

1 RESOLUTION NO. 2019-R____

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,
3 CALIFORNIA, APPROVING AND CONFIRMING THE FINDINGS OF THE 2018
4 HOUSING ELEMENT ANNUAL PROGRESS REPORT.

5 **WHEREAS**, the State of California Department of Housing and Community
6 Development ("HCD") requires all cities and counties to maintain a Housing Element to guide
7 housing development within jurisdictional boundaries; and,

8 **WHEREAS**, the City of Culver City's Housing Element was adopted on January
9 27, 2014; and,

11 **WHEREAS**, Government Code Section 65400 mandates all cities and counties
12 to provide an annual report on the implementation of their Housing Element including, but not
13 limited to, information on new housing units created and progress on goal and policy
14 implementation; and,

15 **WHEREAS**, The City has prepared its 2018 Housing Element Annual Progress
16 Report, attached as Exhibit A, in accordance with HCD Guidelines; and,

17 **WHEREAS**, prior to its dissolution in 2012, the Culver City Redevelopment
18 Agency deposited approximately \$8 million dollars in tax increment funding every year into its
19 Low and Moderate Income Housing Fund ("Housing Funds") to support affordable housing,
20 which funds are no longer available to help meet Culver City's Regional Housing Needs
21 Allocation ("RHNA"); and,

22 **WHEREAS**, there is currently no stable source of long term funding to replace
23 the former Housing Funds; and,

24 **WHEREAS**, former Housing Funds that were used to make mandatory payments
25 to the State's Educational Revenue Augmentation Fund ("ERAF") and Supplemental
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1 Educational Revenue Augmentation Fund ("SERAF") will be repaid in annual amounts that are
2 substantially below the deposits of former Housing Funds and full repayment is expected to be
3 accomplished in the year 2030; and,

4 **WHEREAS**, receipt of the ERAF/SERAF repayments and the creation of a
5 reliable and permanent source of affordable housing funds will be critical for addressing Culver
6 City's housing needs and meeting its RHNA obligations; and,

8 **WHEREAS**, despite lack of State funding, the City has made adequate progress
9 towards meeting RHNA goals for the current planning timeframe.

10 **NOW, THEREFORE**, the City Council of the City of Culver City, California, DOES
11 HEREBY RESOLVE as follows:

12 **SECTION 1.** The City of Culver City has completed the 2018 Housing Element
13 Annual Progress Report as required by Government Code Section 65400.

14 **SECTION 2.** The City Council hereby approves the 2018 Housing Element
15 Annual Progress Report, attached as Exhibit A to this Resolution, and finds the Report to be
16 consistent with the requirements set forth in the HCD Guidelines.

17 **SECTION 3.** The City Manager, or his designee, is hereby authorized and
18 directed to submit the 2018 Housing Element Annual Progress Report to HCD.

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SECTION 4. In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the adoption of this Housing Element Annual Progress Report is exempt from CEQA review pursuant to California Code of Regulations Section 15306, Information Collection.

APPROVED and ADOPTED this _____ day of May, 2019.

MEGHAN SAHLI-WELLS, Mayor
City of Culver City, California

ATTESTED BY:

JEREMY GREEN, City Clerk

A19-00295

APPROVED AS TO FORM:


CAROL SCHWAB, City Attorney

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