities available and provide 65 year-round beds for women with dependent children, as well as a weather-activated safe haven for up	The Cold Weather Shelter operated in the Armory from November through March from 7:00 p.m. to 7:00 a.m. and was in operation from 20082001 to 21072007. . The	Continue to support the Upward Bound House Family Shelter to provide emergency shelter services to homeless children and their families

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
			to 80 persons each year during November-March (cold weather).	Armory was deactivated as a National Guard Armory in 2008 and this facility for no longer available for the Cold Weather Shelter Program".	
G. Emergency Food Vouchers	Parks, Recreation & Community Services Department	Parks, Recreation & Community Services Department Budget	Continue to secure food vouchers from providers and provide these to needy clients on an emergency basis through the Parks, Recreation & Community Services Department.	PR&CS has offered a Holiday Certificate Program during the month of December that has served about 50 individuals & families per year. Year around, it refers needy clients to the SAVES program at St. Augustine Catholic Church. It also taps into a limit resource for food vouchers from the Westside Shelter & Coalition.	PR&CS is in the process of transitioning the Holiday Certificate Program to the Culver City Area Interfaith Alliance so more clients can be served. The city will continue to refer needy clients to the SAVES program at St. Augustine Catholic Church and secure food vouchers from the Westside Shelter & Coalition.
H. Group Homes	Housing Division	Former Redevelopment Set-Aside Funds/ROPS	Continue to monitor group homes to ensure compliance with the city's Group Home Programs.	Monitored the 5 Group Homes in the affordable housing inventory to assure compliance. These homes provide affordable housing and supportive services to 29 disabled individual annually.	Continue to monitor group homes to ensure compliance.
I. Neighborhood Preservation Program (NPP)	Housing Division	Redevelopment Set-Aside Funds form 2008-2010	Continue to implement the Neighborhood Preservation Program (NPP) for qualified low and moderate income households and to owners of multi-family housing with qualified low income tenants.. The annual objective is 75 units.	38 single-family households 99 multi-family units - Expended \$1.2 million	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
J. Graffiti Removal	Public Works	Public Works Budget	Continue to work with building owners to remove graffiti by coordinating the services of removal companies and encouraging local monitoring by owners. Continue to help community groups organize volunteer graffiti removal activities. Achieve a 48 hour removal rate.	Normal response to graffiti reports is 24-48 hours.	The programs will be extended to 7 days a week. The Police Dept. will be working towards prosecution of suspects. The PD is added a new graffiti component to their diversion program for youth in lieu of court to educate them on the work, time and money it takes to remove graffiti. Continue to monitor Kinston Avenue, Globe Avenue and Wade Street on a weekly basis for graffiti.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
K. Fair Housing Counseling	Housing Division	Redevelopment Set-Aside Funds from 2008-2010	Continue to provide information and assistance regarding landlord/tenant rights and issues, and sponsor one fair housing workshop annually.	462 households/ \$43,910 expended	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources. The Housing Division will continue to provide fair housing information and refer to the Housing Rights Center
L. Landlord-Tenant Mediation Board	Housing Division	Redevelopment Set-Aside Funds	Continue to mediate disputes between landlords and tenants through the Landlord Tenant Mediation Board as requested.	33 mediation sessions	Continue to fund mediations of rent increase issues between landlords and tenants through the Landlord-Tenant Mediation Board.
M. Temporary Emergency Rental and Relocation Assistance Program	Housing Division	Redevelopment Set-Aside Funds	Continue to provide security deposit assistance to individuals forced to relocate due to change of use or code enforcement as needed.	This program was not implemented due to the dissolution of the Redevelopment Agency.	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
N. Property Acquisition and Rehabilitation Program	Housing Division	Redevelopment Set-Aside Funds	Provide opportunities to eliminate blight and create affordable housing by providing assistance for management and preservation of affordable housing to specified problem buildings.	This program was discontinued prior to its scheduled implementation due to the elimination of the Redevelopment Agency.	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
O. Home Secure	Housing Division	Redevelopment Set-Aside Funds from 2008-2010	Continue to contract with Jewish Family Services to install security and safety devices and offer education & resource information to the elderly and disabled, with an annual objective of 20 households.	54 elderly and disabled households/\$60,670 expended	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
P. Affordable Housing Development Assistance	Housing Division	Redevelopment Set-Aside Funds/EOPS	Offer assistance funding assistance to affordable housing developers to acquire, rehabilitate, and provide affordable housing as feasible opportunities become available.	- Culver Villas – 12 units/\$6 million - Tilden Terrace – 32 units/\$51.1 million - Globe Avenue – 10 units/\$3 million (land value)	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources...
Q. Redevelopment Agency Housing Replacement	Housing Division	Redevelopment Set-Aside Funds	Continue to use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Redevelopment Agency actions as applicable.	No household utilized this program during the last Housing Element period from 2008 to 2014.	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
2. Programs To Facilitate Additional Housing					
A. Density Bonus Program	Housing and Planning Divisions	Redevelopment Set-Aside Funds/Planning Division Budget	Implement local Density Bonus Ordinance and provide information to applicants.	- Tilden Terrace - 8 Density Bonus Units - Information for Density bonuses was updated in an easy to read description of the requirements for eligibility for density bonus.	Continue to work with Planning to provide information to applicants at the counter and process any DOBI applications that may submitted during the next Planning Cycle. Additionally, provide appropriate funding for affordable housing approved with a Density Bonus if such funding sources become available in the future.
B. West Culver City Residential Rehabilitation Program	Housing and Planning Divisions	Redevelopment Set-Aside Funds	Implement program to offer rehabilitation grants to eligible property owners and provide grants to affordable housing developers to acquire and rehabilitate units to provide housing to lower income renters.	27 units	This program was discontinued in 2005 when funds were allocated to focus on new construction. Staff will researching the re-introduction of this program should funding sources become available in the future.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
C. Accessory Dwelling Ordinance	Planning Division	Planning Division Budget	Implement the ordinance which permits second dwelling units subject to an Administrative Use Permit, while minimizing impacts on the surrounding neighborhood with consideration to design, scale, and parking issues, and process applications as they are submitted.	During the Housing Element Planning period one building permit for an accessory dwelling unit was processed.	Planning will continue to work with applicants who wish to build second units under the Accessory Dwelling Ordinance provisions.
D. Design Guidelines	Planning Division	Planning Division Budget	Complete Design Guidelines for residential zones to ensure new development is consistent with the existing low-density character of the neighborhood by 2010.	Design guidelines were approved for two neighborhoods.	The Planning Division will continue to develop guidelines for various communities.
E. Nine Units per Lot Restriction	Planning Division	Planning Division Budget	Submit to City Council an analysis of the impact(s) of the 9 units-per-lot restriction and of potentially eliminating the restriction by 2010.	The Planning Division has continued to study this issue and will report their finding to the City Council.	The Planning Division has continued to study this issue and will report their finding to the City Council.
F. Comprehensive Housing Strategy(CHS)/Redevelopment Site Study	Redevelopment Agency	Redevelopment Set-Aside Funds	Complete and present a study of Redevelopment Agency-owned sites to analyze opportunities for housing or mixed-use developments with affordable components, as identified beyond years one and two of the CHS, including sites along commercial corridors that are currently underutilized to determine the feasibility of small scale parking garages combined with housing.	The Former Redevelopment Agency approved Years 1-2 of the CHS. This included the Culver Villas, Tilden Terrace and Globe Avenue Projects. Completed construction on the Culver Villas (12 affordable units) and Tilden Terrace (32 affordable units) projects.	Work with Habitat for Humanity of Greater Los Angeles to construct 10 low and moderate townhomes for ownership on the Globe Avenue site. Assist CHS sites with appropriate funding should funding sources become available in the future.
G. Comprehensive Housing Strategy and Infill Development Programs	Planning Division	Planning Division Budget	Pursue affordable housing development in years one and two by monitoring development applications and encouraging developers to use DOBI or similar programs to ensure the incorporation of an affordable housing component.	Completed construction on the Culver Villas (12 affordable units) and Tilden Terrace (32 affordable units) projects.	Staff will continue to process affordable housing development proposals that are part of the CHS or an in-fill project.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
H. Comprehensive Housing Strategy/Housing Priority List	Housing Division	Redevelopment Set-Aside Funds	Facilitate production of the city's RHNA allocation within the planning period by acquiring sites on the priority list.	Prior to its implementation this program was defunded due to State legislated elimination of the Redevelopment Agency	This program will be resurrected should state/federal funding sources become available and the city is eligible for such funding.
I. Washington/Venice Land Use	Planning Division	Planning Division Budget	Present feasibility analysis of the two sites identified in the CHS for potential multi-family affordable housing development after year 1 and 2 of the CHS.	The Planning Division has continued to study this issue and will report their finding to the City Council.	The Planning Division has continued to study this issue and will report their finding to the City Council.
J. Work Force Housing	Planning Division	Planning Division Budget	Increase awareness of need for workforce housing and present CHS feasibility sites to the Redevelopment Agency after program year 2 of the CHS.	The Planning Division has continued to study this issue and will report their finding to the City Council.	The Planning Division has continued to study this issue and will report their finding to the City Council.
K. Single Room Occupancy (SRO) Housing	Planning Division	Planning Division Budget	Add a specific reference, as well as development standards and permit procedures for SRO housing in the Municipal Code in 2009-2010.	An amendment addressing SRO's was adopted by the City Council in July of 2013	Process applications for SRO development.
L. Zoning for Emergency Shelters and Transitional/Supportive Housing	Planning Division	Planning Division Budget	Add a specific reference, as well as development standards and permit procedures for emergency shelters and transitional/supportive housing in the Municipal Code within one year of Housing Element adoption	An amendment addressing emergency shelters and transitional/supportive housing was adopted by the City Council in July of 2013.	Process applications for Emergency Shelters and Transitional/Supportive Housing development.
M. Definition of "Family"	Planning Division	Planning Division Budget	Add a definition of "family" in the Municipal Code in 2009-2010.	Staff recommended definitions compliant with state law which the Planning Commission could not agree with.	Add a definition of Family compliant with State law in the Housing Element and carry over measure to amend the Zoning Code with a definition for family.
N. Reasonable Accommodation Procedures	Planning Division	Planning Division Budget	Adopt reasonable accommodation procedures for persons with disabilities in the Municipal Code in 2009-2010.	An amendment addressing reasonable accommodation procedures was adopted by the City Council in July of 2013.	Process applications for Reasonable Accommodations.
O. Reduced Parking For Affordable Units	Planning Division	Planning Division Budget	Adopt reduced parking in the Municipal Code in 2009-2010.	The Planning Division has continued to study this issue and will report their finding to the City Council.	Draft an amendment addressing this measure.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
P. Reduced Surcharge Fee for New Construction/Other Fees	Planning Division	Planning Division Budget/ Redevelopment Set-Aside Funds	Adopt a reduced surcharge fee for affordable units in 2009-2010.	The Planning Division has continued to study this issue and will report their finding to the City Council.	Implement this measure once funding replacing Redevelopment Set A-Side funds becomes available.
3. Housing Division Administrative Activities					
A. Financial Support and Technical Assistance	Housing Division	Redevelopment Set-Aside Funds	Provide ongoing financial support and technical assistance to organizations that develop housing for populations with special needs as feasible projects are identified.	This program was not implemented due to the dissolution of the Redevelopment Agency	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
B. Facilitate Financing Negotiations for Affordable Housing Development	Housing Division	Redevelopment Set-Aside Funds	Work with local lending agencies, on behalf of developers, to assist in securing financing for low- and moderate-income rental housing, as feasible projects are identified.	Hosted an Affordable Housing Roundtable Discussion in February, 2013 and invited lenders and affordable housing developers to serve as panelist and audience members to discuss methods to produce affordable housing with the resources of the Housing Set Aside Fund.	The Culver City Housing Division will continue to work with developers for the provision of affordable housing units as feasible projects are identified.
C. Facilitate Financing Negotiations for Home Purchases	Housing Division	Housing Division Budget	Work with private lenders to encourage them to provide mortgage financing that facilitates home ownership.	This program not implemented due to the dissolution of the Redevelopment Agency.	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
D. Preserve At-Risk Housing Units	Housing Division	NPP and RAP	Contact property owners one year prior to covenant expiration dates for at-risk projects, to gauge interest in and incentivize further participation.	This program has been difficult to maintain due to the dissolution of the Redevelopment Agency.	This program will be implemented once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
4. Regulatory Incentives					
A. Development Incentives	Planning Division	Planning Division Budget	Publicize the DOBI program on the city website and at the public counter, work with developers wishing to participate by dedicating	The city has been in discussions with developers who have enquired about reduced parking and other potential development incentives in	The city will continue to work with developers who wish to process a DOBI application.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
			a percentage of dwelling units as affordable in exchange for incentives, and process applications as received.	return for affordable units. Staff has made them aware of the Zoning Codes density bonus provisions that fall back on state density bonus law. One affordable project (Tilden Terrace) was approved through a DOBI.	
B. Streamline Permit Approval Process	Planning Division	Planning Division Budget	Facilitate affordable housing development by reducing permit processing time and associated costs for projects incorporating affordable units throughout the planning period.	The city has made efforts in streamlining applications with affordable housing components. However, entitlements for Tilden Terrace were completed in approximately ¼ of the time normally needed for such development applications. This shortened review period was solely staff driven and no special application fee or request was made by the developer.	Should any application be submitted, staff will make every effort at given it priority processing, however, proper public review periods will still be adhered to.
C. Consultant Priority Processing Program	Planning Division	Planning Division Budget	Facilitate affordable housing development by giving applicants the option to expedite project processing through the use of outside contract staff throughout the planning period.	The Fee for Service program has not been requested by applicants and staff has not needed to use this program for processing in a timely manner.	The city will continue to offer this service should applicants request it.
5. Distribute Public Information					
A. Promotion of Housing Programs	Housing Division	Redevelopment Set-Aside Funds	Continue to promote the housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials.	This program has not been implemented due to the dissolution of the Redevelopment Agency	This program is currently de-funded due to State legislative action eliminating the city's Redevelopment Agency. Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
B. Distribution of Anti-Graffiti Design Information	Planning Division	Planning Division Budget	Continue to promote anti-graffiti program and provide developers with information regarding architectural designs, building materials and landscaping that serve to deter graffiti.	Public Works Department requires anti-graffiti coating on certain items such as poles for discretionary projects. Planning Division has landscaping requirements which on a case-by-	This program will be carried forward in the new Housing Element.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				case basis will serve to deter graffiti. For example, when a sound wall was required to be constructed for a carwash proposal a planter was required with plants such as ivy to deter graffiti.	
C. Distribution of Noise Abatement Information	Planning Division	Planning Division Budget	Continue to distribute information about noise abatement practices, and materials including landscape elements such as walls or berms that may reduce noise impacts to the community.	There are required construction hours per the building code. As a part of a project's conditions of approval staff has required special installation requirements for walls, windows, and other construction specifications to reduce noise especially when projects about residential projects or include mixed use with residential and retail uses. Per mixed use development standards in the 2005 Zoning Code update all mixed use and live/work projects shall be designed to meet certain performance standards, including walls on all sides of residential and live/work units to be constructed to minimized the transmission of noise and vibration. A minimum impact insulation class (IIC) of 60 shall be required for all residential and live/work walls, floors, and ceilings.	Upgraded noise reduction measures for multi-family and mixed use projects are required either by code or as project-specific mitigation measures. This program will be carried forward in the new Housing Element.
D. Database of Housing Opportunities	Planning and Housing Divisions	Planning and Housing Division Budgets	Continue to maintain database of housing development opportunities on commercial and industrial lots in the city.	As feasible projects are identified they are brought to the attention of the development community	Housing will continue this program.

Table A-2
Appropriateness of Housing Element Goals, Objectives and Policies
City of Culver City
2008 – 2014

Goal/Objective/Policy		Appropriateness
GOAL 1: A city with residential neighborhoods that offer residents the qualities of a peaceful, small-town environment.		This Goal is still appropriate and it will be carried forward.
GOAL 2: A city with a variety of housing opportunities that complement and enhance the city's goals for continued economic vitality and prosperity.		This Goal is still appropriate and it will be carried forward.
GOAL 3: Promote access to affordable housing for all income levels and address the housing needs of the homeless and special needs populations.		This Goal is still appropriate and it will be carried forward.
Objective 1. Housing Maintenance. Attain a high-level of housing maintenance to assure the availability of decent housing and to protect the quality of neighborhood environments.		This Objective is still appropriate and it will be carried forward.
Policy 1.A	Maintain a housing stock free of health or safety hazards.	This policy is still appropriate and it will be carried forward.
Policy 1.B	Maintain quality neighborhood living environments throughout the entire city	This policy is still appropriate and it will be carried forward.
Policy 1.C	Provide financial assistance to low-income and moderate-income households to encourage the rehabilitation and adequate maintenance of existing housing units.	Although defunded, this policy is still appropriate and it will be carried forward. Implementation of this policy will be resurrected once funding from State/Federal sources becomes available.
Policy 1.D	Monitor the maintenance of residential properties and enforce the provisions of the city's building code and property maintenance regulations.	This policy is still appropriate and it will be carried forward.
Policy 1.E	Promote assistance programs and enforce applicable health and safety standards to prevent overcrowding in units.	This policy is still appropriate and it will be carried forward.
Policy 1.F	Enforce zoning and building code regulations to prevent the illegal conversion of garages and accessory structures into dwelling units.	This policy is still appropriate and it will be carried forward.
Policy 1.G	Promote energy conservation measures to reduce future operating costs.	This policy is still appropriate and it will be carried forward.
Objective 2. Housing Supply. Maintain opportunities for developing all types of housing while protecting the character and stability of existing Culver City neighborhoods.		This Objective is still appropriate and it will be carried forward.
Policy 2.A	Provide for a residential lifestyle that is environmentally sound, aesthetically pleasing and that places a high priority on quality development.	This policy is still appropriate and it will be carried forward.
Policy 2.B	Coordinate the plans, programs, and policies of all city departments in order to create planned, orderly, and citywide residential development adequately and efficiently served by a balanced system of transportation, community facilities, and public services, and which is sensitive to the environmental, recreational, social and economic characteristic of the community.	This policy is still appropriate and it will be carried forward.
Policy 2.C	Preserve the character, scale, and quality of established residential neighborhoods.	This policy is still appropriate and it will be carried forward.
Policy 2.D	Allow mixed use residential development in areas that allow mixed use per the Zoning Code. Such developments must be sensitive to adjacent residential uses and reinforce the commercial use of the area.	This policy is still appropriate and it will be carried forward.

Goal/Objective/Policy	Appropriateness
Policy 2.E Investigate the potential for future housing and open space opportunities in the undeveloped areas of the city; study the potential for housing that allows Culver City residents currently living in single-family homes to have the opportunity to purchase smaller units or units that are a part of mixed-use developments as their needs change while they age; and encourage affordable housing for young professionals.	This policy is still appropriate and it will be carried forward.
Policy 2.F Promote programs that seek to provide housing opportunities to meet the needs of people who work in the city so that they do not have to commute long distances, thereby addressing the regional issue of achieving an adequate jobs/housing balance for the western portion of Los Angeles County, while still supporting an increase in employment opportunities within the city.	This policy is still appropriate and will be carried forward.
Objective 3. Housing Affordability. Provide rental and home ownership housing opportunities that are compatible with the range of income levels of all current and future Culver City residents.	This Objective is still appropriate and it will be carried forward.
Policy 3.A Encourage the inclusion of affordable housing units in new housing developments by granting incentives as called for by the Zoning Code and the state density bonus law and/or other appropriate means determined by the city. (Land Use Element, Goals, Objectives and Citywide Land Use Policies, Objective 3. Policy 3.A)	This policy is still appropriate and it will be carried forward.
Policy 3.B Actively support affordable housing development by private and non-profit housing developers.	This policy is still appropriate and it will be carried forward.
Policy 3.C Encourage a balanced distribution of lower-income housing in order to eliminate the potential of creating areas of high concentrations of any one type of household.	This policy is still appropriate and it will be carried forward.
Policy 3.D Conserve existing affordable housing, particularly rental, and assisted units.	This policy is still appropriate and it will be carried forward.
Objective 4. Housing Access. Improve access to quality housing for all community members by eliminating discrimination, reducing physical constraints, increasing affordable housing stock, and supporting access to emergency shelters.	This Objective is still appropriate and it will be carried forward.
Policy 4.A Continue efforts to promote development of housing available to all income and age levels.	This policy is still appropriate and it will be carried forward.
Policy 4.B Promote housing opportunities for families of all income levels to help maintain the family-oriented character of the city into the future.	This policy is still appropriate and it will be carried forward.
Policy 4.C Actively assist first time home buyers to purchase housing with alternative financing mechanisms.	This policy is still appropriate and it will be carried forward.
Policy 4.D Minimize the extent of overpayment by lower-income households by promoting rental assistance programs.	This policy is still appropriate and it will be carried forward.
Policy 4.E Continue efforts to promote fair housing and non-discrimination in housing sales and rentals by supporting organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes.	This policy is still appropriate and it will be carried forward.
Policy 4.F Prohibit discrimination in the sale or renting of housing to anyone on the basis of their race, ethnicity, national origin, sex, age, family status or sexual orientation.	This policy is still appropriate and it will be carried forward.
Policy 4.G Combat red-lining practices in mortgage lending and insurance underwriting.	This policy is still appropriate and it will be carried forward.
Policy 4.H Encourage the rehabilitation and construction of barrier-free housing for persons with disability.	This policy is still appropriate and it will be carried forward.
Policy 4.I Assist homeless persons by referral to services and provision of emergency services.	This policy is still appropriate and it will be carried forward.
Policy 4.J Enable elderly and/or disabled persons to continue living in their homes by providing information on caregivers and funding for caregivers through such sources as the Los Angeles County In-Home Supportive Services.	This policy is still appropriate and it will be carried forward.
Policy 4.K Facilitate the ability for caregivers to live in the homes of the people they care for by providing information on funding sources such as the Los Angeles County In-Home Supportive Services.	This policy is still appropriate and it will be carried forward.

Table A-3a
Residential Development by Income Category
City of Culver City
2008-2013

Project	Area in Acreage	General Plan	Zoning/Allowed Density	Actual Density	2008 -2014				
					VL	Low	Moderate	Upper	Total
Culver Villas (4043 Irving Place)	0.55	Downtown	CD 35 du/acre	50.9 du/acre		3	9	16	28
Tilden Terrace (11042-11056 Washington Blvd.)	0.74	General Corridor	CG 35 du/acre	44.6 du/acre	14	6	13	0	33
9900 Culver Boulevard	0.41	Downtown	CD 35 du/acre	43.9 du/acre				18	18
13340 Washington Boulevard	0.18	General Corridor	CG 35 du/acre	35 du/acre				6	6
13365 Washington Boulevard	0.30	General Corridor	CG 35 du/acre	65 du/acre				19	19
Misc. market rate units								12	12
Totals				Average 47.8 du/acre	14	9	22	71	116

Table A-3b
Multi- Family Residential Development – Market Rate Units*
City of Culver City
2000 – 2008

Project	Area in Square Feet	Area in Acreage	General Plan	Zoning	Density	Potential Build Out at 29 du/a**	Actual Units Built
9516 Lucerne Ave	10455	0.24	Med. Den. Multi-Family	RMD	29 du/a	6	6
4071 La Fayette Pl	8956.88	0.205	Med. Den. Multi-Family	RMD	29 du/a	5	4
4235 Lincoln Ave	6740.39	0.154	Low Density Two Family	R-2	17.4 du/a Max 2	2	2
3863 Bentley Ave	4992.04	0.114	Med. Den. Multi-Family	RMD	29 du/a	3	3
4045 – 4051 Lincoln Ave	6754.9	0.155	Med. Den. Multi-Family	RMD	29 du/a	4	4
3915 Bentley Ave	7504.2	0.173	Med. Den. Multi-Family	RMD	29 du/a	5	4
4067 and 4073 Lincoln Ave	13,500	0.31	Med. Den. Multi-Family	RMD	29 du/a	9	8
4122 Lincoln Ave***	13,506.26	0.31	Low Density Two Family	R-2	17.4 du/a Max 2	2	4
3838 – 3844 Tilden Ave	11,055.93	0.254	Med. Den. Multi-Family	RMD	29 du/a	7	4
11168 Pigott Dr.	4,998.87	0.115	Med. Den. Multi-Family	RMD	29 du/a	3	2
4128-30 La Fayette Pl	7,698.89	0.176	Low Density Two Family	R-2	17.4 du/a Max 2	2 Max Allowed in R-2	2
4025 Wade St	13,549.98	0.311	Low Density Multiple Family	RLD	15 du/a	4	4
3823, 3827, 3833 Huron Av+	7,500 sq.ft. per lot (3 lots)	0.172 per lot (3 lots)	Med. Den. Multi-Family	RMD	29 du/a	5 per lot (3 lots) = 15	15
3873 Bentley Ave	4948.04	0.114	Med. Den. Multi-Family	RMD	29 du/a	3	2
3972 Tilden Ave	7172.18	0.165	Med. Den. Multi-Family	RMD	29 du/a	4	4
4014 Van Buren Pl	7623.34	0.175	Med. Den. Multi-Family	RMD	29 du/a	5	4
Totals						79	72 (91%)

* Per Culver City Permits Plus Reporting System and State Controller's Report.

** Due to 9 unit cap on any one parcel, if calculation yields a unit count greater than 9, then 9 is considered to be the potential build out.

***4122 Lincoln Ave is an example of 2 adjacent lots (each approximately 6,753.13 square feet in area) that were not consolidated into one lot but rather developed as separate lots with a common driveway and architectural design. Thus 4 units were built. Had the lots been consolidated into one 13,506.26 square foot parcel, the R-2 maximum cap of 2 units would only have allowed 2 units.

+3823, 3827, 3833 Huron Av is an example of 3 contiguous lots (each approximately 7,500 square feet in area) that were not consolidated into one lot but rather developed as separate lots with a common architectural design. Thus 15 units were built. Had the lots been consolidated into one 22,500 square foot parcel, the RMD 9 unit cap would only have allowed 9 units.

Table A-3c
Single Family and Multi- Family Residential Development – Market Rate Units*
City of Culver City
2008 – 2013

Project	Area in Square Feet	Area in Acreage	General Plan	Zoning	Density	Potential Build Out at 29 du/a**	Actual Units Built (Net)	Total Units On-Site at Completion
4035 Van Buren Pl	7,698.65	0.176	Low Density Two Family	R-2	17.4 du/a Max 2	2	1	2
4048-4050 Lincoln Ave	6,747.37	0.154	Med. Den. Multi-Family	RMD	29 du/a	4	2	3
9023 Hubbard St	7,860.55	0.180	Low Density Two Family	R-2	17.4 du/a Max 2	2	1	2
4183 Commonwealth	5,018.11	0.115	Low Density Two Family	R-2	17.4 du/a Max 2	2	1	2
4131 Wade St	15,752.58	0.361	Low Density Multi Family	RLD	15 du/a	5	1	2
3350 Caroline Ave***	6,226.27	0.143	Low Density Two Family	RMD	17.4 du/a Max 2	2	1	2
4127Lincoln Ave	6,750.29	0.155	Low Density Two Family	R-2	17.4 du/a Max 2	2	1	2
4163 Lincoln Ave	6,747.97	0.155	Low Density Two Family	R-2	17.4 du/a Max 2	2	1	2
8902 Krueger St	7,951.45	0.182	Low Density Two Family	R-2	17.4 du/a Max 2	2	1	2
5136 Berryman Ave	4,375.64	0.100	Low Density Single Family	R1	8.7 du/a Max 1	1	1	1
4212 Lincoln Ave	6,753.46	0.155	Low Density Two Family	R-2	17.4 du/a Max 2	2	1	2
Totals						26	12	22 (85% of allowed density)

* Per Culver City Permits Plus Reporting System.

** Due to 9 unit cap on any one parcel, if calculation yields a unit count greater than 9, then 9 is considered to be the potential build out

*** This property has a Low Density Two Family General Plan Designation.

Table A-4
Progress in Achieving Quantified Objectives
City of Culver City
2006-2014

Program Category	Quantified Objective	Progress	
		2006-2007	2008-2014
New Construction*			
Very Low	38	1	14
Low	47	9	9
Moderate	46	14	22
Above Moderate	107	58	78
Total	238	82	123
Rehabilitation			
Very Low	150	0	0
Low	150	0	0
Moderate	200	0	0
Above Moderate		0	0
Total	500	0	0
Conservation			
Very Low	425		0
Low	60		0
Moderate		7	0
Above Moderate			0
Totals	485	7	0

*Quantified objective and progress for new construction covers the period 1998-2007 consistent with the RHNA and extended Housing Element planning period.

*Note: Implementation of new construction, rehabilitation and conservation activity were de-funded due to State legislative action eliminating the city Redevelopment Agency. Implementation of these activities will be resurrected once funding from State/Federal sources becomes available.

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Appendix B

Residential Land Inventory – 2013-2021

1. Methodology and Assumptions

State law requires each city to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or “underutilized” parcels with potential for additional development. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the city’s fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA). Sites that are included in the land inventory are not required to be developed at the density assumed in these tables; rather, this analysis represents an estimate of the city’s realistic development potential. Actual development will depend on the intentions of each property owner, market conditions and other factors. In addition, sites indicated as having potential for lower- or moderate-income housing are not required to provide affordable housing. Such designations are only intended to indicate where there is potential for affordable housing based on the allowable housing type, density and market trends.

The detailed methodology and assumptions for the residential land inventory discussed in Chapter III are provided below and summarized in Tables B-1 through B-5.

Affordability Assumptions

In general, there are three alternative ways for determining the affordability level of new housing units.

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. Market Prices or Rents. When covenants are not in place, affordability levels for newly-built units are based on actual prices or rents. Table II-13 describes current affordability levels along with the monthly rental costs or estimated sales prices that correspond with each level. Based on rental market data, most surveyed apartments fall into the Low income category since the average monthly rent for 2-bedroom apartments was found to be approximately \$1,680. It is assumed that few, if any, new apartments rent for rates below the average of existing units unless required by affordability covenants.
3. Density. For potential new units in a city’s land inventory, state law establishes that affordability assumptions may be based on density. The “default” density for most metropolitan jurisdictions, including Culver City, is 30 units per acre. This means that if the General Plan and zoning allow development at 30 units per acre or greater, these sites are considered to be suitable for lower-

income housing. State law also allows jurisdictions to establish an alternative to the default density if local conditions and experience support a different density assumption for affordability.

In Culver City, the maximum density in the Residential Medium Density (RMD) Zone is 29 units per acre, excluding density bonus. One multi-family development, Grandview Palms senior apartments, was built in the RMD zone during the (2006-2014) planning period. Although the “maximum” density is 29 units per acre, this project received a density bonus that resulted in an actual project density of 48.6 units per acre. Of the 70 units in this development, 9 (13% of all units) were low-income units and 14 (20% of units) were moderate-income units guaranteed through covenants. Although this project demonstrated that lower-income units can be built in the RMD zone, it was an unusually large parcel (1.4 acres) compared to most properties in the RMD district. Since all of the underutilized RMD parcels (Table B-6) are less than ½ acre in size, it is expected that most redevelopment projects in these areas are likely to be condos with above-moderate prices.

Since mixed-use residential units in commercial zones are permitted at densities of 35 to 65 units/acre, all of these potential sites are assigned to the lower-income category.

Realistic Capacity

RMD Parcels. In the RMD Zone the allowable density of 29 units per acre is equivalent to one unit per 1,500 square feet of lot area with a maximum of 9 units on any one lot or parcel. Table B-6 lists RMD lots that are “underdeveloped” (i.e., having fewer units than could be developed under current zoning regulations). These lots have a total potential for 788 new units (even with the 9-unit cap). Actual development trends (see Table A-3b) shows that the average yield for all market-rate multi-family projects built between 2000 and 2008 has been 91% of maximum capacity, which demonstrates that development standards (e.g., height, setbacks, parking), have not significantly reduced actual development below the allowable density. In practice, development of contiguous multi-lot projects has been facilitated through the approval of reciprocal easements for driveways and other common areas, which has encouraged sensitive site planning at or near the upper end of the allowable density range. This analysis demonstrates that the 9-unit per lot cap does not represent a significant constraint to multi-family development, and serves the public interest by allowing the city to preserve the scale and context of existing neighborhoods.

In order to determine the realistic estimated capacity of underutilized RMD parcels, the following assumptions were made: first, only parcels having the capacity to at least double the number of units on the site were included. For example, if a parcel with zoning capacity for five units was already developed with three units, it was excluded from the estimate. Second, the total for the remaining “high potential” parcels (i.e., those with capacity for at least a doubling of units) was reduced by 9% based on the results of the survey shown in Table A-3b, which showed an average of 91% of total capacity for RMD development during the past eight years. This methodology resulted in a realistic capacity of 660 units for underutilized RMD parcels.

Table A-3c provides a similar summary of units built from 2008 through 2014 which indicates an average of 85% total capacity. Unlike the data in Table A-3b which has a majority RMD zones sites, Table A-3c has a majority R-1 and R-2 zoned areas. Table A-3b is a more realistic estimate of development in RMD zoned areas.

Mixed-Use. In addition to the RMD Zone, multi-family housing is permitted in several commercial zones at a density of 35 units/acre up to 50 units/acre with community benefits in non-TOD District areas, and in TOD areas up to 65 units/acre with community benefits. Such multi-family developments would be part of a mixed-use project with ground floor commercial uses. Stand-alone residential uses are not allowed in commercial zones. Since the mixed-use standards allow development at greater than the default density, all potential residential development in commercial zones is assumed to be suitable for lower-income housing.

Mixed-use projects require commercial uses (minimum depth 30 feet) only on the ground floor adjacent to arterial streets and at all corners adjacent to arterial streets. Overall, commercial floor area must be at least 10% of a project's total gross floor area or 30% of the lot size, whichever is greater. These standards would allow a mixed-use project comprised of 90% residential space.

Culver City's mixed-use ordinance and development standards were approved in 2005 and amended in 2008. Between 2005 and 2008, five projects were approved in districts where mixed-use is allowed, and four of those five were mixed residential/commercial projects. Of those four projects, three were actually built and completed after 2008; from 2005 to the present four mixed use projects have been entitled and completed producing 98 residential dwellings (see Table B-1 and Figure B-1). This track record illustrates that the mixed-use ordinance and market trends encourage and facilitate high-density residential development in commercial zones. The average residential density of all approved mixed-use projects is 51 units/acre. While not all potential mixed-use sites are likely to be developed with residential uses during the current planning period, the available capacity of sites represents more than 5 times the city's remaining lower-income need. City actions that will encourage and facilitate mixed-use development during the current planning period include Measure 1.P (Affordable Housing Development Assistance), 2.A (Density Bonus), 3.A (Financial Support and Technical Assistance), 3.B (Financing Negotiations for Affordable Housing Development), 4.A (Regulatory Incentives), 4.B (Streamline Permit Approval Process) and 5.D (Database of Housing Opportunities).

As noted above, new development is not required to be sold or rented at affordable rates unless otherwise required by covenants. These tables indicate potential development opportunities that are dependent on property owner intentions and market conditions.

2. Affordable Units Built or Approved 2008-2013

Table B-1 summarizes projects built during 2008 and 2013. These housing units cannot be credited in the new planning period but they demonstrate on-going efforts by the city to achieve affordable housing and RHNA goals. During this period a total of 14 very low, 9

low, and 22 moderate income housing units were completed; they were all part of mixed use projects. In addition, 71 new market-rate units were built.

Table B-2 summarizes projects that have been entitled. Three of the five projects are mixed-use with ground floor commercial and dwellings units above. The other two are stand-alone multi-family developments in RMD zones. A total of 159 market rate units are approved as summarized in Table B-2. Although these projects range in density from 29 to 65 units/acre, they have been assigned to the above-moderate category since they are all being built as for-sale condo projects without deed restrictions.

The locations of the projects listed in Tables B-1 and B-2 are shown in Figures B-1 and Figure B-2.

3. Redevelopment Agency Comprehensive Housing Strategy (CHS)

Concurrently with preparation of the 2008-2014 Housing Element, the Culver City Redevelopment Agency updated its strategy for use of housing set-aside funds. The Redevelopment Agency reviewed the CHS in its entirety and authorized implementation of years 1 and 2 and instructed staff to return to the Redevelopment Agency with further discussion of the other projects identified in the CHS. After the State terminated Redevelopment, oversight and implementation of the CHS was transferred to the City of Culver City City Council and the Culver City Housing Authority. Table B-3 summarizes the city's eight priority projects for this Planning Period. Two of these projects are located on city-owned sites. Because the city is devoting staff (and financial resources that may become available in the future to replace the State legislated elimination of redevelopment set-aside funds) to these projects, affordable units have a much higher likelihood of completion than with privately-initiated developments. Some of these sites are vacant while others involve demolition and replacement.

One of the sites (Wade) is a substantial rehabilitation project⁸. As part of the CHS, the Redevelopment Agency earmarked \$1.9 million from its Housing Set-Aside Fund to rehabilitate 40 deteriorated units (\$47,702 per unit) to address nuisance and blight on Wade Street. These 40 units contained within four buildings (10 units per building) suffer from the lack of professional management, years of deferred maintenance, and public nuisances. The Housing Division also retained a Cost Estimator to estimate the total cost of rehabilitating the units.

Although two of the RMD-zoned parcels listed in Table B-3 and Figure B-3 (Venice Boulevard and Washington Place) are subject to the 9-unit cap on any one parcel, larger projects may be developed with a Comprehensive Plan, Specific Plan, or Density and Other Bonus Incentives (DOBI) entitlement process. These entitlement options provide the city with the flexibility of approving projects of a larger size or with a greater density than would normally be allowed (see Measure 2.H).

⁸ Although state law (AB 438, Government Code Sec. 65583.1.c) allows a portion of a city's RHNA allocation to be met through rehabilitation under limited circumstances, no RHNA credit has been claimed for this project.

4. TOD Area

The Transit Oriented Development (TOD) Site with potential for mixed-use development is shown in Table B-4 and Figure B-4. The site, comprised of several contiguous lots adjacent to the Metro Expo Line Culver City station, is currently vacant land and is being used as a temporary surface parking lot for Metro. It is zoned as a Planned Development (PD) with a General Plan designation of General Corridor. General Corridor is a commercial designation and permits mixed-use development. The General Plan designation and the PD zoning which allows mixed use guides the land uses allowed in the TOD site. As vacant land with these zoning and general plan designations, the TOD site could support low- and moderate-income housing. It has potential for approximately 200 lower-income units based on proposed densities ranging from 35 to 65 units per acre.

5. Vacant or Underutilized Land

Sites with potential for mixed-use development (other than the TOD site) are shown in Tables B-5 and B-7 and Figures B-5 and B-7. All of these sites currently contain vacant land or vacant buildings and are currently zoned Commercial General (CG) or Industrial General (IG). Except for two parcels, the General Plan designation is General Corridor (GC) which is a commercial designation and permits mixed-use development.

Table B-5 and Figure B-5 summarize vacant parcels suitable for residential development. All of these vacant sites, except for one site, are zoned Commercial and allow residential development as part of a mixed-use project (with ground floor commercial/retail) and at a maximum density of 35 units/acre. These parcels can accommodate a total of 85 new multi-family dwelling units with ground floor commercial/retail. Since the allowable density is greater than the default density of 30 units/acre, all of these sites are assigned to the Lower-income category. A density of 35 units/acre is assumed for purposes of estimating site capacity, which is consistent with other approved and proposed mixed-use projects (see Tables B-2 and B-3). Two of the vacant sites, 11012 and 11014 Washington Boulevard, are very small; it is more realistic that these contiguous lots will be consolidated as part of a small mixed-use project resulting in three dwelling units. Overall, each of the sites listed in Table B-5 can potentially be consolidated with surrounding sites in order to increase the feasibility of new affordable housing. The one industrial zoned site would need zone and general plan amendments or a specific plan entitlement in order to allow the potential 24 dwelling units. Several developers inquiring about this vacant site have expressed a desire to construct housing.

Table B-6 and Figure B-6 summarize underdeveloped parcels zoned RMD (Residential Medium Density). The majority of these properties are less than 8,000 square feet in size and currently are developed with single-family homes or duplexes, although there are some larger parcels with multi-unit apartment buildings. The total capacity for additional development on these parcels is 788 units, which is derived from the development standard of 1,500 square feet of land area per unit. This translates to 29 du/acre in the RMD-zoned areas. However, as noted previously under the “Realistic Capacity” discussion, a more conservative method was used to estimate the redevelopment potential of these parcels. Only those parcels with potential for at least doubling the number of units were counted, and the resulting total was then reduced by 9% based on

development trends during 2000 – 2008, resulting in an estimated realistic capacity of 660 units. Many such areas previously developed with single-family and 2-family dwellings have been redeveloped within the last 14 years as 4- to 6-unit townhome style condominiums. This overturning of land from single- and 2-family to multi-family units in the RMD zoned areas appears to be a steady “land recycling” process. All of these RMD sites have been allocated to the Above-Moderate income category.

Table B-7 and Figure B-7 summarize underutilized commercial sites considered to have high redevelopment potential. All five of these sites contain boarded-up or vacant buildings (not vacant land). At an allowed density of 35 units/acre, these sites have the potential for 48 Lower-income units. One site is zoned industrial and would need zone and general plan amendments or a specific plan entitlement in order to allow a potential of 27 dwelling units. Within the last couple of years, developers inquiring about this underutilized site have expressed a desire to construct housing.

In addition to the potential development opportunities described above, a substantial number of other commercially-zoned sites allow mixed-use development. While these parcels represent considerable opportunity for high-density mixed-use development, no detailed estimate of realistic potential was prepared (and no RHNA credit has been assumed) for these sites since adequate capacity has already been demonstrated to accommodate the city’s RHNA allocation for this planning period.

6. Land Inventory Summary

The table below summarizes the city’s land inventory for the 2006 – 2014 planning period.

Potential Housing Sites	Income Category		
	Lower	Mod	Above
Units completed 2008-2013 (Table B-1)+	23	22	71
Units approved/not completed (Table B-2)	-	-	159
Culver City Comprehensive Housing Strategy sites* (Table B-3)	157	51	41
Potential mixed-use projects on underutilized TOD sites (Table B-4)	200	-	-
Potential mixed-use units on vacant commercial sites (Table B-5)	85	-	-
Potential units on underdeveloped Residential Medium Density sites (Table B-6)	-	-	660
Potential units on underutilized commercial sites – high potential (Table B-7)	48	-	-
Total Potential Units	490	51	860
RHNA 2013-2021	77	31	77
Surplus (Deficit)	413	20	783

Source: City of Culver City Community Development Dept., 3/2009

+ These units are credited towards achieving the 4th Housing Element Cycle (2008-2013) and are not credited towards meeting the 5th cycle RHNA goals.

* The previous Redevelopment Agency reviewed the CHS in its entirety and authorized implementation of years 1 and 2 of a 7-1/2 year program and instructed staff to return to the Redevelopment Agency with further discussion of the other projects identified in the CHS. After the State legislated elimination of redevelopment agencies, oversight and implementation of the CHS was transferred to the City of Culver City City Council and the Culver City Housing Authority.

This table demonstrates that there are significantly more potential sites for housing, including lower-income housing, than needed to accommodate the city’s RHNA allocation for this planning period.

Table B-1
Residential Units Completed 2008-2013

Project	Site Acreage	General Plan	Zoning	Allowable Density	Project Density	2012-2013				Total
						Very Low	Low	Mod	Upper	
Tilden Terrace* 11042-56 Washington Blvd	0.74	General Corridor	CG	35 du/acre	44.6 du/acre	14	6	13	0	33
Culver Villas 4043 Irving Place	0.55	Downtown	CD	35 du/acre	50.9 du/acre		3	9	16	28
9900 Culver Boulevard	0.41	Downtown	CD	35 du/acre	43.9 du/acre				18	18
13340 Washington Boulevard	0.18	General Corridor	CG	35 du/acre	35 du/acre				6	6
13365 Washington Boulevard	0.30	General Corridor	CG	35 du/acre	65 du/acre				19	19
Misc. market rate units									12	12
Totals					Avg.= 47.9 du/ac	14	9	22	71	116

Notes:

*A density bonus of 35 percent was provided for the project.

Table B-2
Residential Units Approved

Project	Site Acreage	General Plan	Zoning	Allowable Density	Project Density (du/acre)	2012 - 2013				Total
						Very Low	Low	Mod	Upper	
Access Culver City 8770 Washington Blvd	1.77	General Corridor	PD	65 du/acre	65				115	115
Marcasel 11957 Washington Blvd	0.62	General Corridor	CG	35 du/acre	50				30	30
4139-4145 Duquesne Ave	0.29	Med. Den. Multi-Fam.	RMD	29 du/acre or 8 units	24				7	7
12712-18 Washington Blvd	0.17	General Corridor	CG	35 du/acre	29				5	5
4034 Madison Ave	0.15	Med. Den. Multi-Fam.	RMD	29 du/acre or 4 units	13				2	2
Totals					Avg.=36.2 du/ac				159	159

Table B-3
Culver City Housing Strategy Sites

Site	Site Area	Acres	Zoning	General Plan	Allowable Density	Assumed Density	Existing Use	Income Category			
								VL	Low	Mod	Market
FIRST TIER – FORMER REDEVELOPMENT AGENCY OWNED SITES NOW OWNED BY THE CITY											
4044-4068 GLOBE**	24,879	0.57	R2	Low Density Two Family	2 units/lot	21 du/acre	7 surplus CalTrans parcels	-	-	8	4
4075 LAFAYETTE** (9743-9749 Braddock)	7,700	0.18	R4	Medium Density Multiple Family	29 du/acre	33 du/acre	1 group home to be removed	2	2	2	-
SECOND TIER - SMALL/REHAB											
WADE * **	31,584	0.72	RLD	Low Density Multiple Family	1 unit/2,904 Sq.Ft. of Net Lot Area	56 du/acre	40 existing units (substantial rehab)	12*	12*	16*	-
MIDWAY	6,500	0.15	RMD	Medium Density Multiple Family	29 du/acre	40 du/acre	Vacant	1	1	2	2
THIRD TIER – MEDIUM											
VENICE	20,871	0.48	RMD	Medium Density Multiple Family	29 du/acre	31 du/acre	10 older SF to be removed	4	4	7	-
SEPULVEDA/ SENIOR HOUSING	36,000	0.83	C	General Corridor	35 du/acre	40 du/acre	Vacant	20	13	-	-
FOURTH TIER											
W. WASHINGTON PLACE (Grand View)	206,418	4.74	RMD	Medium Density Multiple Family	29 du/acre	27 du/acre	12 4-plexes to be removed	40	20	32	35
EXCEPTIONAL CHILDREN'S FOUNDATION (ECF) – TOD District Site	77,120	1.77	C	General Corridor	35 du/acre	28 du/acre	Existing office- new units to be added	40	10	-	-
GRAND TOTAL								107	50	51	41

* Not included in site inventory totals for RHNA purposes

** These sites were planned for Years 1 and 2 and were authorized for implementation by the Redevelopment Agency.

Table B-4
Potential Mixed-Use Sites within the TOD Area

Site Address	Site Area Sq. Ft.	Site Area Acres	General Plan	Zoning	Potential Units	Assumed Density	Existing Use
Triangle Site: 8824-8846 National Blvd; 8803 Washington Blvd; 8829-8843 Exposition Blvd; Exposition R/W; Portion of Metro R/W	125,888	2.89	General Corridor	PD	200	65 du/acre	Surface parking lot for Metro's Culver City Expo Line Station and staging area for ongoing construction.
TOTALS	134,600	3.09			200		

Table B-5
Vacant Land Inventory

Site Address	Parcel Size (Sq. Ft.)	Parcel Size (Acres)	General Plan	Zoning	Potential Units by Income Category			Total Units*
					Lower	Mod	Above Mod	
3800 Sepulveda Blvd	13,001	0.30	General Corridor	CG	10			10
3948 Sepulveda Blvd	29,483	0.68	General Corridor	CG	23			23
11012 Washington Blvd	2,242	0.05	General Corridor	CG	1			1
11014 Washington Blvd	2,247	0.05	General Corridor	CG	1			1
11962 Washington Blvd	9,290	0.21	General Corridor	CG	7			7
12803-23 Washington Blvd	24,129	0.55	General Corridor	CG	19			19
10100 Jefferson Blvd.	30,056	0.69	Industrial	IG	24			24
GRAND TOTAL	110,430	2.53			85			85

* Assumes 35 du/acre

Table B-6
Underdeveloped RMD Parcels

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
Bentley Ave.						
3823	4744	1	3.2	Y	2	SF
3826/28/30	6591	3	4.4	Y	1	Triplex
3827	5003	1	3.3	Y	2	SF
3832	6600	1	4.4	Y	3	SF
3833	4994	1	3.3	Y	2	SF
3837	5030	1	3.4	Y	2	SF
3842	6610	1	4.4	Y	3	SF
3843	5003	1	3.3	Y	2	SF
3846	6403	1	4.3	Y	3	SF
3846: New Housing Under Construction	NA	NA	NA	NA	NA	NA
3847	5000	3	3.3	N	0	MF
3853	4996	1	3.3	Y	2	SF
3856/58	6604	2	4.4	Y	2	Duplex
3857	5005	1	3.3	Y	2	SF
3862	6610	1	4.4	Y	3	SF
3867	4994	1	3.3	Y	2	SF
3873: New Housing Under Construction	NA	NA	NA	NA	NA	NA
3900	6548	1	4.4	Y	3	SF
3901	7448	2	5.0	Y	3	Duplex
3908/10	6604	2	4.4	Y	2	Duplex
3914	6597	1	4.4	Y	3	SF
3918	6604	1	4.4	Y	3	1
3919	4997	1	3.3	Y	2	1
3921	5002	1	3.3	Y	2	1
3924/26	6590	2	4.4	Y	2	Duplex
3928	6597	1	4.4	Y	3	1
3929/31	5002	2	3.3	Y	1	Duplex
3934/36	6597	2	4.4	Y	2	Duplex
3944	6597	1	4.4	Y	3	1
3951	4999	1	3.3	Y	2	1
3952	3298	1	2.2	Y	1	1
3955	4999	1	3.3	Y	2	1
3959/61	4994	2	3.3	Y	1	Duplex
(big) Culver Blvd.						
10920/24	4507	2	3.0	Y	1	Duplex
10926/30	4503	2	3.0	Y	1	Duplex
10936	4506	1	3.0	Y	2	SF
10944	4505	1	3.0	Y	2	SF
10972	4501	1	3.0	Y	2	SF
11022	4511	1	3.0	Y	2	SF
11028	4511	1	3.0	Y	2	SF
11036	4504	1	3.0	Y	2	SF
11044	4511	1	3.0	Y	2	SF
11060	4507	1	3.0	Y	2	SF
11068	4505	1	3.0	Y	2	SF
11114	4491	1	3.0	Y	2	SF

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
11116	2251	1	1.5	N	0	SF
11124	4496	1	3.0	Y	2	SF
11128	4500	1	3.0	Y	2	SF
11132	4496	1	3.0	Y	2	SF
11138	4498	1	3.0	Y	2	SF
11178	10801	23	7.2	N	0	MF
11232	4856	1	3.2	Y	2	SF
11236/36 ½ /38	4858	3	3.2	N	0	Triplex
11242/44	4860	2	3.2	Y	1	Duplex
11246/46 ½	2897	2	1.9	N	0	Duplex
11250/54	6455	2	4.3	Y	2	Duplex
Braddock Dr.						
9979	2246	1	1.5	N	0	SF
9983/89/99	8104	2	5.4	Y	3	Duplex
College Ave.						
3816	7535	1	5.0	Y	4	SF
3817	7501	1	5.0	Y	4	SF
3822	7537	1	5.0	Y	4	SF
3823	7501	1	5.0	Y	4	SF
3837	7498	1	5.0	Y	4	SF
3845	7501	1	5.0	Y	4	SF
3848/50	7544	2	5.0	Y	3	Duplex
3851	7507	2	5.0	Y	3	Duplex
3859	7500	1	5.0	Y	4	SF
Duquesne Ave.						
4021/23	6753	2	4.5	Y	2	Duplex
4021/23	6753	2	4.5	Y	2	Duplex
4025	6749	1	4.5	Y	3	SF
4025	6749	1	4.5	Y	3	SF
4033	6750	1	4.5	Y	4	SF
4037	6749	2	4.5	Y	2	Duplex
4041/43/45	6750	3	4.5	Y	1	Triplex
4047	6750	3	4.5	Y	1	Triplex
4053	6746	3	4.5	Y	1	Triplex
4057/59	8086	2	5.4	Y	3	Duplex
4073/75	8100	2	5.4	Y	3	Duplex
4104	4752	1	3.2	Y	2	SF
4105	6752	6	4.5	N	0	MF
4109/11	6744	2	4.5	Y	2	Duplex
4110	6755	2	4.5	Y	2	Duplex
4119/21	6742	2	4.5	Y	2	Duplex
4120	6744	1	4.5	Y	3	SF
4122	6752	2	4.5	Y	2	Duplex
4134/36	6741	2	4.5	Y	2	Duplex
4135	6753	2	4.5	Y	2	Duplex
4140/42	6250	2	4.2	Y	2	Duplex
4141	6745	1	4.5	Y	3	SF
4145	6747	1	4.5	Y	3	SF
4151/53	6747	2	4.5	Y	2	Duplex
4154/56	6748	2	4.5	Y	2	Duplex
4155	6753	1	4.5	Y	3	SF
4159/61	6748	2	4.5	Y	2	Duplex

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
4160	6247	5	4.2	N	0	MF
4168/70	6744	2	4.5	Y	2	Duplex
4172/74/76	6756	3	4.5	Y	2	Triplex
4175/77	6752	2	4.5	Y	3	Duplex
4180	6749	1	4.5	Y	3	SF
4185	6746	1	4.5	Y	3	SF
4194	6253	6	4.0	N	0	MF
4210	6722	1	4.5	Y	3	SF
4214	6745	1	4.5	Y	3	SF
4231	6744	1	4.5	Y	3	SF
4234	6745	6	4.5	N	0	MF
4241	6753	1	4.5	Y	3	SF
4314	8540	1	5.7	Y	4	SF
4320	6748	1	4.5	Y	3	SF
Elenda St.						
4057	4814	1	3.2	Y	2	SF
4061	4822	1	3.2	Y	2	SF
4073	4738	1	3.2	Y	2	SF
4077	4831	1	3.2	Y	2	SF
4081	4838	1	3.2	Y	2	SF
4103	4858	1	3.2	Y	2	SF
4107	4876	1	3.3	Y	2	SF
4111	4893	1	3.3	Y	2	SF
4117	5169	1	3.4	Y	2	SF
4119	4891	1	3.3	Y	2	SF
Girard Ave.						
3817	6441	1	4.3	Y	3	SF
3822	6131	1	4.1	Y	3	SF
3823	6450	1	4.3	Y	3	SF
3826	6132	1	4.1	Y	3	SF
3833	6454	1	4.3	Y	3	SF
3834	6134	1	4.0	Y	3	SF
3840	6004	1	4.0	Y	3	SF
3844	6002	1	4.0	Y	3	SF
3847	6449	3	4.3	Y	1	MF
3848	5999	1	4.0	Y	3	SF
3853	6449	1	4.3	Y	3	SF
3857	6454	1	4.3	Y	3	SF
3858 New Housing Under Construction	NA	NA	NA	NA	NA	NA
3864	6005	1	4.0	Y	3	SF
3868	6003	1	4.0	Y	3	SF
3873	6977	1	4.7	Y	3	SF
3900	6004	1	4.0	Y	3	SF
3906	6140	1	4.0	Y	3	SF
Huron Ave.						
3816/18	7509	2	5.0	Y	3	Duplex
3817	7505	1	5.0	Y	4	SF
3822	7489	1	5.0	Y	4	SF
3836	7495	1	5.0	Y	4	SF
3837	7497	1	5.0	Y	4	SF
3840/40½ /42	7500	3	5.0	Y	2	Triplex
3846	7501	1	5.0	Y	4	SF

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
3847	7501	1	5.0	Y	4	SF
3851/53	7507	2	5.0	Y	3	Duplex
3862	7505	1	5.0	Y	4	SF
3906	7485	1	5.0	Y	4	SF
3907	2497	1	1.7	N	0	SF
3910/12	7474	2	5.0	Y	3	Duplex
3914-16 ½	7448	4	5.0	Y	1	MF
3921/23	7503	2	5.0	Y	3	Duplex
3924	7471	2	5.0	Y	3	Duplex
3930	7464	1	5.0	Y	4	SF
3933	7500	3	5.0	Y	2	Triplex
3935	7500	1	5.0	Y	4	SF
3940/42	7452	2	5.0	Y	3	Duplex
3944/46	7454	2	5.0	Y	3	Duplex
3947	7506	2	5.0	Y	3	Duplex
3950	7449	1	5.0	Y	4	SF
3951	7493	4	5.0	Y	1	MF
3957	7506	3	5.0	Y	2	Triplex
Irving Pl.						
4061	12456	4	8.3	Y	4	MF
4063	12457	5	8	Y	3	MF
4065/65 ½	7705	2	5.1	Y	3	Duplex
4071/71½ / 73	7704	3	5.1	Y	2	Triplex
4075	4739	1	3.2	Y	2	SF
Jackson Ave.						
4021	6754	1	4.5	Y	3	SF
4025	6750	1	4.5	Y	3	SF
4026	3610	1	2.4	Y	1	SF
4028	3752	1	2.5	Y	1	SF
4030/32	6750	2	4.5	Y	2	Duplex
4031	13505	9	9.0	N	0	MF
4034	6749	1	4.5	Y	3	SF
4036	2951	1	2.0	Y	1	SF
4039	3182	1	2.1	Y	1	SF
4042	3064	1	2.0	Y	1	SF
4043	3675	1	2.5	Y	1	SF
4045	6748	1	4.5	Y	3	SF
4048	6750	1	4.5	Y	3	SF
4048-58	17914	6	9.0	Y	3	MF
4052	6749	3	4.5	Y	1	Triplex
4055	6746	1	4.5	Y	3	SF
4058	6745	2	4.5	Y	2	Duplex
4061/63	6757	2	4.5	Y	2	Duplex
4066	6752	1	4.5	Y	3	SF
4068	2044	1	1.4	N	0	SF
4069	6750	1	4.5	Y	3	SF
4069/71/73	6749	3	4.5	Y	1	Triplex
4070	2490	1	1.7	N	0	SF
4072/74	6752	2	4.5	Y	2	Duplex
4075	6757	1	4.5	Y	3	SF
4075	6749	1	4.5	Y	3	SF
4079	6748	1	4.5	Y	3	SF

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
4079	6750	1	4.5	Y	3	SF
4082	3995	1	2.7	Y	1	SF
Kinston Ave.						
5439-45	5722	4	3.8	N	0	MF
5516	5730	1	3.8	Y	2	SF
5564-70	5725	4	3.8	N	0	MF
5587-93	5727	4	3.8	N	0	MF
Lafayette Pl.						
4055	8496	10	5.7	N	0	MF
4061	9115	8	6.1	N	0	MF
Lincoln Ave.						
4017	7533	4	5.0	Y	1	MF
4022	6751	2	4.5	Y	2	Duplex
4024	6753	3	4.5	Y	1	MF
4030/32/34	6751	3	4.5	Y	1	MF
4033	6751	1	4.5	Y	3	SF
4038	6753	1	4.5	Y	3	SF
4044	6751	1	4.5	Y	3	SF
4048	6746	1	4.5	Y	3	SF
4052	6750	1	4.5	Y	3	SF
4058	6750	1	4.5	Y	3	SF
4063	6748	1	4.5	Y	3	SF
4064	6749	1	4.5	Y	3	SF
4068	6750	1	4.5	Y	3	SF
4074	6750	1	4.5	Y	3	SF
4077	4652	1	3.1	Y	2	SF
4078	6750	1	4.5	Y	3	SF
(little) Culver Blvd.						
10907	2463	1	1.5	N	0	SF
10911	2284	1	1.5	N	0	SF
10915	2265	1	1.5	N	0	SF
10923	2309	1	1.5	N	0	SF
10929	2209	1	1.5	N	0	SF
10935	2266	1	1.5	N	0	SF
10959-99	4512	4	3.0	N	0	MF
11019/21/23	2647	3	1.8	N	0	Triplex
11049	2883	1	1.9	N	0	SF
11057	2831	1	1.9	N	0	SF
11113/15	5000	2	3.3	Y	1	Duplex
11119/21	4995	2	3.3	Y	1	Duplex
11125/27	5001	2	3.3	Y	1	Duplex
11133	3105	1	2	Y	1	SF
11147	4995	1	3.3	Y	2	SF
11151/55	5005	2	3.3	Y	1	Duplex
11163	3028	1	2.0	Y	1	SF
11171	5002	1	3.3	Y	2	SF
11175	4997	1	3.3	Y	2	SF
11179	4182	1	2.8	Y	1	SF

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
Lucerne Ave.						
9500	3871	1	2.6	Y	1	SF
9510	3867	1	2.6	Y	1	SF
9642-9646	20631	3	9.0	Y	6	Triplex
9650/52	9652	2	6.4	Y	4	Duplex
Madison Ave.						
4022/24	6751	2	4.5	Y	2	Duplex
4026/28	6751	2	4.5	Y	2	Duplex
4034	6751	1	4.5	Y	3	SF
4063/65	6749	2	4.5	Y	2	Duplex
4068	6751	1	4.5	Y	3	SF
4069	6750	1	4.5	Y	3	SF
4070/72/74	6749	3	4.5	Y	1	Triplex
4073/75	6750	2	4.5	Y	2	Duplex
4077/79	4497	2	3.0	Y	1	Duplex
Vacant Lot North of 4034	6751	0	4.5	Y	4	Vacant
Matteson Ave.						
11040	9218	3	6	Y	3	Triplex
11043	5841	1	1.6	N	0	SF
11108	2462	1	1.6	N	0	SF
Midway						
3815	4141	1	2.8	Y	1	SF
3817	4181	1	2.8	Y	1	SF
3819	4168	1	2.8	Y	1	SF
3823	4178	1	2.8	Y	1	SF
3827	4170	1	2.8	Y	1	SF
3831	4689	1	3.1	Y	2	SF
3853	6227	4	4.2	N	0	MF
3863	6127	1	4.1	Y	3	SF
Overland Ave.						
5109/5111	4999	2	3.3	Y	1	Duplex
5113/5117	4991	2	3.3	Y	1	Duplex
5119/21	4998	2	3.3	Y	1	Duplex
5129	5002	1	3.3	Y	2	SF
5131	5002	1	3.3	Y	2	SF
5141/43	5002	2	3.3	Y	1	Duplex
5145/47	5002	2	3.3	Y	1	Duplex
Piggott Dr.						
11160	4996	3	3.3	N	0	Triplex
11163	6939	1	4.6	Y	3	SF
11164	4996	1	3.3	Y	2	SF
11166/68	4998	2	3.3	Y	1	Duplex
11169	5064	1	3.4	Y	2	SF
11170	4242	1	2.8	Y	1	SF
11173	5064	1	3.4	Y	2	SF
Prospect Ave.						
3822	7505	1	5.0	Y	4	SF
3832	7501	1	5.0	Y	4	SF
3857/59	7496	2	5.0	Y	3	Duplex
3864	7500	2	5.0	Y	3	Duplex
3866/68	7505	2	5.0	Y	3	Duplex

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
3907	7497	1	5.0	Y	4	SF
3914	7502	4	5.0	Y	1	MF
3916	7501	4	5.0	Y	1	MF
3931	7511	2	5.0	Y	3	Duplex
3947/49	7533	2	5.0	Y	3	Duplex
3951/53	7524	3	5.0	Y	2	Triplex
Sawtelle Blvd.						
3821/23	6288	2	4	Y	2	Duplex
3823/25/25 ½	6288	3	4	Y	1	Triplex
3833	6293	3	4.2	Y	1	Triplex
3845	6299	1	4.2	Y	3	SF
3855/57	6296	2	4.2	Y	2	Duplex
3922	7494	10	5.0	N	0	MF
3928	4994	6	3.3	N	0	MF
3931/33/35	6325	3	4.2	Y	1	Triplex
3938/40/42	4987	3	3.3	N	0	Triplex
3941/43/45/45½	6331	4	4.2	N	0	MF
3954	4985	1	3.3	Y	2	SF
3962	7980	3	5.3	Y	2	Triplex
3980	5864	1	3.9	Y	2	SF
4014	6627	1	4.4	Y	3	SF
4017	7395	1	4.9	Y	3	SF
4018	5493	1	3.7	Y	2	SF
4023	6847	1	4.6	Y	3	SF
4028	4122	1	2.7	Y	1	SF
4029	6780	1	4.5	Y	3	SF
4030	4121	1	2.7	Y	1	SF
4032	5490	1	3.7	Y	2	SF
4033	6705	1	4.5	Y	3	SF
4036	5502	1	3.7	Y	2	SF
4037	6632	1	4.4	Y	3	SF
4041	6557	1	4.4	Y	3	SF
4041/45	6557	3	4.4	Y	1	Triplex
4042	5487	1	3.7	Y	2	SF
4047	6491	1	4.3	Y	3	SF
4051	6417	1	4.3	Y	3	SF
4066	4880	1	3.3	Y	2	SF
4069/71	5496	2	3.7	Y	1	Duplex
4072	5491	1	3.7	Y	2	SF
4076	5488	1	3.7	Y	2	SF
4081	2748	1	1.8	N	0	SF
4082	5488	1	3.7	Y	2	SF
4083	2731	1	1.8	N	0	SF
4086	5487	1	3.7	Y	2	SF
4087	5513	1	3.7	Y	2	SF
4094	4816	1	3.2	Y	2	SF
4220	5138	1	3.4	Y	2	SF
4224	5158	1	3.4	Y	2	SF
4225	5232	1	3.5	Y	2	SF
4229	5252	1	3.5	Y	2	SF
4230	5180	1	3.5	Y	2	SF
4235	5272	1	3.5	Y	2	SF

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
4240	5222	1	3.5	Y	2	SF
4244	5242	1	3.5	Y	2	SF
4249	5332	1	3.5	Y	2	SF
4250	5264	4	3.5	N	0	MF
4254	5285	1	3.5	Y	2	SF
4255	5353	1	3.6	Y	2	SF
4260	5307	1	3.5	Y	2	SF
4263/65	5394	2	3.6	Y	1	Duplex
4264	5327	1	3.6	Y	2	SF
4269	5414	1	3.6	Y	2	SF
4270	5280	1	3.5	Y	2	SF
4273	5434	1	3.6	Y	2	SF
4281	5455	2	3.6	Y	1	Duplex
4331	5111	1	3.4	Y	2	SF
4335	5126	1	3.4	Y	2	SF
4339	5141	1	3.4	Y	2	SF
4341	10170	6	6.8	N	0	MF
Tilden Ave.						
3811	6049	3	4.0	Y	1	Triplex
3813	6049	1	4.0	Y	3	SF
3815	6093	1	4.1	Y	3	SF
3819/21/23	7771	3	5.2	Y	2	Triplex
3822	4992	3	3.3	N	0	Triplex
3872/74	5859	2	3.9	Y	1	Duplex
3906	9218	1	6.1	Y	5	SF
3912/14	7273	2	4.8	Y	2	Duplex
3924/26	8994	2	6.0	Y	4	Duplex
3941	7778	3	5.2	Y	2	Triplex
3944	7075	1	4.7	Y	3	SF
3948	7164	2	4.8	Y	2	Duplex
3956	7053	1	4.7	Y	3	SF
3971	6114	1	4.1	Y	3	SF
3980/82	7059	2	4.7	Y	2	Duplex
3984/86	7159	2	4.8	Y	2	Duplex
Van Buren Pl.						
3934	7847	8	5.2	N	0	MF
3938/40	7912	2	5.3	Y	3	Duplex
4000	7773	2	5.2	Y	3	Duplex
4014	7623	1	5.1	Y	4	SF
4209	7148	1	4.7	Y	3	SF
4215	5730	1	3.8	Y	2	SF
Westwood Blvd.						
3813	6359	3	4.2	Y	1	Triplex
3821	6259	3	4.2	Y	1	Triplex
3834-36½	6259	4	4.2	N	0	MF
3840	6259	1	4.2	Y	3	SF
3841	6259	1	4.2	Y	3	SF
3850	6259	1	4.2	Y	3	SF
3851	6263	1	4.2	Y	3	SF
3856	6227	1	4.2	Y	3	SF
3862	6218	1	4.1	Y	3	SF

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
3866	5007	1	3.3	Y	2	SF
3867	4692	1	3.1	Y	2	SF
3869	4698	1	3.1	Y	2	SF
3871	4802	1	3.2	Y	2	SF
Total No. of Parcels: 381			Total Potential Units:788 "High Potential" Units: 725 91% of High Potential total = 660			

Note: Shaded parcels were excluded from the realistic capacity "high potential" totals since they have less than 100% additional development capacity

Table B-7
Underutilized Commercial Parcels – High Potential

Site Address	Site Area (Sq. Ft.)	Site Area (Acreage)	General Plan	Zoning	Potential Units*	Existing Use
12402 Washington Pl	13,267	0.30	General Corridor	CG	10	Commercial Building
4301 Sepulveda Blvd & 11220 Culver Blvd	14,428	0.33	Neighborhood Serving Corridor	CG	11	Commercial Buildings
2926 La Cienega Boulevard	33,977	0.78	Industrial Park	IG	27	Vacant Former Restaurant
Grand Total	61,672	1.41			48	

*Assumes 35 units/acre.

Figure B-1
Housing Element Residential Units Completed

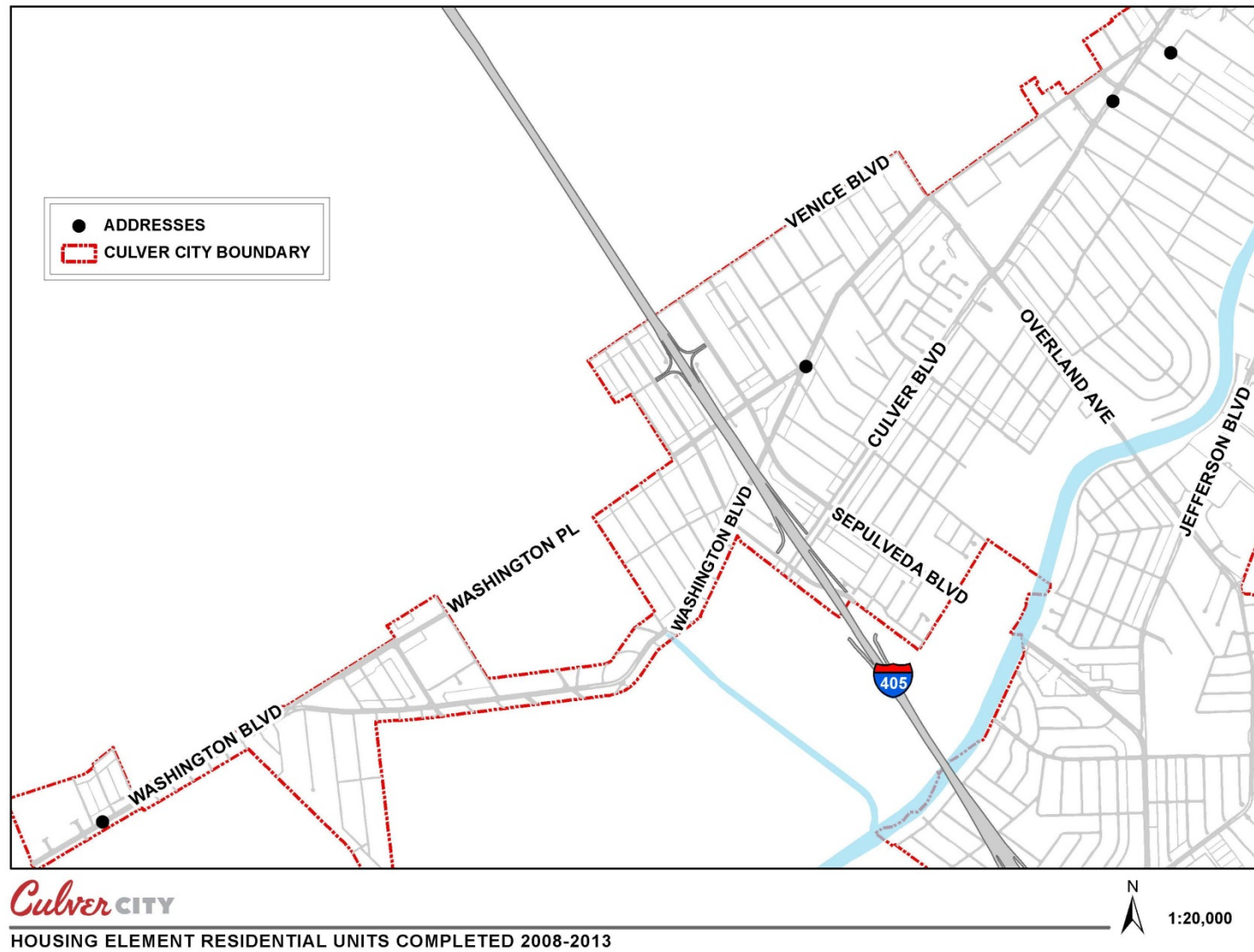


Figure B-2
Housing Element Residential Units Approved

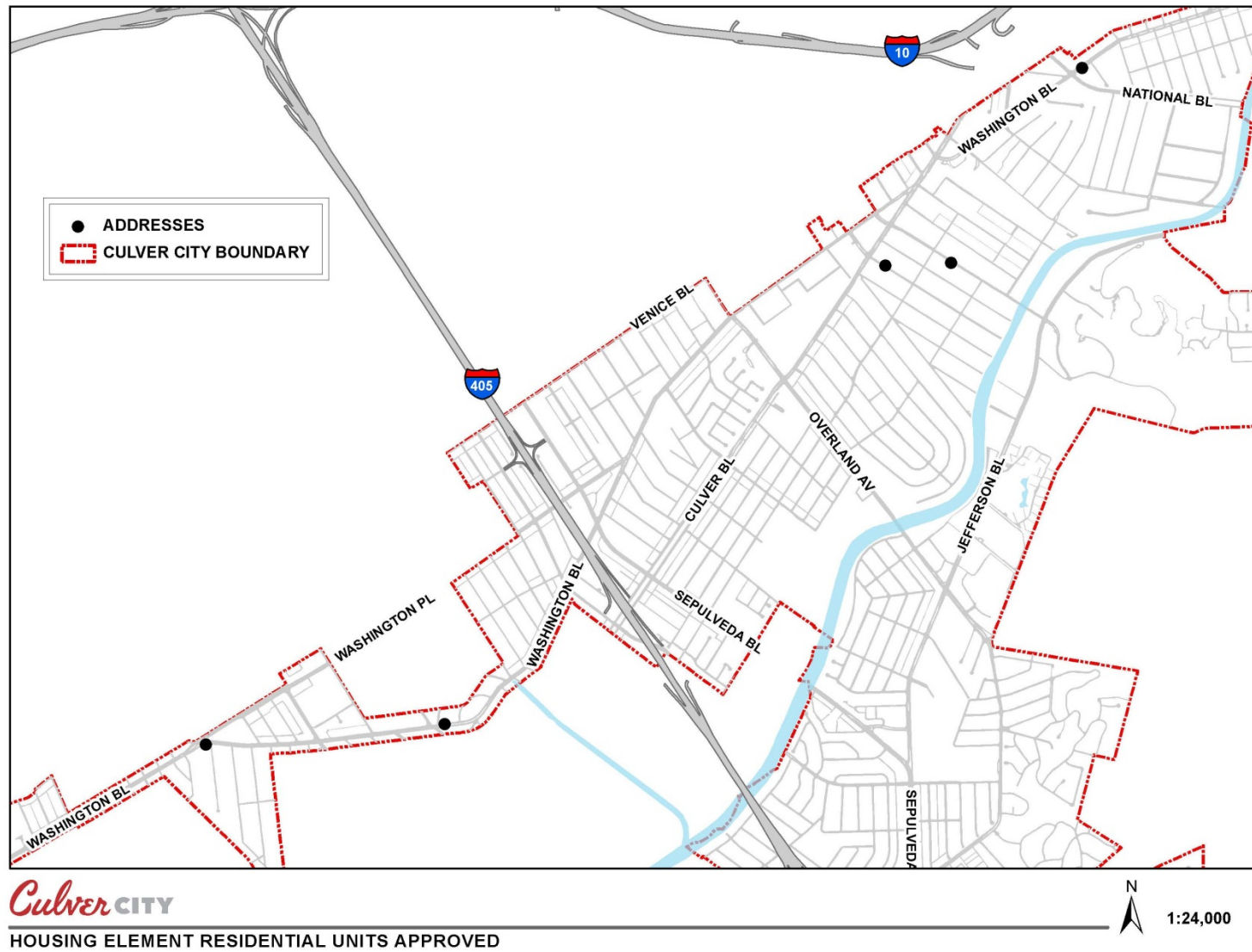


Figure B-3
Culver City Housing Strategy Sites

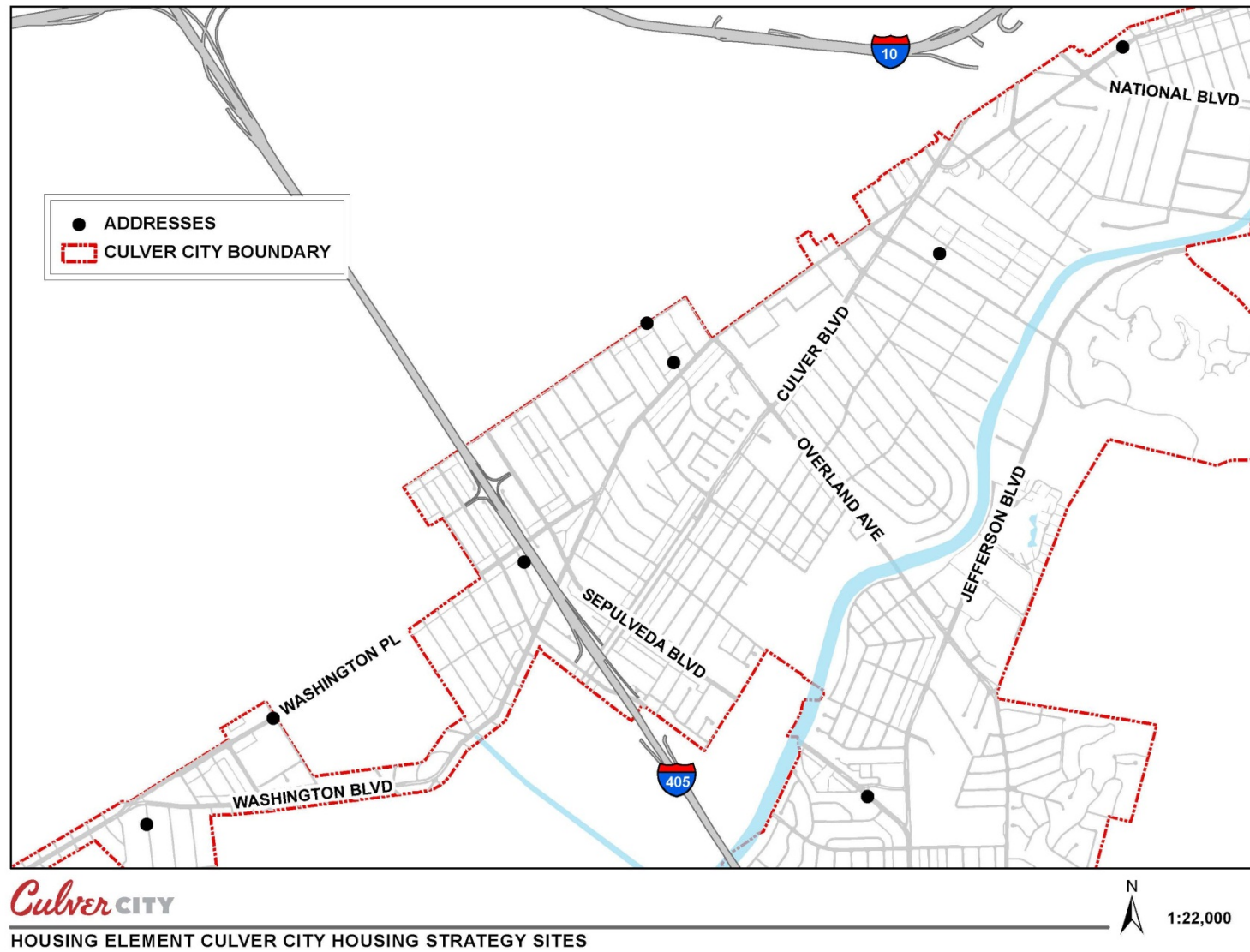


Figure B-4
Potential Mixed-Use Sites within the TOD Area

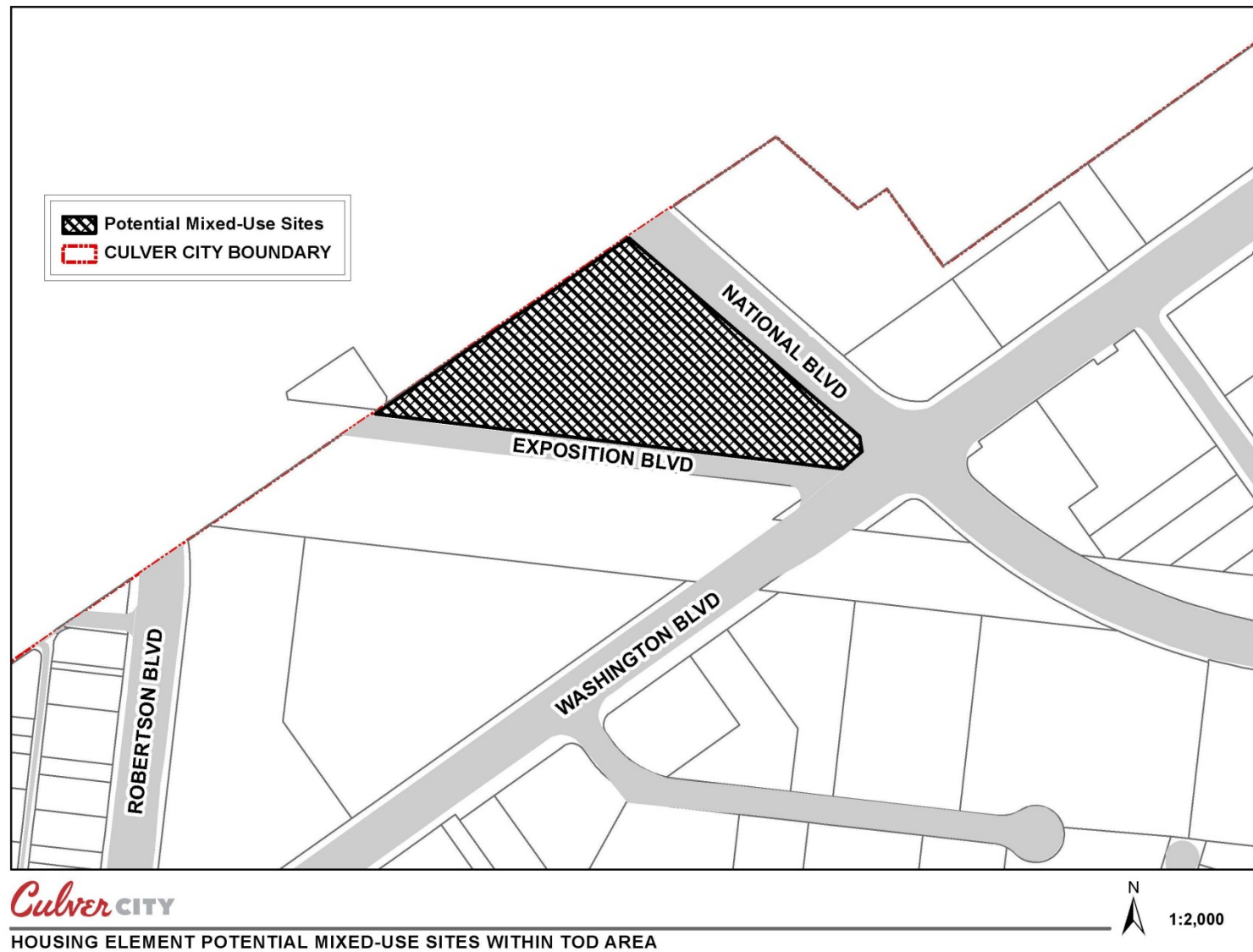


Figure B-5
Vacant Land Inventory

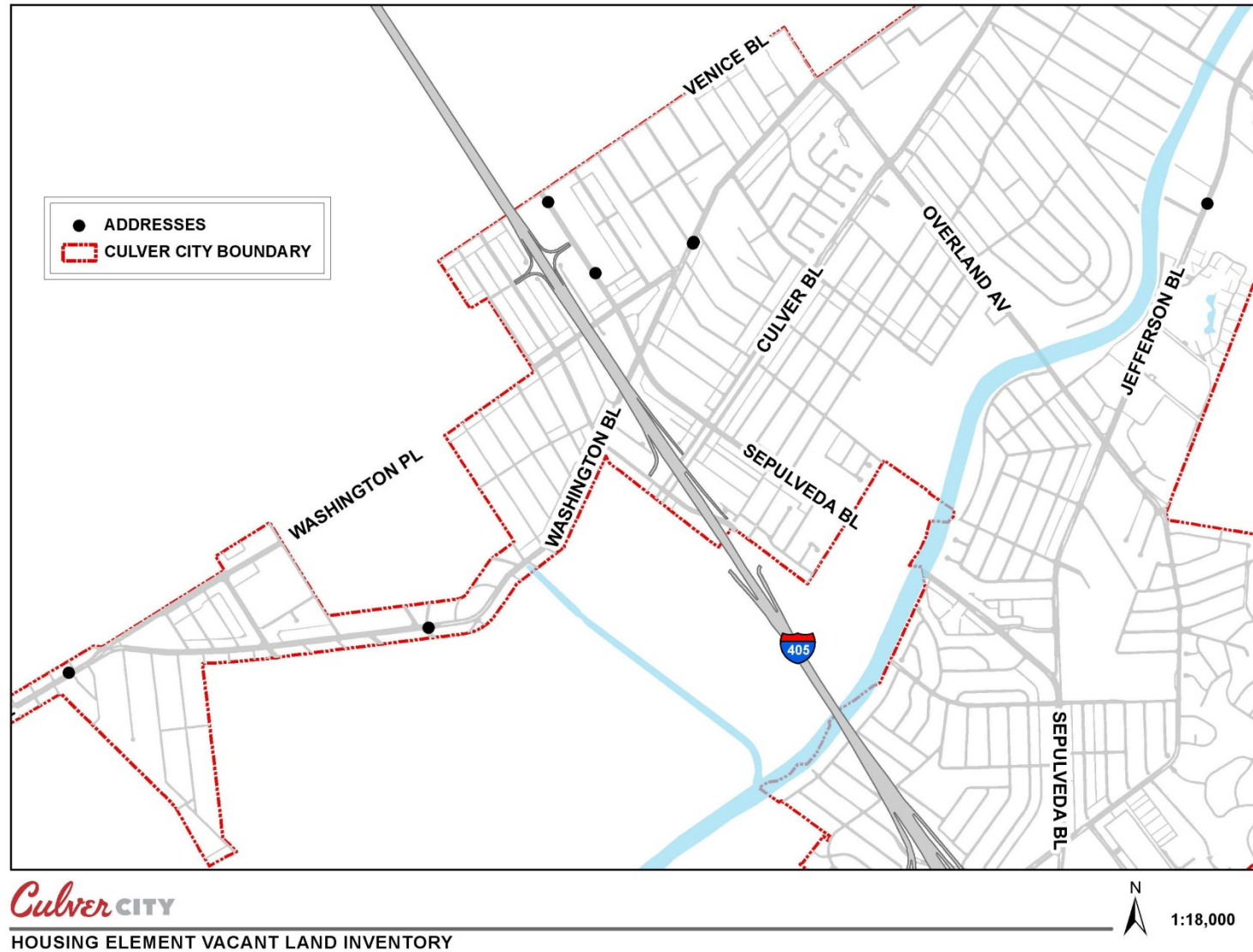


Figure B-6
Underdeveloped RMD Parcels

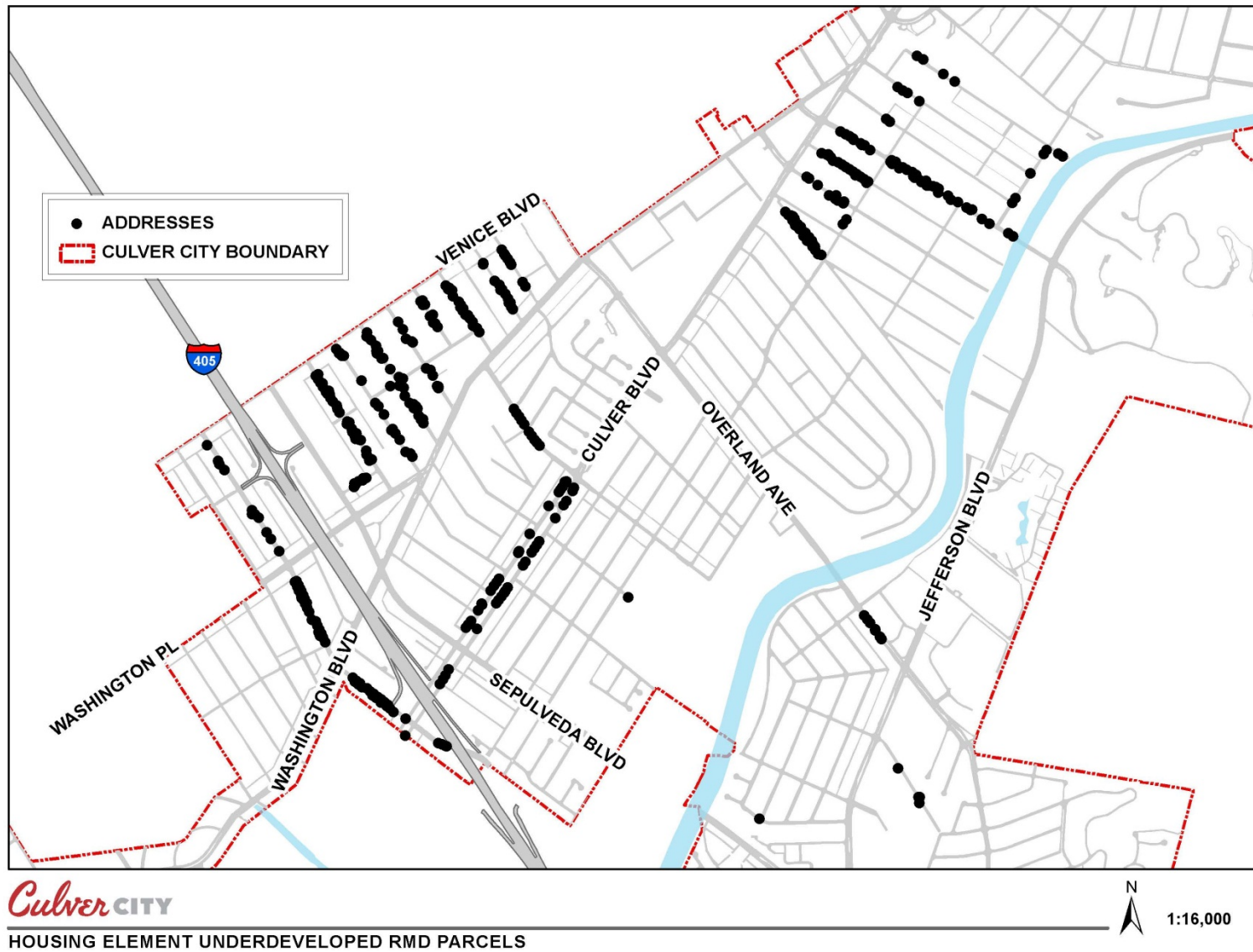
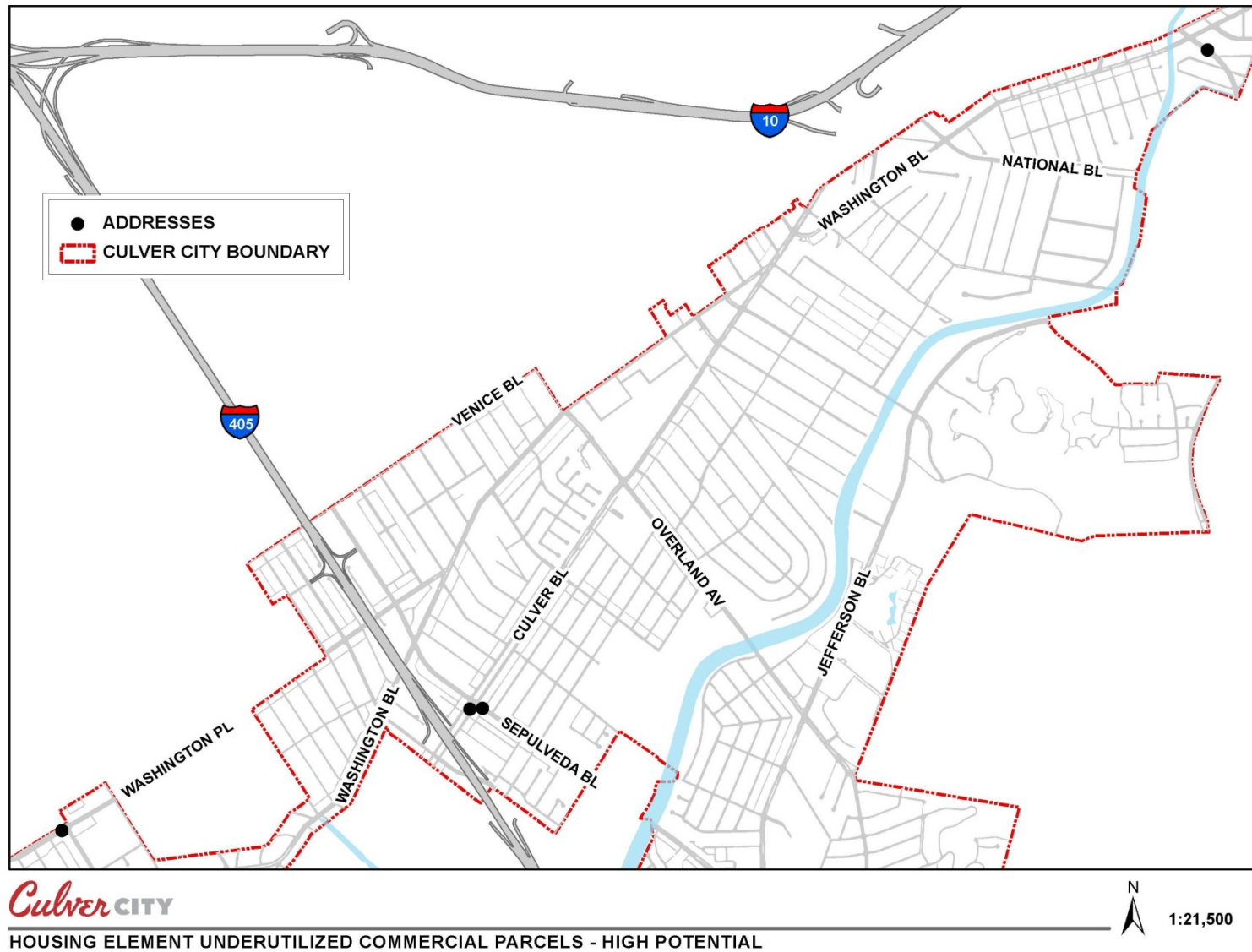


Figure B-7
Underutilized Commercial Parcels – High Potential



Appendix C

Inventory of At-Risk Affordable Housing Units

1. Introduction

This appendix identifies all residential projects in the city that are under an affordability covenant, along with those housing projects that are at risk of losing their affordability restrictions within the ten-year period 2008 – 2018. This information is used in establishing quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, or local program.

2. Inventory of Assisted Units

Table C-1 provides an inventory of all government assisted rental and ownership properties in the City of Culver City. Generally, the inventory consists of HUD 202 and 811, Culver City Redevelopment Agency Housing Set-Aside Fund, and density bonus properties. Target income affordability levels include very-low-, low- and moderate-income groups. A total of 519 assisted housing units were identified in Culver City. Of this number, 125 were secured through the use of the MAP for first-time home buyers.

3. Units at Risk

Affordable units that are at-risk of conversion during 2008-2018 are listed in Table C-2. As shown in the table, there are a total of 157 units that are at risk during this period: 23 very-low-income units, 19 low-income units, 10 low/moderate-income units and 105 moderate-income units. The analysis of preservation options for these units is contained in Chapter II, Housing Needs Assessment.

Table C-1
Inventory of Income-Restricted Affordable Units
Culver City

Address	Covenant Expires	Description	# of Units	Income Level	Owner
3848 Huron Avenue	2009 12/08/93	In-lieu park fees. Covenanted for household up to 80% of median and rent to be at or below FMR.	1 unit (5 units total)	Low	Janet Chabola/Huron Properties 4244 Overland Avenue Culver City, CA 90230
4222 Van Buren Avenue	2010 1985	Group home for low income developmentally physically handicapped. Purchased from Redevelopment Agency for \$60,000.	12 – 1 bdrm 1 – 2 bdrm	Low	UCP/Spastic Children
5951 Smiley Drive	2010 08/01/85	Multi-family complex for low-and-moderate income households at affordable rents. Purchased from Redevelopment Agency for \$161,500.	4 – 2 bdrm	Low to Moderate	Mahesh Desai 5951 Smiley Drive Culver City, CA 90232
9015 Hubbard Avenue	2010 04/11/85	Multi-family complex for low-and-moderate income households. Loan of \$75,000 for 15 years (completed)	4 – 1 bdrm	Low to Moderate	Frank Perez 4244 Madison Avenue Culver City, CA 90232
4031-35 Jackson Avenue	Originally 1987 In Perpetuity	Multi-family complex for low-and-moderate income households. Purchased by CCRA in 2002 for \$1,010,000.	9 – 2 bdrm	Low to Moderate	Redevelopment Agency own Properties 12240 Venice Blvd. #23 Los Angeles, CA 90066
8692 Washington Blvd.	2027 10/06/97	Multi-family complex for low-and-moderate income households at affordable rents. Received total of \$329,000 in loans from Redevelopment Agency.	10 Singles Low 6 1 bdrm Mod 4 Singles Mod	10 sgl-Low 6 1 bd-Mod 4 sgl-Mod	Tina and Anthony Mollica 3928 Van Buren Avenue Culver City, CA 90230
11124 Fairbanks Way	2031 10/01/90	Group home for low-and-moderate income developmentally disabled at affordable rents. Received \$319,211 grant.	6 units	Low to Moderate	Kayne/ERAS Center 5350 Machado Road Culver City, CA 90230
10918 Barman Avenue	2031 02/11/91	Group home for low-and-moderate income developmentally disabled at affordable rents. Received \$390,500 for purchase of property.	6 units	Low to Moderate	Exceptional Children's Foundation Attn: Resident Manager 10918 Barman Avenue Culver City, CA 90230
10181 Braddock Drive/4180 Jasmine Avenue	2032 04/20/92	Group home for low-and-moderate income developmentally disabled at affordable rents. Purchased property from Redevelopment Agency for \$412,250.	6 units	Low to Moderate	Home Ownership Made Easy (HOME) David Silva, Hsg. Consultant 5901 Green Valley Crl. #320 Culver City, CA 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
3434 Caroline Avenue	2030 2000	Group home for low income at a total house rent no more than \$781. Purchased from Redevelopment Agency with a forgivable loan of \$91,500.	3 bdrm	Low	Caroline House Corp. David Silva, Exec. Director 5901 Green Valley Crl. #465 Culver City, CA 90230
4178 Center Street	2013 1998	Density and other bonus (DOBI) for household up to 80% median at a rent of \$563 (AAF). Restricted to one person household.	1 unit	Low (not to exceed 80%)	
5100 Overland Avenue	2006 sale 2022 income 1982	Multi-unit complex for up-to-low income seniors. Purchased property for \$800,000 from Redevelopment Agency. Must submit HUD forms.	100 units	Very Low Seniors Disabled (Low Seniors)	Rotary Plaza c/o Erika Delahoussaye Retirement Housing Foundation 911 No. Studebaker Road Long Beach, CA 90815
5166 Sepulveda Blvd.	2029 06/12/89	Multi-unit complex for elderly and handicapped low income seniors. Section 202 program. Purchased property for \$400,000 from Redevelopment Agency.	48 units	Very Low Seniors Disabled (Low Seniors)	Jewish Fed. Council Mgr: Menorah Hsg. Fnd. 6505 Wilshire Blvd. #501 Los Angeles, CA 90048
3975 Overland Avenue (Studio Royale)	In Perpetuity In Perpetuity In Perpetuity 2031 2031	Multi-unit complex for seniors. Redevelopment Agency provided tax exempt financing of \$4,638,000. Seniors. Palm Court units transferred to Studio Royale (3995 Overland).	10 Very Low 19 Low 10 Mod 1 Very Low 2 Low	Very Low to Moderate	G & K Management Kelly Kalman Head of Compliance P.O. Box 3623 Culver City, CA 90231
11250 Playa Street	2049 2004	Mobile home park. Very low to moderate income owners. Must approve sale if on roster.	37 Very Low 25 Low 19 Moderate	Very Low to Moderate	
11301 Wilshire Blvd. – VA Bldg. 116	2011 1996	Multi-unit complex for homeless veterans with an affiliation with Culver City. Received \$750,000 grant from Housing Set Aside funds.	Not less than 23 beds (15% of total)	Very Low	New Directions Toni Reinis, Exec. Director 11301 Wilshire Blvd. VA Bldg. 116 Los Angeles, CA 90073
5962 Smiley Drive	Nov. 24, 2010 05/12/86	Purchased duplex from Redevelopment Agency for \$109,000. Beginning 1986 @ \$520 (no utilities AAF increase).	2 Owner plus 1 (or 2 units)	Low-Moderate (no students)	Sara & Jose Salazar 5962 ½ Smiley Drive Culver City, CA 90232
5334-40 Kinston Avenue	2011 07/18/96	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant	2 – 2 bdrm	Moderate	Terri McGowan 5334 Kinston Avenue Culver City, CA 90230
5344-50 Kinston Avenue	2011 07/18/96	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant	2 – 2 bdrm	Moderate	Terri McGowan 5334 Kinston Avenue Culver City, CA 90230
5428-34 Kinston Avenue	2011 05/16/96	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant	2 – 2 bdrm	Moderate	Sonia Salazar/Paul Guerrero 1517 – 17 th Street #1 Santa Monica, CA 90404

Address	Covenant Expires	Description	# of Units	Income Level	Owner
5464-72 Kinston Avenue	2011 08/05/96	Multi-unit complex for moderate income households and rent not to exceed FMR \$100,000 grant. (Guirguis)	2 – 2 bdrm	Moderate	Helen Liu 12230 Venice Blvd. Culver City, CA 90230
5504-10 Kinston Avenue	2011 08/20/96	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant	2 – 2 bdrm	Moderate	Janet Torres P.O. Box 56025 Van Nuys, CA 91413
5527-33 Kinston Avenue	2009 03/29/94	Multi-unit complex for low income households and rents not to exceed 30% of 60% AMI. Purchased property from Redevelopment Agency.	2 – 2 bdrm	Low	Life Steps 12555 W. Jefferson Blvd. #275 Los Angeles, CA 90066
5528-34 Kinston Avenue	2011 08/13/96	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant	2 – 2 bdrm	Moderate	William Bragg 5306 W. 57 th St. Los Angeles, CA 90056
5539-45 Kinston Avenue	2009 08/16/94	Multi-unit complex for low income households and rents not to exceed 30% of 60% AMI. Purchased property from Redevelopment Agency	2 – 2 bdrm	Low	Life Steps 12555 W. Jefferson Blvd. #275 Los Angeles, CA 90066
5551-57 Kinston Avenue	2010 10/30/95	Multi-unit complex for moderate income households and rent not to exceed FMR. \$170,504.40 grant.	2 – 2 bdrm	Moderate	Debi Nayak 1918 Granville Avenue Los Angeles, CA 90071
5563-69 Kinston Avenue	2006 12/05/90	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant. (Endicott)	2 – 2 bdrm	Moderate	Lateef Sholebo P.O. Box 712184, LA 90071 COMPLETED
5575-81 Kinston Avenue	2010 11/15/95	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant. (Sulejmanagic)	2 – 2 bdrm	Moderate	Asefaw Bereket 5579 Kinston Avenue Culver City, CA 90230
5603-09 Kinston Avenue	2011 05/16/96	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant	2 – 2 bdrm	Moderate	Irison L. Jones P. O. Box 950641 Mission Hills, CA 90395
5616-22 Kinston Avenue	2011 09/24/96	Multi-unit complex for moderate income households and rent not to exceed FMR. \$100,000 grant.	2 – 2 bdrm	Moderate	Elizabeth Hyatt P.O. Box 2445 Culver City, CA 90231
5900 Canterbury Dr. #B114	03/02/2014	MAP 001 BEGIN 20 YEAR COVENANT	One Unit	Moderate	Michael Hewitt 5900 Canterbury Dr. #B114 Culver City 90230
11505 McDonald Street		MAP 002	One Unit		Spinella FORECLOSURE
5005 Maytime Lane	06/09/2014	MAP 003	One Unit	Moderate	Benjamin & Rachel Tenorio 5005 Maytime Lane Culver City 90230
3105 Raintree Cir. #1	06/27/2014	MAP 004	One Unit	Moderate	Charlotte Anderson 3105 Raintree Cr #1 Culver City 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
4133 Harter Ave	07/15/2014	MAP 005	One Unit	Moderate	Cathy Ruiz Daniel Morales, Jr. 4133 Harter Ave. Culver City 90232
5651 Windsor Way #304	08/29/2014	MAP 006	One Unit	Moderate	Bettye Woodruff 5651 Windsor Way #304 Culver City 90230
4304 Duquesne Ave	08/30/2014	MAP 007	One Unit	Moderate	Gloria Hekmatnia 4304 Duquesne Ave. Culver City 90232
6000 Canterbury Dr. #208D		MAP 008 (Jordan)	One Unit		Fluellen EQUITY SHARED
4818 Hollow Corner Rd. #168	09/28/2014	MAP 009 (Lazo & Lazo)	One Unit	Moderate	Julie Noble 4818 Hollow Corner Rd. #168 Culver City 90230
10731 Oregon Ave	10/17/2014	MAP 010	One Unit	Moderate	Margaret Bell-Burchett 10731 Oregon Ave. Culver City 90230
5215 Sepulveda Bl. #26C	11/28/2014	MAP 011	One Unit	Moderate	Dianne Braxton 5215 Sepulveda Bl. #26C Culver City 90230
6000 Canterbury Drive #316D		MAP 012	One Unit		Blakely FORECLOSURE
5815 Doverwood Drive #6		MAP 013	One Unit	Moderate	Becraft SOLD TO MALICDEM MAP 082
Originally 5451 Overland Ave. 10770 Deshire Pl.	02/01/2015	MAP 014	One Unit	Moderate	Steve & Sheri Eskridge 10770 Deshire Pl. Culver City
11221 Hannum Ave.	07/18/2015	MAP 015	One Unit	Moderate	Albert & Sonia Cancino 11221 Hannum Ave. Culver City 90230
3234 Roberts Avenue		MAP 016	One Unit		Fordham FORECLOSURE
5007 Stoney Creek Rd. #329	09/25/2015	MAP 017	One Unit	Moderate	Luis & Maria Del Cid 5007 Stoney Creek Rd. #329 Culver City 90230
10845 Garfield Ave.	07/18/2015	MAP 018	One Unit	Moderate	Michael/ Marni Parsons 10845 Garfield Ave. Culver City 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
4207 Neosho Ave	07/10/2015	MAP 019	One Unit	Moderate	Linda Roche 4207 Neosho Ave. Los Angeles 90066
5950 Canterbury Dr #C113	07/31/2015	MAP 020 (Sylves-Marino)	One Unit	Moderate	Nohemi Cruz 5950 Canterbury Dr. #C113 Culver City 90230
5950 Canterbury Dr. #C205	08/25/2015	MAP 021	One Unit	Moderate	Pamela Parran 5950 Canterbury Dr. #C205 Culver City 90230
3401 Cattaraugus Ave.	08/28/2015	MAP 022	One Unit	Moderate	Leonel & Carmen Ibarra 3401 Cattaraugus Ave. Culver City 90232
11237 Braddock Dr.	09/12/2015	MAP 023	One Unit	Moderate	Linford & Louise Dawson 11237 Braddock Dr. Culver City 90230
3410 Fay Ave.	09/11/2015	MAP 024	One Unit	Moderate	Javier & Ana Umana 3410 Fay Ave. Culver City 90232
4830 Hollow Corner Rd. #189	10/04/2015	MAP 025	One Unit	Moderate	Billie Land 4830 Hollow Corner Rd. #189 Culver City 90230
4828 Hollow Corner Rd. #190	12/21/2015	MAP 026	One Unit	Moderate	Antonio, Francisca & Rito Lopez 4828 Hollow Corner Rd. #190 Culver City 90230
11256 Franklin Avenue		MAP 027	One Unit		Taylor EQUITY SHARED
6505 Green Valley Cir. #301		MAP 028	One Unit	Moderate	Juanda Therianto & Eny Purwatiningsih EQUITY SHARED
5427 Emporia Ave.	02/16/2016	MAP 029	One Unit	Moderate	Larry & Angela Roberts 5427 Emporia Ave. Culver City 90230
4362 Huntley Ave.	03/06/2016	MAP 030 (Reid)	One Unit	Moderate	April Leung 4362 Huntley Ave. Culver City 90230
3439 McManus Ave.	03/20/2016	MAP 031	One Unit	Moderate	Elida Fino 3439 McManus Ave. Culver City 90232
3900 Lenawee Ave. #2	06/18/2016	MAP 032	One Unit	Moderate	Margaret Dawson 3900 Lenawee Ave. #2 Culver City 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
3594 Wesley St.	05/02/2016	MAP 033	One Unit	Moderate	Stephen & Josephine Dudley 3594 Wesley St. Culver City 90230
6124 Buckingham Pkwy #205	04/26/2016	MAP 034	One Unit	Moderate	Damon Woodruff 6124 Buckingham Pkwy. #205 Culver City 90230
5236 Emporia Ave.	06/18/2016	MAP 035	One Unit	Moderate	Glenn & Ana Inohara 5236 Emporia Ave. Culver City 90230
3042 Reid Ave.	08/30/2016	MAP 036	One Unit	Moderate	Alfonso & Sara Hernandez 3042 Reid Ave. Culver City 90232
4363 Globe Ave.	08/09/2016	MAP 037 (Garcia)	One Unit	Moderate	Tracy Sulkin 4363 Globe Ave. Culver City 90230
3836 Bentley Ave. #1		MAP 038	One Unit	Moderate	Mariano & Jennifer Rojo EQUITY SHARED
5035 Maytime Lane	09/12/2016	MAP 039	One Unit	Moderate	Carol Frances 5035 Maytime Lane Culver City 90230
5900 Canterbury Dr. #A211	10/15/2016	MAP 040	One Unit	Moderate	George Bowers, Jr. 5900 Canterbury Dr. #A211 Culver City 90230
4056 Jackson Ave. #6	11/14/2016	MAP 041	One Unit	Moderate	Miguel & Yolanda Flores 4056 Jackson Ave. #6 Culver City 90230
3948 Bentley Ave. #104	12/02/2016	MAP 042	One Unit	Moderate	Jose & Judith Daco 3948 Bentley Ave. #104 Culver City 90232
5405 Slauson Avenue		MAO 043 (Chacon)	One Unit		Rodriguez EQUITY SHARED
6001 Canterbury Dr. #103	12/11/2016	MAP 044	One Unit	Moderate	Brian Brusavich 6001 Canterbury Dr. #103 Culver City 90230
11022 Culver Blvd.	03/14/2017	MAP045	One Unit	Moderate	Nebu John & Elizabeth Mathew 11022 Culver Blvd. Culver City 90230
5017 Butterfield Ct.	04/15/2017	MAP 046	One Unit	Moderate	Carlos Cepeda & Chrystalla Hadjidemetriou 5017 Butterfield Ct. Culver City 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
5901 Canterbury Dr. #16	05/30/2017	MAP 047	One Unit	Moderate	Sheldon Mitchell 5901 Canterbury Dr.#16 Culver City 90230
11028 Braddock Dr.	07/14/2017	MAP 048	One Unit	Moderate	James/Georgia Malsich 11028 Braddock Dr. Culver City 90230
4450 Elenda St.	08/18/2017	MAP 049	One Unit	Moderate	Horacio & Maru Cerutti 4450 Elenda St. Culver City 90230
5900 Canterbury Dr. #A319	08/12/2017	MAP 050 (Neff - Hensel)	One Unit	Moderate	Marie Bedoret 5900 Canterbury Drive #A319 Culver City, CA 90230
4104 Summertime Lane	09/03/2017	MAP 051	One Unit	Moderate	Pablo & Esperanza Jaramillo 4104 Summertime Lane Culver City 90230
4900 Overland Avenue #109		MAP 052	One Unit		Kottayadiyil FORECLOSED but loan paid off prior to sale.
7304 Summertime Lane		MAP 053	One Unit	Moderate	Adriane Hopper EQUITY SHARED
4915 Indian Wood Rd. #603	12/31/2017	MAP 054	One Unit	Moderate	Nancy Kay Bishop 4915 Indian Wood Rd. #603 Culver City 90230
5870 Green Valley Cir. #319	12/18/2017	MAP 055	One Unit	Moderate	Damian Lemons 5870 Gr. Vly Cir. #319 Culver City 90230
5950 Buckingham Pkwy. #410	02/05/2018	MAP 056	One Unit	Moderate	Marcus Nixon 5950 Buckingham Pkwy. #410 Culver City 90230
4116 Harter Ave.	06/03/2018	MAP 057	One Unit	Moderate	Greg Potik & Ellen Thireos 4116 Harter Ave. Culver City 90232
5001 Stoney Creek Rd. #353	06/12/2018	MAP 058	One Unit	Moderate	Jacob Mathew & Suby Alexander 5001 Stoney Creek Rd. #353 Culver City 90230
5950 Buckingham Pkwy. #403	08/06/2018	MAP 059	One Unit	Moderate	Taterework Mulugeta 5950 Buckingham Pkwy. #403 Culver City 90230
3948 Bentley Ave.#102	11/19/2018	MAP 060	One Unit	Moderate	Lauren Vo 3948 Bentley Ave. , #102 Culver City 90232

Address	Covenant Expires	Description	# of Units	Income Level	Owner
3341 Helms Avenue		MAP 061	One Unit		Hoston EQUITY SHARED
5625 Sumner Way #111	11/25/2018	MAP 062	One Unit	Moderate	Tamar Garland-Jackson 5625 Sumner Way, #111 Culver City 90230
5027 Overland Ave.	01/26/2019	MAP 063	One Unit	Moderate	Pablo Cavalieri & Maria Reyes 5027 Overland Ave. Culver City 90230
6525 Green Valley Cir. #212	02/15/2019	MAP 064	One Unit	Moderate	Ana Gil 6525 Green Valley Cir. #212 Culver City 90230
5116 Westwood Blvd.	03/09/2019	MAP 065	One Unit	Moderate	Jeff Wolf 5116 Westwood Blvd. Culver City 90230
5950 Buckingham Pkwy. #404		MAP 066	One Unit		Lezlie Orr-Brazil EQUITY SHARED
6050 Canterbury Dr. #F122	04/27/2019	MAP 067 (Ripoll)	One Unit	Moderate	Betina Bevis 6050 Canterbury Dr. #F122 Culver City 90230
6000 Canterbury Drive #D111		MAP 068	One Unit	Moderate	Marks SOLD TO TURNER MO110
5845 Doverwood Dr. #209		MAP 069	One Unit	Moderate	Richard Beaver EQUITY SHARED
6375 Green Valley Circle #206		MAP 070	One Unit	Moderate	Scarborough SOLD TO PENLAND MO115
6315 Green Valley Cir. #202	11/19/2019	MAP 071	One Unit	Moderate	Kurt & Marie Lietz 6315 Green Valley Cir. #202 Culver City 90230
5900 Canterbury Drive #A101		MAP 072	One Unit	Moderate	Correy SOLD TO ODEN MAP 122
6225 Canterbury Dr. #108	02/18/2020	MAP 073	One Unit	Moderate	Malcolm McCullough & Begona De Velasco 6225 Canterbury Dr. #108 Culver City 90230
5005 Stoney Creek Rd. #437		MAP 074	One Unit		Michael & Emma Dingman EQUITY SHARED
6050 Canterbury Dr. #E119		MAP 075	One Unit	Moderate	Victoria Ramirez EQUITY SHARED

Address	Covenant Expires	Description	# of Units	Income Level	Owner
6375 Green Valley Cir. #302	05/22/2020	MAP 076	One Unit	Moderate	Henrietta Algaba 6375 Green Valley Cir. #302 Culver City 90230
4112 Raintree Cir.	05/31/2020	MAP 077	One Unit	Moderate	Carolynn Parks 4112 Raintree Cir. Culver City 90230
6050 Canterbury Dr. #F311	09/28/2020	MAP 078	One Unit	Moderate	Marilyn Logan 6050 Canterbury Dr. #F311 Culver City 90230
3610 Helms Ave.	09/29/2020	MAP 079	One Unit	Moderate	Charles & Yvonne Gutierrez 3610 Helms Ave. Culver City 90232
6355 Green Valley Circle #303		MAP 080 BEGIN 10 YEAR COVENANT	One Unit		Schmidt EQUITY SHARED
11116 Matteson Ave.	10/27/2010	MAP 081	One Unit	Moderate	Aung San Min & Saw Myat Sanda Aung 11116 Matteson Ave. Culver City 90230
5815 Doverwood Dr. #6	11/10/2010	MAP 082 (Malicdem)	One Unit	Moderate	Yvonne Kobler 5815 Doverwood Dr. #6 Culver City 90230
4840 Hollow Corner Rd. #422	11/13/2010	MAP 083	One Unit	Moderate	Julie Dolan 4840 Hollow Corner Rd. #422 Culver City 90230
5950 Buckingham Pkwy. #412	11/20/2010	MAP 084	One Unit	Moderate	Gina Ross 5950 Buckingham Pkwy. #412 Culver City 90230
5245 Slauson Ave.	12/01/2010	MAP 085	One Unit	Moderate	James Lopez 5245 Slauson Ave. Culver City 90230
3430 Sherbourne Dr.	12/04/2010	MAP 086 (MacLeod)	One Unit	Moderate	Kathleen Sundquist 3430 Sherbourne Dr. Culver City 90232
6375 Green Valley Cir. #306	12/18/2010	MAP 087 (Greenwald)	One Unit	Moderate	Joanne Karla Gabot 6375 Green Valley Cir. #306 Culver City 90230
5815 Doverwood Dr. #33	12/29/2010	MAP 088	One Unit	Moderate	Rosa Melchor 5815 Doverwood Dr. #33 Culver City 90230
3109 Summertime Lane		MAP 089	One Unit	Moderate	Sulkin SOLD TO NORATTO MO 103

Address	Covenant Expires	Description	# of Units	Income Level	Owner
6151 Canterbury Dr. #107	03/16/2011	MAP 090	One Unit	Moderate	Nagy & Fayrouz Demian 6151 Canterbury Dr. #107 Culver City 90230
5215 S. Sepulveda Blvd. #9D	04/17/2011	MAP 091	One Unit	Moderate	Ron & Sally Sorenson 5215 S. Sepulveda Blvd. #9D Culver City 90230
4802 Hollow Corner Rd. #220	05/11/2011	MAP 092	One Unit	Moderate	Nancy Gakere 4802 Hollow Corner Rd. #220 Culver City 90230
4236 Tuller Ave.	06/04/2011	MAP 093	One Unit	Moderate	Mohamed & Samia Mohsin 4236 Tuller Ave. Culver City 90230
		MAP 094 NO SALE	One Unit		
5625 Sumner Way #107	06/28/2011	MAP 095	One Unit	Moderate	Htay Maung & Khin Aung 5625 Sumner Way #107 Culver City 90230
5650 Sumner Way #304	07/10/2011	MAP 096 (McCauley)	One Unit	Moderate	Danielle Neves-Cole 5650 Sumner Way, #304 Culver City 90230
3969 Globe Ave.	08/21/2011	MAP 097	One Unit	Moderate	Aris Abbuss & Fatima Cassim & Htike Min 3969 Globe Ave. Culver City 90230
5651 Sumner Way #203		MAP 098	One Unit	Moderate	Jenifer Huston EQUITY SHARED
4047 Sawtelle Blvd.	10/11/2011	MAP 099	One Unit	Moderate	Ruben & Elizabeth Ruiz 4047 Sawtelle Blvd. Los Angeles 90066
6001 Canterbury Dr. #307	10/18/2011	MAP 100	One Unit	Moderate	Leyna Wong 6001 Canterbury Dr. #307 Culver City 90230
4842 Hollow Corner Rd. #307	10/24/2011	MAP 101	One Unit	Moderate	Zenebech Eshetu 4842 Hollow Corner Rd. #307 Culver City 90230
6050 Canterbury Dr. #E117	10/30/2011	MAP 102	One Unit	Moderate	Eulogio, Rosa & Arnaldo Gomez 6050 Canterbury Dr. #E117 Culver City 90230
3109 Summertime Lane #109	11/05/2011	MAP 103	One Unit	Moderate	Zoraida Noratto 3109 Summertime Lane #109 Culver City 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
10112 Summertime Lane		MAP 104	One Unit		Wicen EQUITY SHARED
6199 Canterbury Dr. #202	11/05/2011	MAP 105	One Unit	Moderate	Iouri & Raissa Tcherepachenets 6199 Canterbury Dr. #202 Culver City 90230
5306 Summertime Lane		MAP 106	One Unit		Anagu EQUITY SHARED
4900 Overland Ave. #205	11/12/2011	MAP 107	One Unit	Moderate	Macia Welty 4900 Overland Ave. #205 Culver City 90230
6305 Green Valley Cir. #303	11/26/2011	MAP 108	One Unit	Moderate	Lora Calma 6305 Gr. Vly Cir. #303 Culver City 90230
5845 Doverwood Dr. #316		MAP 109	One Unit		Owens EQUITY SHARED
6000 Canterbury Dr. #D111	04/12/2011	MAP 110	One Unit	Moderate	Iyesha Turner 6000 Canterbury Dr. #D111 Culver City 90230
6000 Canterbury Dr. #D306	12/19/2011	MAP 111	One Unit	Moderate	Diane Ehlich 6000 Canterbury Dr. #D306 Culver City 90230
5845 Doverwood Dr. #201	01/23/2012	MAP 112	One Unit	Moderate	Bonnie Marlowe 5845 Doverwood Dr. #201 Culver City 90230
4211 Summertime Lane	03/12/2012	MAP 113	One Unit	Moderate	Camilla Rodriguez & Jerus Whittle 4211 Summertime Lane Culver City 90230
6151 Canterbury Dr. #208	03/12/2012	MAP 114	One Unit	Moderate	Victor Dean 6151 Canterbury Dr. #208 Culver City 90230
6375 Green Valley Circle #206		MAP 115 BEGIN 45 YEAR COVENANT	One Unit		Penland EQUITY SHARED
5870 Green Valley Cir. #231	07/10/2047	MAP 116 (Rofael)	One Unit	Moderate	Ramy Baramily 5870 Green Valley Cir. #231 Culver City 90230
6515 Green Valley Cir. #106	07/24/2047	MAP 117	One Unit	Moderate	Timothy & Jennifer Kohut 6515 Green Valley Cir. #106 Culver City 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
4919 Indian Wood Rd. #395	09/02/2047	MAP 118	One Unit	Moderate	Jamee Happy 4919 Indian Wood Rd. #395 Culver City 90230
6151 Canterbury Dr. #205	09/17/2047	MAP 119	One Unit	Moderate	Michelle Esperanza 6151 Canterbury Dr. #205 Culver City 90230
6050 Canterbury Dr. #E219	10/31/2047	MAP 120	One Unit	Moderate	Naing Thiha & Ma Ohnmar 6050 Canterbury Dr. #E219 Culver City 90230
5901 Canterbury Dr. #5		MAP 121	One Unit	Moderate	Lisa Bisset EQUITY SHARED
5900 Canterbury Dr. #A101	12/22/2019	MAP 122	One Unit	Moderate	Wanda Oden 5900 Canterbury Dr. #A101 Culver City 90230
5901 Canterbury Dr. #9	03/18/2048	MAP 123	One Unit	Moderate	Patricia Mooney 5901 Canterbury Dr. #9 Culver City 90230
6050 Canterbury Dr. #F306	05/12/2048	MAP 124	One Unit	Moderate	Khaing Marlar 6050 Canterbury Dr. #F306 Culver City 90230
6575 Green Valley Cir. #214	10/28/2048	MAP 125	One Unit	Moderate	George, Nataliya & Yelena Rudoy 6575 Green Valley Cir. #214 Culver City 90230
5961 Smiley Drive	10/24/2010 07/17/78	Redevelopment Agency loan of \$29,500, 8% simple interest. Owner occupied (no rental).	Single family	Moderate	Joyce Beck – New Owner? 5961 Smiley Drive Culver City, CA 90230 Loan Repaid
9743-45 and 9747-9749 Braddock 4075 Lafayette Ave	1996	Agreement to Lease 3 properties. All 5 units for low income at affordable rents. Must provide insurance yearly.	3 units	Low (not to exceed 80%)	Home Ownership Made Easy (HOME) David Silva 5901 Green Calley Crl. #320 Culver City, CA 90230
4061 Grandview	DOBI – 30 yrs 2036 Redevelopment Agency – 55 yrs. 2061 (2006)	Assisted living facility. Total of 70 units. 19 DOBI units. 4 units Redevelopment Agency assisted. Senior and/or Disabled.	8 units 11 units 1 unit 3 units	Low-DOBI Mod-DOBI Low-Agency Mod-Agency	Grandview Palms, LLC 5567 Reseda Blvd. Suite 104 Tarzana, CA 91356

Address	Covenant Expires	Description	# of Units	Income Level	Owner
4043 Irving Place (Culver Villas)	2068 – 55yrs. Redevelopment Agency	Mixed-income multi-family rental housing	3-low 9- moderate 17 - Market	Low-Market	4043 Irving Place Investors, LLC 6060 Center Drive Suite 800 Los Angeles, CA 90045
11042-11056 W. Washington Blvd (Tilden Terrace)	2069 – 55yrs. Redevelopment Agency	Mixed-income, mixed-use multi-family rental housing	14- Very Low 6- Low 12 – Moderate 1- Manager	Very Low - DOBI Low - DOBI Very Low – Agency Low – Agency Moderate - Agency	Tilden Terrace, LP Los Angeles Housing Partnership 1200 Wilshire Blvd. Los Angeles, CA 90017

Table C-2
Affordable Units at Risk 2008-2018
Culver City

Program Category	Address	Description	Year At Risk	# of Units	Income Level
Housing Set Aside Fund	3848 Huron Ave.	Multi-Family	2009	1	Low
Housing Set Aside Fund	5527-33 Kinston Ave.	Multi-Family	2009	2	Low
Housing Set Aside Fund	5539-45 Kinston Ave.	Multi-Family	2009	2	Low
Housing Set Aside Fund	5951 Smiley Dr.	Multi-Family	2010	4	Low-Moderate
Housing Set Aside Fund	9015 Hubbard St.	Multi-Family	2010	4	Low-Moderate
Housing Set Aside Fund	5962 Smiley Dr.	Duplex	2010	2	Low-Moderate
Housing Set Aside Fund	5551-57 Kinston Ave.	Multi-Family	2010	2	Moderate
Housing Set Aside Fund	5575-81 Kinston Ave.	Multi-Family	2010	2	Moderate
Housing Set Aside Fund	4222 Van Buren Pl.	Group Home	2010	13	Low
Housing Set Aside Fund	Various (MAP)	Single Family	2010	8	Moderate
Housing Set Aside Fund	5334-40 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5344-50 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5428-34 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5464-72 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5504-10 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5528-34 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5603-09 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5616-22 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	11301 Wilshire Blvd.	Group Home	2011	23	Very Low
Housing Set Aside Fund	Various (MAP)	Single Family	2011	18	Moderate
Housing Set Aside Fund	Various (MAP)	Single Family	2012	3	Moderate
Housing Set Aside Fund	Various (MAP)	Single Family	2014	8	Moderate
Housing Set Aside Fund	Various (MAP)	Single Family	2015	11	Moderate
Housing Set Aside Fund	Various (MAP)	Single Family	2016	13	Moderate
Housing Set Aside Fund	Various (MAP)	Single Family	2017	9	Moderate
Housing Set Aside Fund	Various (MAP)	Single Family	2018	15	Moderate
Housing Set Aside Fund	4178 Center St.	Duplex	2013	1	Low
TOTALS				23 VL	

Program Category	Address	Description	Year At Risk	# of Units	Income Level
				19 Low 10 Low-Mod 105Mod 157total	

Appendix D

Public Participation Summary

Public participation is an important component of the planning process in Culver City, and this update to the Housing Element has provided residents and other interested parties numerous opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the city's website. Notices were also sent by direct mail to non-profit housing developers and housing advocates, and for-profit developers. The draft Housing Element was made available for review at City Hall, posted on the city's website, as well as at the Culver City Julian Dixon Public Library. The document was also made available to housing organizations, housing advocates, and non-profit organizations representing the interests of lower-income persons and special needs groups.

As part of the public review process, a Community Public Workshop convened by a joint City Council/Planning Commission body on September 16, 2013, to which various housing advocates, providers and developers were invited by public notice and two ads in the Culver City News. The notice, staff report, and draft housing element were also e-mailed to residents expressing an interest in all City Council and Planning Commission meetings. The agenda, staff report and the draft housing element were posted on the city's web site prior to the meeting and remains on the city's website. In addition, Planning Commission and City Council Public Hearings were held. All of these public meetings served as venues for review and discussion.

September 16, 2013	City Council/Planning Commission
	Community public workshop
TBD	Planning Commission hearing
TBD	City Council hearing

After receiving comments on the draft Housing Element from the state Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to consideration by the Planning Commission and adoption by the City Council.

Table D-1 provides a summary of public comments offered during the process along with an indication as to how these comments have been addressed in the new Housing Element.

Table D-1
Public Participation Summary

Comment	Response
Is data available indicating the number of renters versus owners in the city?	Yes, this data is provided in the Housing Element (cited)
Affordable housing units should be integrated with market rate housing throughout the city and within developments, so as to not create concentrations of low income. There have been incidences where units were demolished and replaced by units that are not affordable. The city should do more to preserve older courtyard style development characteristic of the Gateway neighborhood, which is affordable, and prevent it from being replaced by new larger more expensive housing.	Affordable housing projects in Culver City contain various income levels. Developments within the Gateway neighborhood are subject to design guidelines; units lost to new housing in this neighborhood were not covenanted affordable units.
The city should address privacy issues of infill development, as observed on Lincoln Boulevard. The height of new developments reduces privacy for neighbors. Deep lots afford greater open space but privacy of these spaces is jeopardized by new two-story structures. Existing garages are not used for parking. Attention should be given to ensuring garages are used for their intended use; the city should study eliminating the requirement for garages on small lots. People cannot afford to live in Culver City. Supports affordable housing that is sensitive to the needs and character of established communities.	The applicable design guidelines address potential issues relating to privacy. Noted. Noted.
It is important for the city to address the needs of the homeless population, especially with diminishing resources (e.g. closing of armory), tight enforcement by Police Department, and proliferation of permit parking districts.	The Housing Authority has various programs in place to address homelessness. In addition, the city passed an emergency shelter ordinance.
Can staff clarify the RHNA allocation numbers? A potential imbalance in the jobs/housing ratio can be inferred from data; what is the city doing or what can the city do to address this issue, specifically to produce more housing. The city should be aiming to exceed the minimum allocation identified by RHNA?	Clarification of RHNA process was provided. The city's land inventory demonstrates that the city has the capacity to build more units than the RHNA allocation.
Also interested in the allocation numbers, specifically in how they compare to the allocation from the previous cycle. The loss of redevelopment funds is a constraint and is understood. What tools does the city have to encourage development and address homelessness issues?	504 units in the last cycle, and 185 in this cycle. There are a number of tools available to address housing and homelessness, including density bonus, accessory dwelling unit ordinance, potential to amend the maximum 9 unit per lot limit in the RMD District, the Globe project, increase workforce housing through tax incentive, SRO can be applied to mixed use projects, refer to table in Housing Element.

Comment	Response
Under infrastructure constraints, can staff indicate if storm water management issues are a major hindrance to housing development?	No, it is not a major hindrance. The city is required by the National Pollutant Discharge Elimination System (NPDES) to address water quality runoff for construction activities and post-construction runoff from all types of development including residential projects. Individual projects are required to comply with all applicable NPDES requirements. There are plan check fees related to the review of NPDS but these fees do not represent a hindrance; all projects subject to NPDS are subject to these plan check fees.
Relating to the jobs/housing balance issue touched upon earlier, are home occupations included in the “jobs” numbers? How are live/work units captured in the ratio?	This data is difficult to pinpoint. The Census data does not appear to capture home occupations.
There is mention of 4 group homes in the document, although there are 5 known group homes. Which is the fifth?	The mention of 4 is an error by staff, which will be corrected; refer to Appendix C for the listing of the 5 group homes.
Relating to Upward Bound Housing, what percentage of families leaving the house is not able to rent after the allowed 90-day stay? Do these families stay in Culver City?	Approximately 80% are not prepared to pay a full rent on their own. In some cases rental assistance is available.
Given the situation with the redevelopment properties, programs, and funding, is it reasonable to keep programs in the document with no foreseeable funding source?	We believe the programs are good programs and intend on finding ways to continue them when funding is available.
Pleased with lower RHNA allocation since many production tools have been eliminated. Would like to revisit affordable housing related to density bonus program.	Noted.
On the voucher information provided (2009), can it be updated to provide current numbers and information which is relevant today?	Noted; the element was updated.
Why is data on race/ethnicity no longer provided? Is it no longer required?	Data not required, but also not directly relevant to the issue of providing affordable housing. RHNA allocation is based on income.
Where is the data for disabled (not developmentally)?	It is incorporated into the section “Persons with Developmental Disabilities”, which should say Persons with Disabilities and Developmental Disabilities.
What is the status of the contract with the Fair Housing Council?	Reduced/limited contract still exists, applicants reporting longer wait times, many cities have reduced contracts, future is uncertain.
Is there a guarantee with the rental assistance program in the event funding sources are no longer available?	There is a section of the contract with the property owner which allows the city to terminate subsidy if funding becomes unavailable. The city notifies/works with tenant.
Can impact of RAP be evaluated and a strategy developed to maintain the program in the absence of redevelopment funding?	Noted; the city will review this issue; however, in the absence of RDA funds, options are limited.
Affordability covenants are set to expire in coming years and there appears to be a lack of potential incentives for property owners to renew/maintain affordability. Let's be aware of this and think of ways to conserve. Can CDBG funds be used for housing?	Noted. Yes, CDBG funds can be used for housing depending on amount of funds available, how long they last, and applicable restrictions.
How do we address the conflict between the desire to conserve community character and desire for increased density and affordability?	The city has developed design guidelines for several neighborhoods in order to find a balance and reconcile these competing interests. In addition, the mixed-use ordinance also promotes density with development standards designed to minimize impacts to adjacent neighborhoods.

Comment	Response
What can we do, more than just waiting for the state? I don't believe just waiting is adequate. Who is working on this right now? Are there lobby groups, organizations, etc. that are trying to find solutions with regard to the elimination of Set-Aside resources? The city should look at the rehabilitation numbers and look into opportunities for rehabilitation to achieve affordable housing and maintain the existing small scale housing stock. Why are LAHSA counts done in the winter? Aren't there funds owed to the city from a loan by the redevelopment agency in the amount of \$80 million? Let's work on density bonus, affordable housing incentives, development fees, using staff time subsidies, etc. Do we have data on foreclosures for Culver City? Also please put presentation on website.	There is currently some work on this issue through the League of California Cities. Noted; the city will review this issue. LAHSA counts and timing are set by the federal government, and the assumption is that more users are likely in the winter thereby providing the most accurate count. There is a debt (approximately \$31 million), which is in a state of uncertainty with the State and the final disposition of RDA assets. Noted. Foreclosures did not seem to be at a level of significance, numbers are low. The Presentation is on the city's web site.
Pleased with document, and with RHNA figures being realistic this time. Do we have numbers on units built towards last RHNA? Also noted issue of jobs/housing balance, but also noted the information regarding the conditions of surrounding communities which help address the balance issue (e.g. some jobs filled by persons living right outside of the city). Are RAP applicants required to live or work in Culver City? We need to address the at-risk population, to keep people in housing, prevent tragedies from occurring in the community. City staff need to be creative.	Noted. There are 116 units, which were built in the last RHNA cycle. Noted. 80% of people on the waiting list do live or work in Culver City. Noted.
Of 1,000 applicants on RAP waiting list for housing assistance program, have they been qualified? On jobs/housing balance, we have growth control measures (e.g. reduced density, height restrictions, etc.) because of community desire to respond to what they saw in surrounding cities (in terms of growth and development). But job growth is impacting the city, specifically in industrial areas which are "converting" into "creative" office. Figures B5 and B7 confirm lack of vacant and underutilized land in the city; can you elaborate on RMD and underutilized parcels figures?	No, they become qualified at a later point in the process not while on the waiting list. The city's land inventory demonstrates the city has the land capacity to accommodate many more units than the RHNA allocation. An explanation was given by staff describing the methods used to derive the realistic development capacity.

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Appendix E

Acronyms

AB	Assembly Bill
AC	Acre
AMI	Areawide Median Income
CCRL	California Community Redevelopment Law
CDBG	Community Development Block Grant
CEQA	California Environmental Quality Act
CHS	Culver City Comprehensive Housing Strategy
CUP	Conditional Use Permit
DOF	California Department of Finance
DU	Dwelling unit
ELI	Extremely low income
FAR	Floor area ratio
FMR	Fair market rent
HCD	California Department of Housing and Community Development
HCV	Housing Choice Voucher
HMDA	Home Mortgage Disclosure Act
HUD	U.S. Department of Housing and Urban Development
LAHSA	Los Angeles Homeless Services Authority
MF	Multi-family
MTA	Metropolitan Transportation Authority
RDA	Redevelopment Agency
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SCAG	Southern California Association of Governments
SF	Single-family
TOD	Transit Oriented Development
VL	Very low income

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Appendix F

Glossary

Affordable Housing is housing that is reasonably priced when compared to a household's income. The common standard of reasonableness is the allocation of 30% or less of a household's gross income towards housing and utilities.

Assembly Bill 438 of 1998 (*Government Code §65583.1.c*) allows local governments to satisfy up to 25% of their requirement to provide adequate sites with existing housing units that are made available or preserved through the provision of "committed assistance" to lower-income households during the first two years of the planning period.

Assembly Bill 2634 of 2006 (*Government Code §65583.a.1*) requires the analysis of population and projected housing needs for all income levels to include extremely-low-income households (30% or less of countywide median income).

Assisted Units are low-income, multi-family rental housing units that are financed, in part, by governmental assistance from federal, state or local housing programs and funds such as the U.S. Department of Housing and Urban Development (HUD); Community Development Block Grant funds; state and local multi-family revenue bonds; Redevelopment Agency programs; local in-lieu fees; or direct local government funding. These programs serve to improve the affordability of housing and restrict the cost of the assisted units for a specified time period (15-55 years) through subsidy contracts or mortgages. These units can become eligible to change from restricted low-income housing through the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

Density Bonus refers to additional housing units above the Zoning Code maximum allowed density that the city may grant to a building developer in exchange for providing income-restricted units for senior citizens, very-low-income or low-income households.

Emergency shelter is a facility providing temporary shelter with minimal supportive services for homeless persons that are limited to occupancy of 180 days or less by a homeless person, persons, household, or family operated by a public or non-profit agency. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services.

Existing Housing Need identifies the number of lower-income Culver City residents who are paying more for housing costs than they can reasonably afford. Although excessive housing costs affect moderate income households, they most acutely impact low-income earners since allocation of a substantial proportion of a limited income leaves little money available for the purchase of other necessary goods and services. If a household is paying more than the 30% that state and federal agencies use as the maximum percentage of income that a household should devote to housing, government agencies consider it an indication that a need for

affordable housing or financial assistance exists. Households paying in excess of 30% of their incomes for housing are described as *Overpaying*.

Family One or more persons living together in a dwelling unit and functioning as a single housekeeping unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. A “single housekeeping unit” is evidenced by an intentionally structured non-transient relationship between occupants of a dwelling unit who share household activities and responsibilities (e.g., meals, chores and expenses).

Future Housing Need indicates the anticipated number of new housing units that are needed in Culver City between January 1, 2006 and June 30, 2014 to:

- Accommodate the city’s fair share of the expected regional growth in new households of all income levels;
- Replace housing units lost to demolition or conversion; and,
- Achieve a vacancy rate that allows the housing market to operate efficiently.

It should be noted that future housing need is determined through the Regional Housing Needs Assessment (RHNA) process for this 8-1/2 year period while the “Housing Element Planning Period” covers the 8-year period from October 2013 through October 2021.

A **Household** includes all the persons who occupy a housing unit. A household may consist of one person, unrelated individuals, a family, as defined by state law, or any other group of related or unrelated persons who share living arrangements.

There are five **Income Groups** that the Housing Element examines in an effort to determine existing and future housing needs. These groups include **Extremely-Low-, Very-Low-, Low-, Moderate-, and Above-Moderate-Income** households, which are defined in reference to the median household income for the entire Los Angeles County area. Each year the California Department of Housing and Community Development (HCD) publishes **Income Limits** for each of the five categories, adjusted for household size. According to the HCD, the applicable income limits for 4-person households in Los Angeles County in 2013 are as follows⁹:

Income Category	Percent Of Median Household Income	Annual Income Limits (2013)
Extremely Low	Up to 30%	Up to \$25,600
Very Low	Above 30% - 50%	\$25,601 - \$42,700
Low	Above 50% - 80%	\$42,701 - \$68,300
Moderate	Above 80% - 120%	\$68,301 - \$77,750
Above Moderate	Above 120%	Above \$77,750

⁹ HCD publishes annual household income limits for each county in California. The published income limits for extremely-low-, very-low- and low-income households are used to determine eligibility for assistance programs and are adjusted upward in high housing cost areas like Southern California. Therefore, the income limits published by HCD for Los Angeles County are higher than the calculated income categories that would result from the applicable percentages of AMI.

Mixed-Use is a form of development that contains a combination of residential and nonresidential uses within one building or an integrated group of buildings on one development site. The nonresidential uses are typically commercial/retail but exclude manufacturing uses.

Overcrowding refers to households living in housing units that lack sufficient space to meet the basic needs of daily living. Overcrowding is measured by some agencies as the ratio of persons to rooms in a housing unit (excluding bathrooms and kitchens). A ratio of persons to rooms exceeding 1.01 persons per room is considered by the U.S. Census Bureau to be overcrowded; the U.S. Department of Housing and Urban Development recommends an overcrowding standard of not more than two persons per living/sleeping area in a housing unit. California's Uniform Housing Code defines overcrowding based on the size of rooms per person. The Code states that habitable rooms shall have an area of not less than 70 square feet and an additional 50 square feet for each occupant beyond two.

Senate Bill 2 of 2007 (*Government Code §65583.a*) strengthened planning requirements for emergency shelters and transitional/supportive housing. With certain exceptions, it requires all jurisdictions to designate at least one zoning district where emergency shelters are permitted by-right. In addition, SB 2 requires that transitional and supportive housing be treated as a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone.

Senate Bill 520 of 2001 (*Government Code §65583.c.3*) requires Housing Elements to analyze potential constraints to housing for persons with disabilities, and include programs to remove those constraints or provide reasonable accommodation for persons with disabilities.

Senate Bill 1087 of 2005 (*Government Code §65589.7*) requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." (Health & Safety Code Section 50675.14) Supportive Housing shall be considered a residential use of the same type as other residential uses of the same type in the same zone.

Target Population means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 commencing with Section 4500 of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster

care system, individuals exiting from institutional settings, veterans, and homeless people.

Tenure refers to whether possession of the dwelling unit is through ownership or rental.

Transitional housing and Transitional housing development means temporary housing for at least six (6) months for a homeless individual or family transitioning to permanent housing. Housing can take several forms including group housing or multi-family units, and may include supportive services to allow for necessary life skills in support of independent living. Transitional housing shall be considered a residential use of the same type as other residential uses of the same type in the same zone.

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