MEETING DATE: 06/30/08

AGENDA ITEM: Review and Discussion of Draft 2008 Housing Element.

ATTACHMENTS

		Pages
1.	Draft Housing Element (Delivered to Council and Commission under separate cover)	1 – 146

CITY OF CULVER CITY

2008 HOUSING ELEMENT

Draft

June 16, 2008

INTRODUCTION TO THE DRAFT HOUSING ELEMENT

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). The General Plan is a comprehensive, long term general plan 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 the City and its people. 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. As a planning document and like the other elements of the General Plan, the Housing Element along with its goals, policies, and programs is not part of the Municipal Code or an enforcement document. Further, it is the only element that the State is mandated to review. The Housing Element is not a construction document or a document that dictates or requires the City to build housing. Rather, it is a planning tool that demonstrates to the State how the City is able to address its housing needs.

June 16, 2008

Acknowledgements

The 2008 Housing Element update was a collaborative effort of the City Council/Planning Commission Housing Element Subcommittee, City staff, the City's consultant, 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.

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Contents

5

6

List of Tables

List of Figures

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, Fox Hills Mall, Brotman Medical Center, Symantec, and the City of Culver City (City Government).

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 workshops, and the Hayden Tract, which serves as a creative industries hub for architects. 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 a six-year plan, extending from July 1, 2008 through June 30, 2014. 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 2008 Housing Element consists of five chapters: 1) Introduction, 2) Housing Needs Assessment, 3) Resources and Opportunities, 4) Constraints, 5) Housing Action Plan, and four Appendices. The evaluation of the 2001 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. Appendix D is 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 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 are also to 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 nonprofit organizations representing the interests of lower-income persons and special needs groups.

As part of the public review process, a Community Public Workshop, joint City Council/Planning Commission Study Sessions, Planning Commission and City Council Public Hearings on the Housing Element were held. All of these meetings, which were open to the public, served as venues for public testimony.

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, and scheduled programs for the preservation, improvement, and development of housing 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 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.

II. HOUSING NEEDS ASSESSMENT

This chapter examines the City's general population and household characteristics and trends, such as age, race and ethnicity, 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 2007 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the 2000 U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG), and other relevant sources such as the Los Angeles County (2003-2008 Consolidated Plan) and the Los Angeles Homeless Services Authority. Supplemental data were also obtained through field surveys and, where appropriate, from private sources[1].

A. Population Characteristics

1. Population Growth Trends

The City of Culver City grew very slowly during the 1980s and 1990s. Most of the City's growth in the last 30 years has occurred since 2000, with a population increase of over 5% from 2000 to 2007, to an estimated current population of 40,792 (see Table II-1 and Figure II-1). 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.

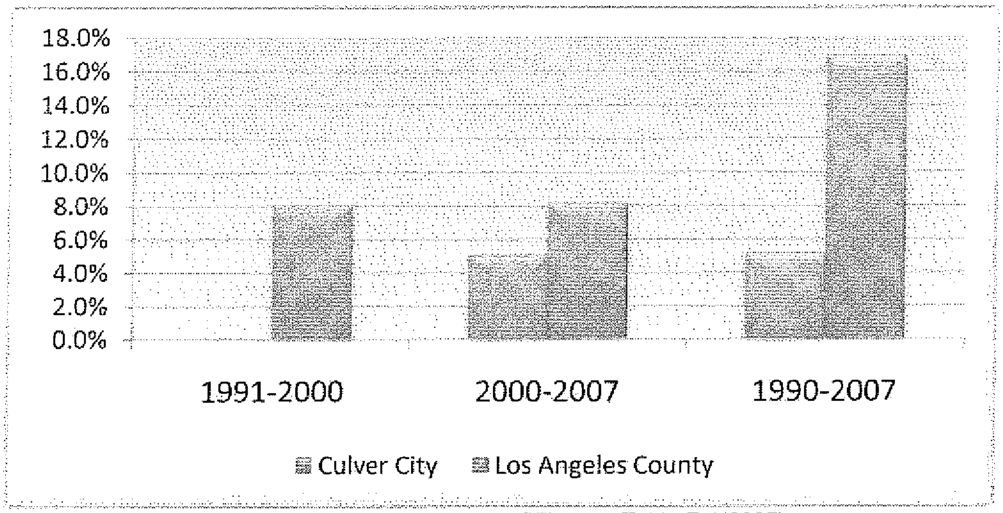
Table II-1
Population Trends, 1990-2007 –
Culver City vs. Los Angeles County

	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

[1] The Housing market analysis relies on sales and rental data from DataQuick and RealFacts, two of the largest private sources of real estate data.

Figure II-1
Population Growth



Sources: US Census 2000, California Department of Finance Table E-1(2007)

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the City's and County's population by age group in 2000. This table shows that the age distribution of the City's population is older than Los Angeles County as a whole. Approximately 14% of the City's population is age 65 and over, and approximately 10% for Los Angeles County. An aging population has implications regarding the type and size of future housing needs, as well as accessibility.

Table II-2
Age Distribution

Age Group	Culver City		Los Angeles County	
	Persons	%	Persons	%
Under 18 years	8,096	20.9%	2,667,976	28.0%
18 to 24 years	2,570	6.6%	980,657	10.3%
25 to 44 years	12,930	33.3%	3,099,200	32.6%
45 to 64 years	9,830	25.3%	1,844,612	19.4%
65 to 74 years	2,707	7.0%	492,833	5.2%
75 to 84 years	2,009	5.2%	324,693	3.4%
85 and over	674	1.7%	109,147	1.1%
Total	38,816	100.0%	9,519,338	100.0%
Median Age	39.1		32.0	

Source: 2000 Census, Table QT-P1

14

3. Race and Ethnicity

The racial and ethnic composition of the City differs from the County in that a lower proportion of City residents are Hispanic/Latino or other racial minorities. Approximately 48% of City residents are non-Hispanic white, contrasted with 31% for the county as a whole. The percentage of Hispanics residing in the City, at 23.7%, is slightly over one-half that of the County. Asians and African Americans, at approximately 12% each, represent the largest non-Hispanic minorities (Table II-3).

Table II-3
Race/Ethnicity

	Culver City		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	29,617	76.3%	5,277,125	55.4%
White	18,675	48.1%	2,959,614	31.1%
Black or African American	4,536	11.7%	901,472	9.5%
American Indian/Alaska Native	111	0.3%	25,609	0.3%
Asian	4,631	11.9%	1,124,569	11.8%
Native Hawaiian/Pacific Islander	72	0.2%	23,265	0.2%
Other Races or 2+ races	1,592	4.1%	242,596	2.5%
Hispanic or Latino (any race)	9,199	23.7%	4,242,213	44.6%
Total	38,816	100.0%	9,519,338	100.0%

Sources: 2000 Census, SF1 Table P8

B. Household Characteristics

1. Household Composition and Size

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 sharing 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.

Culver City had 16,611 households as reported in the 2000 Census. Table II-4 provides a comparison of households by type for the City and Los Angeles County as a whole. Family households in 2000 comprised approximately 57% of all households in the City, over 10% less than the County. Another significant difference in household composition between the City and County is the number of single person households (34% City vs. 25% County). Due to these factors, the City's average household size is somewhat lower than Los Angeles County as a whole (2.31 persons per household City vs. 2.98 persons per household County.

Table II-4
Household Composition

Type	Culver City		Los Angeles County	
	Households	%	Households	%
Total Households	16,611	100.0%	3,133,774	100.0%
Families	9,513	57.3%	2,136,977	68.2%
- w/children under 18	4,343	26.1%	1,152,202	36.8%
Non-family households	7,098	42.7%	996,707	31.8%
- Single living alone	5,727	34.5%	771,854	24.6%
- 65 and over living alone	1,544	9.3%	223,473	7.1%
Average household size	2.31		2.98	

Sources: US Census 2000, SF1 Tables P18 and H12

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities strive to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2000 as compared to the County as a whole. It reveals a higher level of homeownership in the City, approximately 6 percentage points higher than the County.

Table II-5
Household Tenure

Tenure	Culver City		Los Angeles County	
	Units	%	Units	%
Owner Occupied	9,034	54%	1,499,744	48%
Renter Occupied	7,577	46%	1,634,030	52%
Total occupied units	16,611	100%	3,133,774	100%

Source: 2000 Census, QT-H1 and H7

3. 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-6 summarizes overcrowding for Culver City in 2000.

Table II-6
Overcrowding

Household Type	Culver City		Los Angeles County	
	Households	Percent	Households	Percent
Owner-Occupied	9,033	100.0%	1,499,694	100.0%
Overcrowded	439	4.9%	204,345	13.6%
Severely overcrowded	223	2.5%	111,667	7.4%
Renter-Occupied	7,578	100.0%	1,634,080	100.0%
Overcrowded	1,080	14.3%	516,024	31.6%
Severely overcrowded	706	9.3%	359,608	22.0%

Source: 2000 Census, Table H20

Based on U.S. Census standards, Culver City residents live in relatively less crowded housing conditions than the rest of Los Angeles County. In Culver City in 2000, 9.1% of all occupied units were considered overcrowded based on U.S. Census criteria, including 4.9% of owner-occupied units and 14.3% 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.

4. 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 Areawide 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 sometimes referred to as "Lower-Income."

According to the 2000 Census, the median household income in Culver City was $51,792, about 23% higher than for Los Angeles County as a whole, and slightly higher than for Santa Monica (Table II-7). About 29% of Culver City households fell within the Very-Low- and Low-income categories, while just under 20% were Moderate and 52% were Above-Moderate. About 8% are estimated to fall within the Extremely-Low category (<30% of AMI) based on 2000 Census data (SF3 Table P52). In Table II-7 the Extremely Low category is a subset of Very Low.

Table II-7
Median Household Income, 1999 –
Los Angeles County and Surrounding Cities

Jurisdiction	Median Income	% Distribution			
		VL	Low	Mod	Above Mod
Culver City	**$51,792**	**15.4**	**13.2**	**19.5**	**52.0**
Beverly Hills	$70,945	15.7	9.4	12.3	62.6
Santa Monica	$50,714	21.8	12.2	15.6	50.4
West Hollywood	$38,914	27.9	15.6	17.9	38.6
County of Los Angeles	$42,189	24.7	15.7	17.1	42.6

Median and Income distributions based on 2000 Census for Los Angeles County (data for 1999)
Sources: 2000 Census SF3 Table P53 and SCAG 11/2/2006

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays estimates for overpayment in 1999 by lower-income households. According to SCAG, approximately 55% of all lower-income renter households and 66% of all lower-income owner households were overpaying for housing. Over 58% of all categories of lower-income 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-8
Overpayment by Income Category – Culver City

Income Category	Renters		Owners	
	Households	Percent	Households	Percent
Extremely low households	800	--	265	--
Households overpaying	395	49.4%	220	83.0%
Very low households	725	--	380	--
Households overpaying	445	61.4%	305	80.3%
Low households	1,165	--	645	--
Households overpaying	640	54.9%	325	50.4%
All lower-income households	2,690	--	1,290	--
Households overpaying	1,480	55.0%	850	65.9%

Source: SCAG 2006 based on 2000 Census

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 and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the City had a workforce of 21,448 persons, or 68% of the working-age population, as reported by Census 2000. This table also shows that the City's population has a somewhat higher participation in the workforce than the County (68% City vs. 61% County).

Table II-9
Labor Force – Culver City vs. Los Angeles County (2000)

	Culver City		Los Angeles County	
	Persons	%	Persons	%
In labor force	21,448	68%	4,312,264	61%
-Work at home	880	4%	134,643	3%
Not in labor force	10,124	32%	2,810,261	39%
With Social Security income	3,737	12%	618,121	9%
Total population age 16+	31,572	--	7,122,525	–

Source: 2000 Census SF3 DP-3

In 2000, approximately 50% of the City's working residents were employed in management and professional occupations (Table II-10). A low percentage of workers (under 12%) were employed in service-related occupations such as waiters, waitresses and beauticians. Technical, skilled and unskilled occupations such as machine operators, assemblers, farming, transportation, handlers and laborers also constituted less than 12% of the workforce.

Table II-10
Employment by Occupation – Culver City

Occupation	Jobs	Percent
Management, professional and related	10,107	49.8%
Service	2,331	11.5%
Sales and office	5,540	27.3%
Farming, fishing and forestry	-	-
Construction, extraction, and maintenance	1,099	5.4%
Production, transportation, and material moving	1,208	6.0%

Source: 2000 Census, DP-3

As of 2005, the four 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)[2].

2. Projected Job Growth

Table II-11 shows employment and projected occupational growth for Los Angeles County along with average salaries for the period 2004-2014. This data is not readily available for Culver City alone. The greatest number of new jobs projected to be produced in Los Angeles County over the next few years will be among the lower-waged occupations. Based on past trends and projections provided by the California Employment Development Department, 65% of these new workers within Los Angeles County will earn 80% or below of the median area income[3]. Because the majority of new jobs created will be low-wage jobs, there will be a growing demand for units county-wide that are affordable to low-income persons, typically below the average home price of the area.

Table II-11
Projected Job Growth by Occupation (2004-2014) – Los Angeles County

SOC Code	Occupational Title	Employment Change Numerical	Median Hourly Wage*
00-0000	Total, All Occupations	450,500	$15.45
35-0000	Food Preparation and Serving Related Occupations	61,150	$8.33
25-0000	Education, Training, and Library Occupations	58,290	$21.79
41-0000	Sales and Related Occupations	49,520	$12.27
29-0000	Healthcare Practitioners and Technical Occupations	39,420	$30.25
53-0000	Transportation and Material Moving Occupations	33,330	$11.01
11-0000	Management Occupations	29,580	$43.06
13-0000	Business and Financial Operations Occupations	28,520	$27.02
43-0000	Office and Administrative Support Occupations	26,840	$14.29
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	24,530	$18.32
31-0000	Healthcare Support Occupations	24,270	$11.29
39-0000	Personal Care and Service Occupations	15,200	$9.72
15-0000	Computer and Mathematical Occupations	15,160	$33.17
37-0000	Building and Grounds Cleaning and Maintenance Occupations	15,090	$9.94
47-0000	Construction and Extraction Occupations	12,890	$19.21
33-0000	Protective Service Occupations	12,330	$14.42
49-0000	Installation, Maintenance, and Repair Occupations	10,370	$18.72
21-0000	Community and Social Services Occupations	7,800	$18.81
17-0000	Architecture and Engineering Occupations	5,490	$35.38
23-0000	Legal Occupations	5,230	$41.69
19-0000	Life, Physical, and Social Science Occupations	5,170	$28.07

Source: California Employment Development Dept., March 2005 Benchmark
*2006 wages

[2] U.S. Bureau of the Census, 2005 County Business Patterns
[3] Los Angeles County 2003-2008 Consolidated Plan

It is difficult to obtain accurate employment information, because of confidentiality issues and other constraints. A review undertaken in connection with the Workforce Housing Study by the Westside Cities estimated the worker population of Culver City, in the year 2000, at 40,850. Data from the 2002 Economic Census put the figure at 47,688. This latter study showed that the largest employment sectors in Culver City were "Information"[4] (15,802 employees), followed by "Professional, scientific and technical services" (8,333 employees), "Retail trade" (5,963 employees) and "Health care & social assistance" (2,949 employees) (Table II-12). The 2002 employment sector data are reflective of employment within the City, not necessarily employment of City residents.

Table II-12
Culver City Employment by Economic Sector (2002)

Economic Sector	Number of Establishments	Number of Employees
Information	179	15,802
Professional, scientific, & technical services	333	8,333
Retail Trade	332	5,963
Administrative & support & waste management & remediation services	120	4,358
Health care & social services	166	2,949
Wholesale Trade	161	2,483
Accommodation & food services	163	2,478
Manufacturing	80	1,847
Other services (except public administration)	161	1,252
Real estate & rental & leasing	105	1,027
Arts, entertainment, & recreation	116	877
Educational services	23	319
Total Employment		47,688

Source: 2002 Economic Census, Table 1

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

4 The "Information" sector comprises establishments engaged in the following processes: (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data. The main components of this sector are the publishing industries, including software publishing, and both traditional publishing and publishing exclusively on the Internet; the motion picture and sound recording industries; the broadcasting industries, including traditional broadcasting and those broadcasting exclusively over the Internet; the telecommunications industries; the industries known as Internet service providers and Web portals, data processing industries and the information services industries. (Source: U.S. Bureau of the Census - 2002 Economic Census)

more affordable housing in outlying areas. The current jobs-housing objective for the entire SCAG region is one new housing unit for every 1.5 jobs.[5]

According to the 2000 Census, about 99% of employed Culver City residents worked in Los Angeles County, and 17% of all workers were employed within the City limits (Table II-13).

Table II-13
Job Location for Culver City Residents

	Persons	%
Work in Los Angeles County	19,693	99.3%
-Work in city of residence	3,415	17.2%
-Work elsewhere in Los Angeles County	16,420	82.8%
Work in another California county	348	1.8%
Work outside California	142	0.7%
Total workers age 16+	19,835	--

Source: 2000 Census, SF3 Tables P26 & P27

With 47,688 jobs and 17,149 housing units, the City's jobs/housing ratio was 2.78 as of 2002 (Table II-14). The City appears to be job-rich compared to Los Angeles County as a whole, which had ratio of only 1.11 jobs per housing unit in 2002. 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 ration into an unambiguous Culver City housing needs assessment.

Table II-14
Employment Profile and Jobs/Housing Ratio (2002) – Culver City

Total Employees	47,688
Housing Units	17,149
Jobs/Housing Ratio	2.78

Sources:
2002 Economic Census
California Dept. of Finance, Report E-5

5 SCAG Draft 2008 Regional Comprehensive Plan, Land Use & Housing Chapter, P. 18

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

Table II-15 provides a breakdown of the housing stock by type along with growth trends for the City compared to the County as a whole for the period 2000 to 2007. The housing stock in Culver City is comprised predominantly of single-family detached homes, which make up about 39% of all units, and larger multi-family complexes (5+ units), which comprise about 36% of the total. About 11% of units are single-family attached (i.e., condo or duplex apartment) units, while mobile homes comprise the remaining 1%. Homes on R-2 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.

Table II-15
Housing by Type

Structure Type	2000		2007		Growth	
	Units	%	Units	%	Units	%
Culver City						
Single-family detached	6,605	39%	6,618	39%	13	0%
Single-family attached	1,903	11%	1,903	11%	0	0%
Multi-family 2-4 units	2,301	13%	2,286	13%	-15	-1%
Multi-family 5+ units	6,140	36%	6,147	36%	7	0%
Mobile homes	181	1%	181	1%	0	0%
Total units	17,130	100%	17,135	100%	5	0%
Los Angeles County						
Single-family detached	1,593,449	49%	1,638,521	48%	45,072	3%
Single-family attached	241,575	7%	243,078	7%	1,503	1%
Multi-family 2-4 units	287,575	9%	291,406	9%	3,831	1%
Multi-family 5+ units	1,091,766	33%	1,151,750	34%	59,984	5%
Mobile homes	56,605	2%	56,701	2%	96	0%
Total units	3,270,906	100%	3,382,356	100%	11,450	3%

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

According to the City's Building Safety data base, during the last RHNA Planning Cycle, January 1998 through December 2005, 96 gross new housing units were built in the City; from January 2006 through December 2007, 97 gross new units were built (the 97 units built in 2006/07 can be credited towards meeting the RHNA allocation for this current RHNA Planning Cycle). There is a discrepancy between the City's Building and Safety database and the state Department of Finance (DOF) data shown in Table II-15. While the reason for this difference is unclear, the City's database is believed to be a more accurate reflection of units built from 1998 through 2007 than the data reported by DOF.

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-16 shows 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-16
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 one-third of the City's housing stock.

Table II-17 identifies the number or owner-occupied and renter-occupied housing units lacking complete kitchen or plumbing facilities in the City and the County as a whole. This table shows that less than 1% of rental 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.

Table II-17
Kitchen and Plumbing Facilities by Tenure – Culver City vs. Los Angeles County

	Culver City		Los Angeles County	
	Units	%	Units	%
Owner occupied	9,033	100%	1,499,694	100%
Complete kitchen facilities	9,029	100%	1,493,930	99.6%
Lacking complete kitchen facilities	4	0%	5,764	0.4%
Renter occupied	7,578	100%	1,634,080	100%
Complete kitchen facilities	7,420	98%	1,593,522	97.5%
Lacking complete kitchen facilities	158	2%	40,558	2.5%
Owner occupied	9,033	100%	1,499,694	100%
Complete plumbing facilities	9,018	100%	1,492,247	99.5%
Lacking complete plumbing facilities	15	0%	7,447	0.5%
Renter occupied	7,578	100%	1,634,080	100%
Complete plumbing facilities	7,530	99.4%	1,610,239	98.5%
Lacking complete plumbing facilities	48	0.6%	23,841	1.5%

Source: 2000 Census H48, H51

To supplement this analysis of Census 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-2).

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.

A separate survey of residential multi-family dwelling (RMD) areas was also conducted (also shown in Figure II-2). 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.

25

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.

3. Vacancy

Housing vacancy rates as reported in the 2000 Census are shown in Table II-18. The table shows that vacancy rates in the City were relatively low, with just 2.1% of rental units and 1.2% of for-sale units available for rent or sale, respectively. The rental vacancy rate for the County as a whole was somewhat higher, at 3.3%, while the rate of for-sale housing was approximately the close to that of the City, at 1.6%. Rental vacancy rates in the 2% range indicate nearly full occupancy, and contribute to upward pressures on rents.

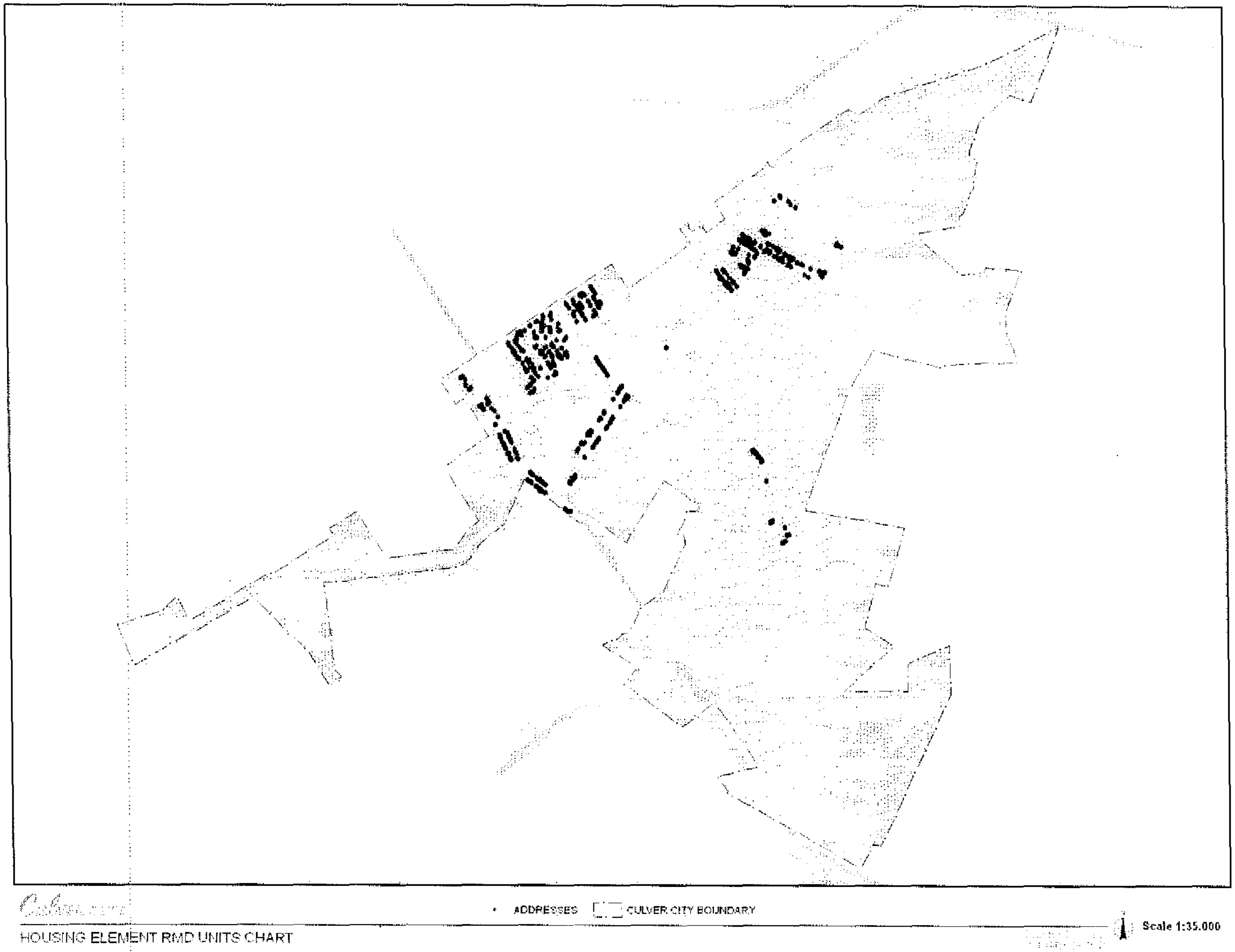
Table II-18
Housing Vacancy – Culver City vs. Los Angeles County

	Culver City		Los Angeles County	
	Units	%	Units	%
Total housing units	17,130	100.0%	3,270,909	100.0%
Occupied units	16,611	97.0%	3,133,774	95.8%
-Owner occupied	9,034	52.7%	1,499,744	45.9%
-Renter occupied	7,577	44.2%	1,634,030	50.0%
Vacant units	519	3.0%	137,135	4.2%
-For rent[1]	164	2.1%	56,089	3.3%
-For sale[2]	112	1.2%	23,874	1.6%
-Rented or sold, not occupied	58	0.3%	11,716	0.4%
-For seasonal or occasional use	42	0.2%	13,565	0.4%
-For migrant workers	0	0.0%	68	0.0%
-Other vacant	143	0.8%	31,823	1.0%

Source: 2000 Census, Table QT-H1
Notes: [1] Est. % of all rental units
[2] Est. % of all for-sale units

26

Figure II-2
Housing Conditions Survey Area



27

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 Development[6], 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 costs.

Table II-19 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 $555, while the maximum affordable rent for very-low-income households is $925. The maximum affordable rent for low-income households is $1,480, while the maximum for moderate-income households is $1,695.

Table II-19
Income Categories and Affordable Housing Costs – Los Angeles County

2007 County Median Income = $56,500	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	Up to $22,200	Up to $555	Up to $70,000
Very Low (31-50%)	Up to $37,000	Up to $925	Up to $116,000
Low (51-80%)	Up to $59,200	Up to $1,480	Up to $185,000
Moderate (81-120%)	Up to $67,800	Up to $1,695	Up to $213,000
Above moderate (120%+)	Over $67,800	Over $1,695	Over $213,000

Assumptions:
-Based on a family of 4
-30% of gross income for rent or PITI
-10% down payment, 6.25% interest, 1.25% taxes & insurance, $200 HOA dues
Source: Cal. HCD; Conexus

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

[6] HCD memo of 4/18/07 (http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf)

maximum home purchase prices by income category shown in Table II-19 have been estimated based on typical conditions.

b. For-Sale Housing

Housing sales price statistics for the period January 2006 through August 2007 (Table II-20) show that the vast majority of resale homes sold for more than $500,000 during this period.

Table II-20
Resale Housing Sales Price Distribution (2006-07) – Culver City

Price	Condo	SFD
Under $150,000	0	2
$150,000-174,999	0	0
$175,000-199,999	0	0
$200,000-224,999	0	0
$225,000-249,999	0	0
$250,000-274,999	0	0
$275,000-299,999	3	0
$300,000-324,999	3	1
$325,000-349,999	17	0
$350,000-374,999	19	0
$375,000-399,999	32	0
$400,000-424,999	27	0
$425,000-449,999	25	0
$450,000-474,999	24	0
$475,000-499,999	20	1
$500,000+	44	146
Median	$423,000	$750,000

Notes:
Data for Jan 2006 through Aug 2007
Resale only - number of new home sales too small to be reliable

The median price for resale single-family detached homes was $750,000. For resale condos, the median price was $423,000. Based on the estimated affordable purchase prices shown in Table II-19 (page II-16), no for-sale units were affordable to lower-income or moderate-income residents. These data illustrate 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 $423,000 for condominiums, there is a "gap" of over $210,000 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 $238,000.

c. Rental Housing

Table II-21 shows current (2007) market data for rental apartments in Culver City based on recent surveys of large complexes. The table shows that the average rent for all surveyed units was $1,598 per month, with an average of $1,099 for studios and $1,859 for 2-bedroom units.

Table II-21
Rental Market Survey –
Culver City

	Average Rent	Average Square Feet	Average Cost per Square Foot
All	$1,598	862	$1.85
Studio	$1,099	427	$2.57
1 bedroom/1 bath	$1,578	835	$1.89
2 bedroom/2 bath	$1,859	1,109	$1.68
Average occupancy			
Average year built			

Source: RealFacts, 9/07

When market rents are compared to the amounts low-income households can afford to pay (Table II-19, page II-16), 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 $934 per month, while the gap at the extremely-low-income level is over $1,300 per month. An average 2-bedroom, 2-bath apartment currently rents for about $1,859 while the affordable payment for a 4-person low-income household is $1,480, which represents a gap of $379 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. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

In 2000, 2,858 people between 16 and 64 years of age, or 11% of the working age population, reported a work-related disability (Table II-22). Of those aged 65 and over, 1,368 (25%) reported some form of physical disability. Included within these disabilities are persons whose disability hinders their ability to go outside the home (7% of the working age population and 21% of the senior population). Housing opportunities for the handicapped 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.

Table II-22
Persons with Disabilities by Age – Culver City

Disability by Age	Persons	Percent
Age 5 to 15 - total persons	5,277	--
Sensory disability	18	0.3%
Physical disability	54	1.0%
Mental disability	337	6.4%
Self-care disability	98	1.9%
Age 16 to 64 - total persons	26,169	--
Sensory disability	476	1.8%
Physical disability	1,366	5.2%
Mental disability	842	3.2%
Self-care disability	419	1.6%
Go-outside-the-home disability	1,768	6.8%
Employment disability	2,858	10.9%
Age 65 and over* - total persons	5,403	--
Sensory disability	687	12.7%
Physical disability	1,368	25.3%
Mental disability	595	11.0%
Self-care disability	542	10.0%
Go-outside-the-home disability	1,108	20.5%

Source: 2000 Census, SF3 Tables P8 and P41
Note: Totals may exceed 100% due to multiple disabilities per person

2. Elderly

In 2000, there were 3,394 households in Culver City where the householder was 65 or older (Table II-23). Of these, 265 persons were below the poverty level in 1999[7]. 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,

[7] 2000 Census, SF3 Table DP-3

second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table II-23
Elderly Households by Tenure –
Culver City

Householder Age	Owners		Renters	
	Households	%	Households	%
Under 65 years	6,584	73%	6,633	88%
65 to 74 years	**1,263**	**14%**	**607**	**8%**
75 to 84 years	**978**	**11%**	**260**	**3%**
85 and over	**208**	**2%**	**78**	**1%**
Total households	9,033	100%	7,578	100%

Source: 2000 Census, SF3 Table H14

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. The City's average household size remained relatively consistent from 1990 to 2000 (2.34 and 2.31 persons per household, respectively)[8]. Among both owners and renters, more than 65% of all households have only one or two members. About 8% of renter households had five or more members, while about 7% of owners were large households (Table II-24). This distribution suggests that the need for large units with four or more bedrooms is expected to be less than for smaller units.

Table II-24
Household Size by Tenure –
Culver City

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	2,798	31%	2,922	39%
2 persons	3,147	35%	2,157	28%
3 persons	1,355	15%	1,132	15%
4 persons	1,147	13%	744	10%
5 persons	**417**	**5%**	**327**	**4%**
6 persons	**900**	**1%**	**216**	**3%**
7+ persons	**79**	**1%**	**80**	**1!**
Total households	9,033	100%	7,578	100%

Source: 2000 Census, SF3 Table H17

[8] 1990 and 2000 Census, DP-1

32

4. Female-Headed Households

Of the 16,611 households in the City, 11.7% or 1,037 were headed by a female (Table II-25). Female-headed households often have special challenges such as balancing work, child care and other family responsibilities.

Table II-25
Household Type by Tenure – Culver City

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	4,615	51%	2,348	31%
Male householder, no wife present	267	3%	361	5%
Female householder, no husband present	**803**	**9%**	**1,134**	**15%**
Non-family households	3,348	37%	3,735	49%
Total households	9,033	100%	7,578	100%

Source: 2000 Census, SF3 Table H19

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 communities[9]. Further the City does not have any agriculturally zoned areas. In addition, the 2000 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.[10]

[9] 2005 Crop and Livestock Report, Los Angeles County Agricultural Commissioner
[10] 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

According to the 2007 Homeless Count Report by the Los Angeles Homeless Services Agency, the estimated homeless population for the entire County of Los Angeles is 73,702 persons on any given day. Of this population, 17% were in shelter facilities and 83% were unsheltered. Approximately 15% of these homeless persons are children under the age of 18. Based on HUD protocols, an estimated 141,737 people in Los Angeles (City and County) experience homelessness at some time during the year.

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 placement[11]. These resources serve the existing homeless population, and also work toward the prevention of homelessness.

Senate Bill 2 of 2007 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).

Based on the data provided by the LAHSA 2007 Homeless Count, it is estimated that there may be approximately 6,703 homeless persons in Service Project Area (SPA) 5, who are in need of emergency shelter at any given time. Culver City is located in SPA 5, and represents about 6% of the total population of the West LA planning area, and therefore a crude estimate of the potential homeless population in the City could be determined through a proportional distribution based on total population. Applying the City's population share to the point in time count of homeless persons would result in an estimated 400 homeless persons in the City. However, through the Culver City homeless

[11] Los Angeles County Housing and Community Development Consolidated Plan, page 5-21

outreach efforts, it is estimated about 40 to 50 homeless persons reside with the parks, cars and homeless encampments along Ballona Creek. This number is derived from observations from the City's homeless outreach efforts by St. Joseph Center. St. Joseph Center has been retained by the City to conduct homeless outreach and provide referrals to supportive services and housing for the homeless in Culver City. Since the LAHSA survey mapped the highest concentrations of homeless in the beach communities of Santa Monica, Marina del Rey and Venice, it is believed that the proportional estimate method significantly overstates the City's homeless population (see Figure II-3).

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). In addition, a seasonal emergency shelter is provided at the National Guard Armory during the months of November through March. The nearest year-round homeless facility outside Culver City is operated by the Pathfinder Job and Career Center, located at 2436 Cotner in West Los Angeles.

With the approval of Upward Bound House, there are adequate year-round emergency shelter facilities to serve the City's needs.

F. Assisted Housing at Risk of Conversion

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 list 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.

G. Future 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 8½-year period from January 2006 to July 2014. 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 the Southern California Association of Governments (SCAG) in July 2007. 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.

2. 2006-2014 Culver City Growth Needs

The Southern California Association of Governments (SCAG) determined the RHNA growth needs for each of City within the SCAG region, plus the unincorporated areas. The total housing growth need for the City of Culver City during the 2006-2014 planning period is 504 units. This total is distributed by income category as shown in Table II-26.

Table II-26
Regional Housing Growth Needs –
Culver City

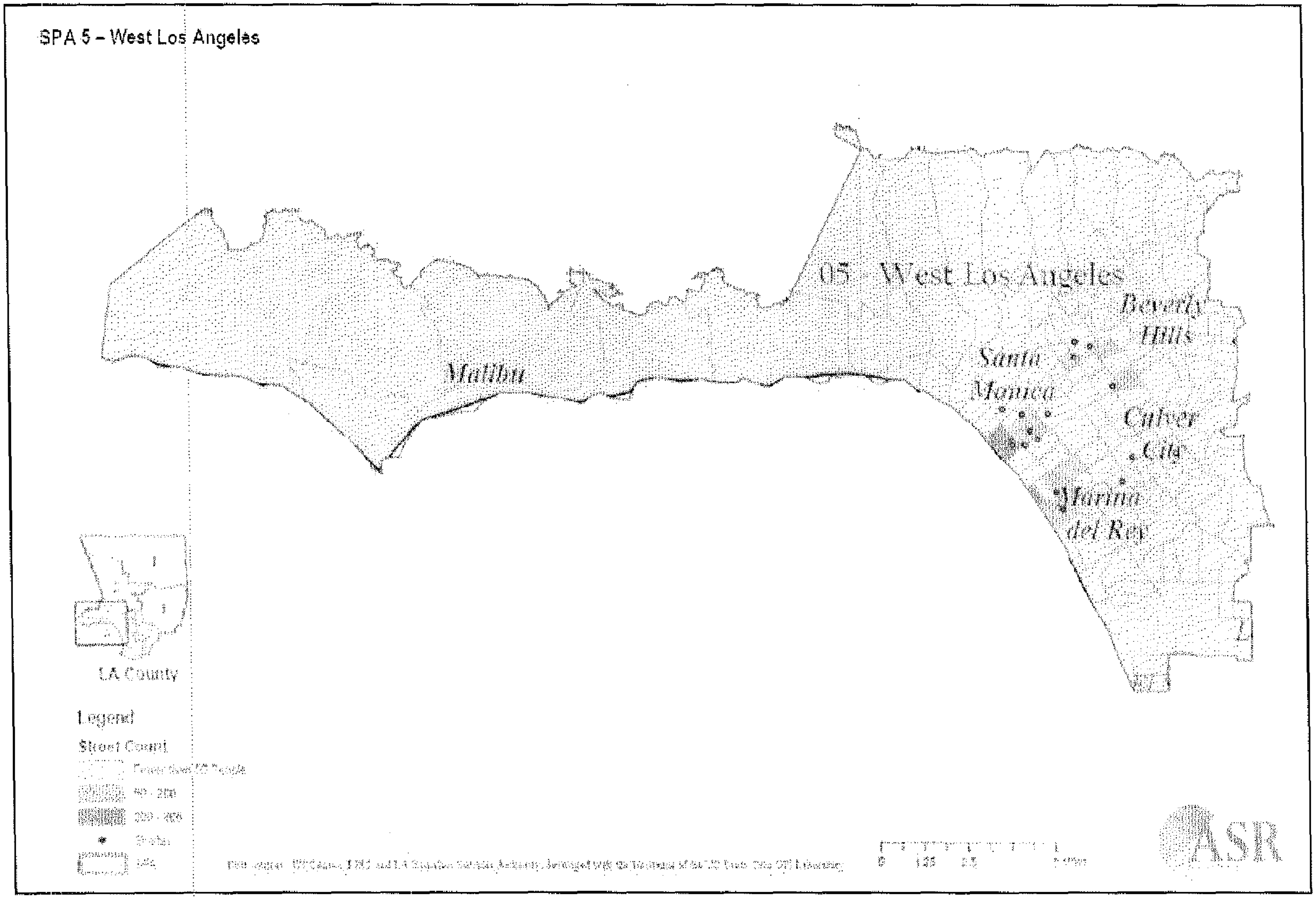
Very Low	Low	Moderate	Above Mod	Total
129	80	85	211	504
25.6%	15.8%	16.8%	41.8%	100.0%

Source: SCAG 2007
Note: The RHNA planning period is 1/1/06-6/30/14

All new units built or preserved after January 1, 2006 are credited in the current RHNA period, which extends through June 2014[12]. A discussion of the City's net remaining growth need is provided in the land inventory section of Chapter III.

[12] The current six-year Housing Element planning period is July 1, 2008 through June 30, 2014. However, the time frame established by the state legislature for the Regional Housing Needs Assessment is 8½ years, from January 1, 2006 through June 30, 2014.

Figure II-3
Greater Los Angeles Homeless Count - 2007



37

III. RESOURCES AND OPPORTUNITIES

A. Land Resources

1. Regional Growth Needs 2006 - 2014

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 Regional Housing Need Allocation in July 2007. The RHNA covers the 8.5-year planning period of January 1, 2006 to June 30, 2014.

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 and modified by regional demographic and modeling efforts 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 (2.3% owner-occupied and 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 2000 Census.

All new units built or preserved after January 1, 2006 are credited in the current RHNA period. Table III-1 shows the net remaining growth need after crediting units built during 2006 and 2007. (A detailed breakdown of these new units by income category is provided in Appendix B).

Table III-1
Net Remaining RHNA –
Culver City

	Income Category			
	VL	Low	Mod	Above
RHNA (total)	129	80	85	211
Units Built 2006-07	0	9	14	58
RHNA (net remaining)	129	71	71	153

Source: City of Culver City Community Development Department , 1/2008

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 (that are located on various parcels as shown in Appendix B) and the number of dwelling units that could be built (on various parcels as 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, far exceeds the net remaining RHNA in the lower-income category. Although there are fewer potential units in the moderate and above-moderate categories than allocated in the RHNA, the large surplus of potential lower-income units far exceeds this difference and the RHNA requirements are satisfied.

Table III-2
Land Inventory Summary –
Culver City

	Income Category		
	Lower	Mod	Above
Units approved	45	0	0
Potential units on vacant sites	65	0	0
RDA Housing Strategy sites	181	67	41
Potential units on underutilized commercial sites w/proposed projects	478	0	0
Potential units on underutilized commercial sites – high potential	111	0	0
Potential units on underdeveloped Residential Medium Density sites	788	0	0
Potential units on other underutilized commercial sites	7,309	0	0
Total Potential Units	8,977	67	41
RHNA (net 2008-2014)	200	71	153
Surplus (Deficit)	8,777	(4)	(112)

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

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 concurrent with development.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is available from the Department of Housing and Urban Development (HUD) through Los Angeles County. The City expects to receive a 2008-09 allotment of $300,000 from the U.S. Department of Housing and Urban Development's CDBG Program. The City allocates the entitlement to programs serving senior citizens, the disabled, and infrastructure improvements.

The City does not currently participate in other HUD programs such as 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 2008-09, the Division is allotted 384 voucher spaced by HUD. The waiting list for assistance in 2007 consisted of approximately 8,000 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 U.S, Department of Housing and Urban Development FSS Coordinator Grant.

2. Local Resources

Culver City Redevelopment Agency (RDA) - State law (*Health and Safety Code* §33000 et seq.) allows cities to establish redevelopment agencies for the purpose of eliminating blight. The Culver City Redevelopment Agency was established in 1971 with the City Council serving as the Agency's Board of Directors.

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 must direct these funds toward assisting housing for low- and moderate-income households. Agencies may spend set-aside monies for land or building acquisition, site improvements, construction or rehabilitation of buildings, subsidies, and financing tools. The Agency's proposed activities and uses of funds are described in a Ten-Year Implementation Plan.

Health & Safety Code §33334.4(a) requires that the RDA Housing Set Aside Funds be expended over each ten-year period of the Implementation Plan for the Culver City Redevelopment Project to assist housing for persons of low income and housing for persons of very-low income in at least the same proportion as the total number of housing units needed (as determined by the Regional Housing Needs Assessment) for each of those income groups bears to the total number of units needed for persons of moderate-, low-, and very-low- income. Based upon the housing needs set forth in II-24Table II-26 (page II-24), 43.9% of the RDA's Housing Set Aside Funds would need to be expended to assist housing for very-low-income persons and 27.2% would need to be expended to assist housing for low-income persons over each ten-year period of the Implementation Plan. However, these percentages may be adjusted to reflect units that are newly constructed over the duration of the Implementation Plan with other locallycontrolled government assistance, provided that the units meet the additional requirements set forth in *Health & Safety Code* §33334.4(a).

Further, *Health & Safety Code* §33334.4(b) requires that the RDA Housing Set Aside Funds be expended over the duration of the Implementation Plan to assist housing that is available to all persons regardless of age in at least the same proportion as the number of low-income households with a member under age 65 years bears to the total number of low-income households of the community as reported in the most recent census. As noted in Chapter II, Table II-23 (page II-20, about 80% of Culver City households were headed by persons under age 65. Therefore, 80% of the RDA Housing Set Aside Funds need to be expended over the duration of the Implementation Plan to assist housing for low- and moderate-income persons that is not age-restricted to seniors.

Through the use of its Housing Set Aside fund, the Culver City RDA provides various programs that assist low- and moderate-income persons/families. These programs are as follows:

- **Rental Assistance Program (RAP) -** This program assists up to moderate-income, similar to the federally funded Section 8 HCVP Program. Funded through Redevelopment Agency Set-Aside Funds, the program can currently aid 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 to 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. Redevelopment Agency Funds support this program.
- **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 nonprofit organization, the CCHA 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 CCHA contract with the Housing Rights Center to handle housing discrimination complaints and questions regarding tenant-landlord rights.

- **Landlord-Tenant Mediation Broad** - The City encourages tenants and owners of rental property to solve rent increase problems without expensive litigation by requesting mediation services.

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 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. Additionally, all new residential construction in the City is required to be constructed in an energy efficient manner through compliance with State Energy Conservation Standards.

The City has adopted a Water Conservation Ordinance designed to limit water consumption and effectively reduce monthly water costs. In addition, the City recently adopted a solar photovoltaic ordinance.

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 chartered 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
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). The Industrial land use designations do not allow housing.

The City of 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 to permit the construction of the 2006-2014 RHNA.

b. Zoning Designations

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. The Municipal Code sets forth residential development standards for each zone district.

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

R-1 Single Family Residential
R-2Two-Family Residential
R-3Three-Family Residential
RLDLow Density Multiple-Family Residential
RMDMedium Density Multiple-Family
RHDHigh Density Multiple Family

A summary of the development standards for the six major zones permitting residential development is provided in Table IV-2. 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. In addition to the six major zones listed above, residential uses are permitted within either mixed-use projects or live/work units in four Commercial zoning districts (i.e., Commercial Neighborhood, Commercial General, Commercial Community, and Commercial Downtown). Residential development in mixed use projects cannot exceed 35 du/ac and under certain circumstances (such as a condition for a community benefit or a Density and Other Bonus Incentive or [DOBI] application) the density can be increased. The Planned Development (PD) District is also applied to areas of existing large scale, multiple-family residential and commercial complexes that are general planned for a PD Zone, and to sites suitable for similar large-scale development.

Table IV-2
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
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
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 sf for each additional bedroom
4 5 feet when adjacent to an alley

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. Within the PD District, only minimum site area (one acre) and height limit (56 feet) apply. A Comprehensive Plan establishes all other standards within the PD District. Density bonuses would permit up to 35% more units than permitted by the underlying zone pursuant to state law. A summary of the residential development permitted by the City's zoning ordinance is provided in Table IV-3.

Table IV-3
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				
Second Units (Accessory Dwelling Units)+	A	A	A							
Emergency Shelters							C	C	C	
Care Facility (6 or fewer)[4]	P	P	P	P	P	P	P	P	P	P
Care Facility (7+)[4]				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 Per the Zoning Code, Transitional Housing is included in the definition of Residential Care Facility
+ Allowed only on lots that are at least 6,000 square feet in area.
P=Permitted A=Administrative Use Permit C=Conditional Use Permit

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, as well as the commercial/residential mixed-use developments within the Commercial districts.

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 living arrangements, and single room occupancy units. The City's provisions for these housing types are discussed below.

- **Residential Care Facilities –** Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Residential care facilities that serve six or fewer persons are identified as permitted uses within any residential or commercial zoning district with no allowable discretionary review authority on the part of the City.

- **Housing for Persons with Disabilities –** 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.

- **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 2000 Census did not identify any migrant or farm worker households in the City.

- **Emergency Shelters and Transitional Housing –** Senate Bill 2 of 2007 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).

  As noted in the Housing Needs Assessment (Chapter II), it is estimated that there may be 40 to 50 homeless persons in Culver City at any given time. In 2008 the City approved a CUP application for a 60-bed full-time emergency shelter, Upward Bound House. Since this facility has a greater capacity than the City's estimated need, it is permissible for the City to require a CUP for future emergency shelters. Emergency shelters are identified by the Zoning Code as a conditionally permitted use within the CN, CG and CC commercial zoning districts The City has retained the services of St. Joseph Center to provide outreach and referrals to supportive services and housing to the homeless in the City.

SB 2 also provides that transitional housing is considered a residential use that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City's Zoning Code does not impose any additional requirements that are not applicable to other residential developments, therefore the regulations are in conformance with SB 2.

- **Single Room Occupancy –** Although no specific development standards or land use category exists for Single Room Occupancy (SRO) dwellings, the Zoning Code authorizes the City to determine that the SRO use is similar to other commercial uses allowed in the Code (such as hotels). The SRO would then be subject to the development standards for that similar use.

d. Off-Street Parking Requirements

The City's parking requirements for residential zones vary by residential type and housing product (Table IV-4). Two off-street parking spaces are required 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-4
Residential Parking Requirements

Type of Unit	Minimum Parking Space Required
Single Family, duplex and triplex units	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	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.

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 districts 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 5 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 5 rental units are prohibited from converting to condominiums.

i. Building Codes

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 charges to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building code incorporates the California Building Codes 2007 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.

In addition, a new solar photovoltaic ordinance has recently been approved by the City. All new construction projects, commercial or multifamily, 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 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.

No additional regulations have been imposed by the City that would unnecessarily add to housing costs.

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 are 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 2 to 3 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 a Planning Commission recommendations have been made). Generally, the application PRC meeting is held within 2 to 3 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 PRIC meeting.

The Building permit plan check review period for the processing of residential building permits is generally 10 days for the first round of reviews by various city departments and 5 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 2007 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-5 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 $61,984.

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 the development permits when revising its fee schedule. The last fee schedule update was adopted in July, 2007.

Table IV-5
Summary of Development Fees, 2007 –
Multiple-Family Development (Apartment or Condominium)

Number of Units		**120**
Building floor area		**110,000**
Fee Category	**Rate**	**Estimated Cost**
School Fees (Culver City Unified School District)	$2.63 per SF	$289,300
Culver City Public Works Fees		
Discretionary Project Review	Min. 4 hours (hourly rate of $125) plus a 4% surcharge	$520
Traffic Study Review	Fee ranges from $1,500 to $3,800 depending on ADT	$1,500
Stormwater Pollution Prevention Plan Check	One acre or Less: $1,150; More than one acre: $1,130 + $0.18/100 SF over one acre	$1,376
Inspection Fees (driveway, curb & gutter, sidewalk, etc.)	Min: $750; Fee based on permit valuation – generally: 4% to 5% of valuation	$750
Geotechnical Report Review	Hourly rate or cost plus 25% consultant with $500 minimum	$500 Minimum
Sewer Facility Charge(one-time fee at connection	Culver City Portion: $678 to $2,247 per unit depending on number of bedrooms; L.A. Portion: varies from year to year	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	$8,644.35 for the first $1,000,000 valuation plus $5.68 for each additional $1,000.00 or fraction thereof	$8,644.35
Seismic Fee	Valuation x $.0001	$100
Culver City Planning Fees		
Surcharge for New Residential Construction	$242 per unit over 2 with maximum $12,321	$12,321
Tentative Tract Map		$5,534
Tentative Tract Map Surcharge	$29.12 for each land/airspace lot	$3,524
Density Bonus and Other Incentives		$14,204
Environmental Analysis: Mitigated Negative Declaration		$2,958
Site Plan Review		$10,053
Total City Development Fees*		$514,004 Min.
Cost Per Square Foot		$4.67 Min.
Cost Per Unit		$4,283 Min.

Source: City of Culver City, Planning, Building Safety and Public Works Department fee schedules, January 2008
* Does not include non-City fees

In order to facilitate development of covenanted low- to moderate-income units, the City has specifically exempted such projects in the past from paying 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.

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

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 in 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 80% of capacity and treating 360 million gallons per day (source: Entrada FEIR February 2008). 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. Wastewater system expansions are the responsibility of the developer with fees paid to cover major capital expenditures.

- **Water** – Water for City residents is supplied by Golden State Water Company and the City of Los Angeles Department of Water and Power (portion of 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, and Verizon Communications, respectively. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as water and 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 it 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 stormwater 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's 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 the continued build-out of the City's General Plan. This helps to ensure the progression of improvements to be timely 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 price. Recent new mixed use developments have been approved in the range of 44 to 65 units per acre, and exclusive residential

RMD developments have been approved at 29 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 most 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 when "sub-prime" lenders 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. 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. Fair housing issues are addressed in Culver City through a contract with the Housing Rights Center, a non-profit organization located in Los Angeles. The Center provides information to the public about housing discrimination and landlord/tenant rights and responsibilities. In addition, the City has established a Landlord-Tenant Mediation Board to offer voluntary mediation services to the landlord tenant community.

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-income and moderate-income households to encourage the rehabilitation and adequate maintenance of existing housing units.*

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*

59

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.*

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.*

Quantified Objectives

The City's six-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	129	80	85	211	504
Rehabilitation	0	13	12	15	0	40
Conservation	100**	1	7	4	0	112

* Quantified objective for new construction is for the period 1/1/2006 - 6/30/2014 per the RHNA

**Through the use of Redevelopment Agency Housing Set Aside funds, tenant based rental assistance will be made available to extremely low income households through the Rental Assistance Program (RAP). Funding supports up to 100 households annually.

61

B. Housing Programs

Government Code §65583(b) requires that the Housing Element set forth a six-year schedule of actions for the 2008 to 2014[13] 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, Housing Implementation Programs, identifies the time-frame, responsible agency, and funding source for implementation of housing programs and their quantitative objectives.

Measure 1.Continue Current Housing Programs. The Housing Division currently implements a variety of programs that assist City residents with the purchase or rental of housing, promote building maintenance and rehabilitation, and support fair housing practices. Programs currently provided by the City include:

A. Section 8 Program. Help very-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 up-to-moderate-income households to pay for housing through the Rental Assistance Program (RAP) and conduct outreach to attract new property owners.

C. Shared Housing. Contract with Alternative Living for the Ageing (ALA) to facilitate roommate matching for up-to-moderate income residents searching for alternative independent-living situations.

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, and referrals to the Rental Assistance Program.

F. Emergency Shelters. Support the use of the Armory (10808 Culver Boulevard) as an emergency cold weather shelter for homeless persons and families, for so long as the National Guard continues to lease the property. Support efforts by Upward Bound House to complete the conversion of a motel property on Washington Boulevard to a Family Emergency Shelter.

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 person with specials needs which are supported by RDA Housing Set Aside Funds to ensure

13 For new construction, the planning timeframe is 2006 – 2014 to coincide with the RHNA.

compliance with the Federal Housing Quality Standards (HQS), and City Health and Safety Codes.

I. Neighborhood Preservation Program. 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 to rehabilitate and maintain sound housing conditions, to make modifications to accommodate persons with disabilities, and to install energy-saving features.

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.

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.

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.

O. Home Secure. Contract with Jewish Family Services to provide and install security and safety devices and offer education and community resource information.

P. Affordable Housing Development Assistance. Offer assistance to developers to fund affordable housing projects for property acquisition and rehabilitation.

Q. Redevelopment Agency Housing Replacement. Use financial resources of the Agency to help replace residential units lost as a result of Redevelopment Agency actions.

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

A. Density Bonus Program. Provide information on the City's density bonus ordinance to affordable housing applicants.

B. West Culver City Residential Rehabilitation Program. Consider reintroducing a program to offer rehabilitation grants to eligible property owners in West Culver City and to provide grants to affordable housing developers who wish to acquire and rehabilitate units to provide low income rental housing.

C. Second Unit Ordinance. Implement the City's second unit ordinance which allows for 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.

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. Redevelopment Site Study. Complete a study of Redevelopment Agency owned sites to analyze opportunities for housing or mixed-use developments. 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.

G. Infill Development Program. Monitor applications for mixed-use developments along commercial corridors and for residential developments in the RMD zone. 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 Comprehensive Housing Strategy.

H. Housing Priority List. Acquire sites identified in the City's housing priority list and build affordable housing.

I. Washington/Venice Land Use. Evaluate the potential for purely residential multifamily development, with an affordable component, along sections of Washington Place and Venice Boulevard (12204 through 12320 Washington Place and 10800 through 10818 Venice Boulevard), which currently have an overwhelmingly residential character.

Measure 3. Housing Division Administrative Activities. To assist affordable housing developers and preserve affordable housing opportunities, the City Housing Division will provide the following administrative services.

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

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.

64

C. Facilitate Financing Negotiations for Home Purchases. Work with private lenders to provide mortgage financing to facilitate home ownership.

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 very low-income, low-income, 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.

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. Distribution of Housing Opportunities. As a tool for the City's Comprehensive Housing Strategy, maintain a database and distribute information about 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
Measure 1. Continue Current Housing Programs			
A. Section 8 Program. Help very 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.	Housing Division	HUD	384 households
B. Rental Assistance Program. Assist up to moderate income households to pay for housing through the Rental Assistance Program (RAP) and conduct outreach to attract new property owners.	Housing Division	RDA set-aside	100 households
C. Shared Housing. Contract with Alternative Living for the Ageing (ALA) to facilitate roommate matching for up-to-moderate income residents searching for alternative independent-living situations.	Housing Division	RDA set-aside	150 households
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.	Housing Division	RDA set-aside	Monitoring is conducted annually and as needed to assure compliance
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, and referrals to the Rental Assistance Program.	Housing Division	RDA set-aside	Refer Homeless to a sponsor agency; provide 20 individuals with hotel/motel vouchers as needed; refer homeless to emergency RAP; work with a homeless service provider to conduct homeless outreach.
F. Emergency Shelters. Support the use of the Amory (10808 Culver Boulevard) as an emergency cold weather shelter for homeless persons and families, for so long as the National Guard continues to lease the property. Support efforts by Upward Bound House to complete the conversion of a motel property on Washington Boulevard to a Family Emergency Shelter.	Housing Division / Parks, Recreation & Community Services Department (PRCS)	Los Angeles Homeless Services Authority; Housing Division Budget	Provide 65 year-round beds for women with dependent children Provide a weather-activated safe haven for up to 80 persons during November-March
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.	PRCS	PRCS Budget	Continue to refer needy clients to food voucher providers; secure food vouchers from providers.
H. Group Homes. Monitor group homes and housing for person with specials needs which are supported by RDA Housing Set Aside Funds to ensure compliance with the Federal Housing Quality Standards (HQS), and City Health and Safety Codes.	Housing Division	RDA set-aside	Monitoring annually or as-needed

69

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives
I. Neighborhood Preservation Program. 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 to rehabilitate and maintain sound housing conditions, to make modifications to accommodate persons with disabilities, and to install energy-saving features.	Housing Division	RDA set-aside	75 units annually
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.	Public Works	Public Works Budget	Remove graffiti within 48 hours
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.	Housing Division	RDA set-aside	Provide information and assistance as needed
L. Landlord-Tenant Mediation Board. Fund mediations of rent increase issues between landlords and tenants through the Landlord Tenant Mediation Board.	Housing Division	RDA set-aside	Provide services as requested
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.	Housing Division	RDA set-aside	Provide assistance as needed
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.	Housing Division	RDA set-aside	Ongoing as sites are identified
O. Home Secure. Contract with Jewish Family Services to provide and install security and safety devices and offer education and community resource information.	Housing Division	RDA set-aside	Assist up to 20 elderly and disabled households annually
P. Affordable Housing Development Assistance. Offer assistance to developers to fund affordable housing projects for property acquisition and rehabilitation.	Housing Division	RDA set-aside	Ongoing as feasible development opportunities become available
Q. Redevelopment Agency Housing Replacement. Use financial resources of the Agency to help replace residential units lost as a result of Redevelopment Agency actions.	Housing Division	RDA set-aside	Ongoing as necessary
Measure 2. Programs To Facilitate Additional Housing			
A. Density Bonus Program. Provide information on the City's density bonus ordinance to affordable housing applicants.	Housing and Planning Divisions	RDA set-aside Planning Division Budget	Ongoing
B. West Culver City Residential Rehabilitation Program. Consider reintroducing a program to offer rehabilitation grants to eligible property owners in West Culver City and to provide grants to affordable housing developers who wish to acquire and rehabilitate units to provide low income rental housing.	Housing and Planning Divisions	RDA set-aside	Ongoing
C. Second Unit Ordinance. Implement the City's second unit ordinance which allows for the construction of accessory dwelling units subject to an Administrative Use Permit.	Planning Division	Planning Division Budget	Process applications as they are submitted.

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives
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.	Planning Division	Planning Division Budget	Drafting of design guidelines currently in process and will be completed in FY 2008/2009
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.	Planning Division	Planning Division Budget	Submit analysis to City Council
F. Redevelopment Site Study. Complete a study of Redevelopment Agency owned sites to analyze opportunities for housing or mixed-use developments. 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.	RDA	RDA set-aside	Submit study to Agency
G. Infill Development Program. Monitor applications for mixed-use developments along commercial corridors and for residential developments in the RMD zone. 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 Comprehensive Housing Strategy.	Planning Division	Planning Division Budget	Ongoing
H. Housing Priority List. Acquire sites identified in the City's housing priority list and build affordable housing.	Housing Division	RDA set-aside	Facilitate production of the City's RHNA allocation
I. Washington/Venice Land Use. Evaluate the potential for purely residential multifamily development, with an affordable component, along sections of Washington Place and Venice Boulevard (12204 through 12320 Washington Place and 10800 through 10818 Venice Boulevard), which currently have an overwhelmingly residential character.	Planning Division	Planning Division Budget	Submit analysis to City Council
Measure 3. Housing Division Administrative Activities			
A. Financial Support and Technical Assistance. Provide financial support and technical assistance to organizations that develop housing for populations with special needs.	Housing Division	RDA set-aside	Ongoing as feasible development projects are identified
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.	Housing Division	RDA set-aside	Ongoing as feasible development projects are identified
C. Facilitate Financing Negotiations for Home Purchases. Work with private lenders to provide mortgage financing to facilitate home ownership.	Housing Division	Housing Division Budget	Ongoing
Measure 4. 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.	Planning Division	Planning Division Budget	Publicize the DOBI program on the City website and at the public counter Process applications as received

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives
B. Streamline Permit Approval Process. While adhering to public review periods, the City will give priority processing to applications that provide very low-income, low-income, and moderate-income housing in order to reduce development costs associated with time delays.	Planning Division	Planning Division Budget	Facilitate affordable housing development by reducing permit processing time for affordable units
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.	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
Measure 5. Distribute Public Information			
A. Promotion of Housing Programs. Market the availability of housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials.	Housing Division	RDA set-aside	Ongoing
B. Distribution of Anti-Graffiti Design Information. Provide developers with information regarding architectural designs, building materials and landscaping that serve to deter graffiti.	Planning Division	Planning Division Budget	Ongoing
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.	Planning Division	Planning Division Budget	Ongoing
D. Distribution of Housing Opportunities. As a tool for the City's Comprehensive Housing Strategy, maintain a database and distribute information about housing development opportunities on commercial lots which are appropriate for mixed-use and affordable housing development.	Planning and Housing Divisions	Planning and Housing Division Budgets	Ongoing

69

Appendix A

Evaluation of the 2001 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-3 summarizes the new housing units built during the 1998 – 2007 period. Units built after January 1, 2006 are credited in the new RHNA period.

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
2001 – 2007

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
1. Continue Current Housing Programs					
A. Mortgage Assistance Program	Housing Division	Redevelopment Set-Aside Funds	Continue the Mortgage Assistance Program to financially assist 100 low and moderate income first-time homebuyers.	36 households/ $1.5 million expended	Due to the market, the program was eliminated in Dec. 2005. Research is being conducted for the feasibility of resurrecting the program.
B. Section 8 Program	Department of Housing and Urban Development	Housing Division	Continue to assist 425 very 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.
C. Rental Assistance Program	Housing Division	Redevelopment Set-Aside Funds	Continue to assist 125 very low and low income households to pay for housing through the Rental Assistance Program (RAP).	100 households annually/ $2 million expended	Continue to assist very low- to moderate-income households through RAP and conduct outreach to attract new property owners.
D. Shared Housing	Housing Division	Redevelopment Set-Aside Funds	Continue to assist 150 households to locate alternative independent living situations through the Shared Housing Program.	161 households/ $340,000 expended	Continue to contract with Alternative Living for the Aging (ALA) to facilitate roommate matching for up-to-moderate income residents searching for alternative independent living situations.
E. Kinston Avenue Pride Strategy	Housing Division	Redevelopment Set-Aside Funds	Continue the Kinston Avenue Pride Strategy to upgrade the character and condition of the neighborhood while preserving affordability including offering the RAP to 29 households	Housing has conducted three neighborhood clean-ups on Kinston Avenue and held one Pride Day. Affordability covenants are monitored annually and Housing staff monitors Kinston on a weekly basis for trash, bulky items and nuisance. Additionally, Housing has included Wade Street as well. During the last cycle two clean-up days were executed and this area is also monitored on a weekly basis.	Continue to monitor existing covenanted buildings for occupancy and maintenance. Although this program has been eliminated, we continue to lease-up residents through Section 8 and RAP. Bi-annually, the Housing Division sponsors a street clean-up and on a weekly basis monitors for bulky trash items and graffiti.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
F. Homeless Service Referrals	Housing Division/Park, Recreation and Human Services	Housing Division Budget	Continue to assist 20 homeless individuals and families through referral to temporary shelter facilities in the Westside area.	• Development of Homeless Strategy • Development of Homeless Sub-Committee • Development in collaboration with the City Atty. a Homeless Ad Hoc Committee • Develop RFP for Homeless Outreach • Secured Homeless Outreach Provider • Good Neighbor Policy on cold weather shelter • Leased up 2 homeless referrals to RAP. • Provided 2 emergency hotel/motel vouchers.	• Continue referrals to St. Joseph Center. • Continue to provide hotel/motel vouchers as needed. • Continue referrals to emergency RAP. • Continue to work with St. Joseph and/or a homeless service provide to conduct homeless outreach
G. Emergency Shelters	Parks, Recreation & Community Services Department	Parks, Recreation & Community Services Department Budget	Continue to make existing facilities available as emergency cold weather shelters for homeless persons and families (only one facility – the Armory).	The Cold Weather Shelter operates in the Armory from November through March from 7:00 p.m. to 7:00 a.m. and was in operation from 2001 to 2007. The last two years it has been operated by Volunteers of America through funding received from Los Angeles Homeless Services Authority. The department supported the VOA by processing their paperwork, calling in work orders to repair items, and supported the "Project Homeless Connect".	The PR&CS department will continue to support the organization contracted by LAHSA to administer the Cold Weather Shelter at the Armory. The City Council and PR&CS supported Upward Bound House's efforts to convert a motel property on Washington Blvd. to a Family Emergency Shelter. PR&CS will continue to represent the city at the monthly Westside Shelter & Coalition Meeting.
H. Emergency Food Vouchers	Parks, Recreation & Community Services Department Budget	Parks, Recreation & Community Services Department	Continue to provide one-time food vouchers 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. We will continue to refer needy clients to the SAVES program at St. Augustine Catholic Church and secure food vouchers from the Westside Shelter & Coalition.

23

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
I. Group Homes	Housing Division	Redevelopment Set-Aside Funds	Continue to monitor group homes to ensure compliance with the City's Group Home Programs. The 2000-2005 objective is 3 homes for 18 individuals.	• Barman House – 8 residents • Home Ownership Made Easy. – 16 residents	Continue to monitor group homes to ensure compliance.
J. Neighborhood Preservation Program (NPP)	Housing Division	Redevelopment Housing Funds	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. 2000-2005 objective: 500 households.	• 254 single family households • 266 multi-family households • $2.4 million expended	Continue to offer grants, rebates, emergency grants and deferred loans to assist in the rehabilitation and maintenance. Research is being conducted to increase grant amounts to keep pace with the rising cost of repairs and maintenance. Additionally, an affordable and green component will be added to NPP to encourage property owners to include sustainable elements to their homes.
K. Physical Accessibility Improvements	Housing Division	Redevelopment Set-Aside Fund	Continue to fund the installation of residential features, which assist disabled persons through Home Secure and NPP as needed.	Through the NPP program listed above, physical accessibility improvements have been achieved through this program.	Continue to fund installations which assist disabled persons (i.e. ramps, handicapped accessible bathrooms, door widening) through NPP. This Program will not be carried over to the new Housing Element because as stated, it is implemented through NPP.
L. Graffiti Removal	Inter-Departmental	Inter-Departmental	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 to organize volunteer graffiti removal activities.	Normal response to graffiti reports is 24-48 hours. Graffiti reporting increased steadily from available data from June 2002 to July 2007, but there was a drop from FY June 2005- July 2006 (7,467). to FY June 2006- July 2007 (6,889). This data indicates that 31,853 graffiti incidents have been addressed from June 2002 to July 2007.	City Council recently approved the budget for graffiti removal to be done in-house rather than to contract out (under Public Works Department). Eventually the programs will be extended to 7 days a week. The Police Dept. will be working towards prosecution of suspects. The PD is adding 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.

74

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
M. Weatherization	Housing Division	Redevelopment Set-Aside Funds	Continue to fund weatherization through the NPP as needed.	See NPP.	Continue to fund weatherization through NPP. This Program will not be carried over to the new Housing Element because as stated, it is implemented through NPP.
N. Fair Housing Counseling	Housing Division	Section 8 Administration Fee	Continue to provide information and assistance regarding landlord/tenant rights and issues and to investigate allegations of discrimination.	1,631 households/ $118,000 expended	Continue to contract with Housing Rights Center to provide legal information and fair housing assistance regarding tenant/landlord rights and issues and to address discrimination claims.
O. Landlord-Tenant Mediation Board	Housing Division	Redevelopment Set-Aside Funds	Continue to mediate disputes between landlords and tenants through the Landlord Tenant Mediation Board. 2000-2005 objective: 10 cases.	66 mediation sessions	Continue to fund mediations of rent increase issues between landlords and tenants through the Landlord-Tenant Mediation Board.
P. Temporary Emergency Rental and Relocation Assistance Program	Housing Division	Redevelopment Housing Funds	Continue Temporary Emergency Rental and Relocation Assistance Program that provides security deposit to individuals forced to relocate due to change of use or code enforcement. 2000-2005 objective: 50 residents.	One (1) household was relocated as a result of the Baldwin Hotel project. This household was provided with a Section 8 voucher and relocated to Long Beach.	Continue to provide funds for individuals forced to relocate due to change of use or code enforcement.
Q. Create Affordable Rental Environments (CARE)	Housing Division	Redevelopment Housing Funds	Continue CARE program to provide opportunities for rehab assistance with management and preservation of affordable housing to specified problem rental buildings. Expand program to include creating affordable units in residential motels in need of rehabilitation. 2000-2005 objective: 20 units.	Grandview Palms – Grant of $748,283 for one low and 3 up-to-moderate affordable units and through DOBI, 8 low and 11 up-to-moderate affordable units.	This program has been folded into the much larger Property Acquisition and Rehabilitation program which is a new measure/program that will be listed in the new Housing Element. Through Property Acquisition and Rehabilitation, the City will continue to provide opportunities to create affordable housing.
R. Home Secure	Housing Division	Redevelopment Housing Funds	Continue to contract with the Jewish Family Services to provide and install security and safety devices and offer education & community resource information. 2000-2005 objective: 515 units.	238 households/ $140,661 expended	Continue to contract with JFS to install security and safety devices and offer education and community resource information.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
S. Helms and Caroline Affordable Housing Project	Housing Division	Redevelopment Housing Funds	Continue to offer grants to affordable housing developers acquire, rehabilitate, and provide affordable housing to low income renters. 2000-2005 objective: 13 units.	• Grandview Palms – Assisted living facility for $748,283. • Jackson Avenue – 9-unit complex for $1,010,000. • Globe Avenue – 7 residential properties for $3,103,000.	This program was folded into the larger Acquisition and Rehabilitation Program and Housing will continue to offer assistance to developers to fund affordable housing projects for property acquisition and rehabilitation.
T. Security Deposit Reimbursement Program	Housing Division	Redevelopment Housing Funds	Continue to provide assistance with security deposit and first month's rent to low- and moderate-income tenants displaced due to code enforcement action or change in land use. 2000-2005 objective: 125 units.	No household utilized this program during the last Housing Element period. Only one (1) household was relocated due to government action and they were provided a Section 8 voucher for relocation.	Continue to assist up-to-moderate income tenants displaced due to code enforcement actions or change in land use. This Program will be folded into the Temporary Emergency Rental and Relocation Assistance Program noted above.
2. Programs To Facilitate Additional Housing					
A. Density Bonus Program	Housing Division Planning Division	Housing/Planning Division Budgets	Develop a local program to implement the State Density bonus law by granting developers a minimum 25% density bonus for the inclusion of affordable housing units in a development of five or more units. Developers dedicating at least 10% of units to very low-income households, 20% of units to low-income households, or 50% of units to qualifying senior citizens would qualify for the density bonus plus an additional incentive that improves the financial feasibility of the proposed project. 2000-2005 objective: 15 units.	• •Grandview Palms • 8 low units and 11 up-to-moderate units. • •4178 Center St.- duplex – 1 low unit. • •Studio Royale – 1 very low and 2 low units. • Density bonuses incorporated in the October 2005 zoning code update. The program uses the state guidelines. • 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.
B. West Culver City Residential Rehabilitation Program	Redevelopment Agency and Housing Division	Redevelopment Housing 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. 2000-2005 objective: 35 units.	27 units	This program was discontinued in 2005 when funds were allocated to focus on new construction. Staff is researching the re-introduction of this program during the 2008-2009 fiscal year.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
C. Second Unit Ordinance	Planning Division	Planning Division Budget	Develop an ordinance to permit second dwelling units while minimizing impacts on the surrounding neighborhood with consideration to design, scale, and parking issues. 2000-2005 objective: 50 units.	In November, 2004, the Second Unit Ordinance was adopted. Part of the 2005 zoning code update included this ordinance allowing accessory dwelling units with an approval of an Administrative Use Permit (AUP) in R1, R2, and R3 zones. The zoning code update also established standards for the development of Accessory Dwelling Units that took into consideration design, scales, and parking issues	Planning will continue to work with applicants who wish to build second units under the Second Unit Ordinance provisions. In 2008, one AUP was granted for the construction of a second unit under the Second Unit Ordinance provisions. A revised Second Unit Measure/Program for the new Housing Element will reflect ongoing work on Second Unit applications as noted above.
D. Lot Consolidation Program.	Planning Division	Planning Division Budget	Develop a lot consolidation program for lots in the Medium Density Multiple-Family (RMD) Zone to encourage affordable units in areas suited for higher densities. As part of the program, analyze the impact of the 9 units-per-lot restriction and consider eliminating the restriction. Develop design guidelines for residential zones that would ensure that new multiple-family development would be consistent with the existing low-density character of the neighborhood. 2000-2005 objective: 20 units.	No applications have been submitted that request lot consolidation or densities that exceed the 9 units per lot restriction.	This program will be revised to focus on the development of design guidelines to ensure that new multi-family development will be consistent with the character of the surrounding neighborhood.
E. Mixed Use Development Standards	Planning Division	Planning Division Budget	Develop standards and incentives that support and promote the construction of mixed use residential units in commercial zones including eliminating artificial caps. 2000-2005 objective: 50 units.	Mixed Use development standards, that allow high densities along commercial corridors, were incorporated into the new Zoning Code that was approved in 2005. Two mixed use projects with a total of 37 units have been given discretionary approval and as of the writing of this table, are in building permit plan check.	Revisions to the mixed use development standards that address concerns regarding neighborhood impacts were approved in early 2008. This program will be revised to focus on infill development, both residential and mixed-use.

77

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
F. Redevelopment Site Study	Redevelopment Agency and Housing Division	Redevelopment Housing Funds	Complete a study of Redevelopment Agency-owned sites to analyze opportunities for housing or mixed-use developments including sites along commercial corridors that are currently underutilized with parking to determine if small scale parking garages combined with housing would be feasible. 2000-2005 objective: 20 units	Housing Strategy program- a survey of over 80 sites to be potentially used to develop affordable housing with set-aside funds (this list includes some commercial properties). The Redevelopment Agency bought several underutilized commercial properties that fit this description, and signed agreements specifically to develop mixed use projects. Mixed use ordinance adoption as part of the October 2005 zoning code update to encourage housing in commercial zones (mixed with commercial on bottom floors).	Acquire sites identified in the housing priority list, and build affordable housing. The City will be establishing a community benefits program in conjunction with the Mixed Use provisions that, by improving neighborhood access to parking and open space could improve the likelihood of approval of such projects.
G. Infill Development Program	Planning Division	Planning Division Budget	Develop a site inventory of underutilized or vacant residential and commercial lots in the city appropriate for infill housing or mixed-use development. Update the inventory periodically and ensure that the inventory is easily accessible. 2000-2005 objective: 25 units.	In late 2007, and early 2008 an inventory was created for both commercial and RMD zoned areas in preparation for the new Housing Element. Since 2001 staff has had a steady stream of 4 to 6 unit condominium applications. In the RMD zoned areas, approximately 27 net new units have been built on lots that were underdeveloped.	Staff will continue to monitor and process applications for residential and mixed use developments along the commercial and RMD zoned areas. An inventory of vacant and underutilized sites will be maintained to be used as an informational tool for the City's Comprehensive Housing Strategy.
3. Housing Division Administrative Activities					
A. Monitor Assisted Units	Housing Division	Housing Division Budget	Monitor the ongoing affordability status of 275 assisted units.	Monitoring was done throughout the planning period.	City will continue to monitor the 521 affordability units for compliance; however, this is a routine administrative requirement and will not be carried forward in the new Housing Element as a separate program.
B. Financial Support and Technical Assistance	Housing Division	Housing Division Budget	Provide financial support and technical assistance to organizations that develop housing for populations with special needs.	• Grandview Palms – Assisted living. • ECF/WOW – Group home. • Studio Royale – Congregate senior living facility.	Continue to provide financial assistance to organizations that develop housing for populations with special needs.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
C. Facilitate Financing Negotiations for Affordable Housing Development	Housing Division	Housing Division Budget	Work with local banks and lending agencies, on behalf of public and private developers, to assist them with the acquisition of financing for low-income and moderate-income rental housing.	Meetings were held with Bank of America to determine the types of methods to leverage Housing Set Aside Funds.	The Culver City Housing Division will continue to work with developers for the provision of affordable housing units as feasible projects are identified.
D. 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.	36 households through MAP. Conducted homeownership workshops in conjunction with private lending institutions and credit counselors for first time buyers.	Continue to work with private lenders to provide mortgage financing.
E. Redevelopment Agency Housing Replacement	Redevelopment Agency	Redevelopment Housing Funds	Continue to replace residential units lost as a result of Redevelopment Agency actions with financial resources from the Agency.	11 units were removed at the Baldwin Motel site and a Replacement Housing Plan was developed as part of that removal.	The Agency will follow through with the actions called for in the Baldwin Motel Replacement Housing Plan.
F. Facilitation of Affordable Housing Construction	Housing Division Planning Division	Housing/Planning Division Budgets	Work with developers to facilitate the construction of low- and moderate-income housing units.	• Grandview Palms ($748,283 in assistance).	Continue to offer financial assistance to developers for the construction of affordable units. This program will be consolidated with other similar program activities.
G. Monitor State and Federal Programs	Housing Division	Housing Division Budget	Continue to monitor and evaluate state and federal housing programs for application in meeting Culver City's housing needs.	Monitoring is done on an ongoing basis. Several Culver City Housing Agency staff members are assigned to monitor both Stated and Federal website for changes in regulations or fund opportunities.	This is a routine function of the Housing Division and a designated program is no longer necessary.
H. Promote Location Efficient Mortgages Program	Housing Division	Housing Division Budget	Promote the advantages and availability of the Location Efficient Mortgages (LEM) which creates savings in the cost of owning a home for low-income and moderate-income households in an urban neighborhood.	Due to the current difficult housing market, the MAP program was discontinued. Because MAP no longer exists, there was no point in continuing with the mortgage locator program.	This program will be discontinued. The Housing Division eliminated the Mortgage Assistance Program (MAP) because based on the median housing cost in Culver City, it was impossible even for a moderate income person to purchase a home.
4. Regulatory Incentives					
A. Reduced Parking and Other Development Incentives to Encourage Affordable Housing	Planning Division	Planning Division Budget	Grant developers a reduction in parking requirements, relax development standards, financial incentives and/or other appropriate means determined by the City for	The City has been in discussions with developers who have enquired about reduced parking and other potential development incentives in return for affordable units. Staff has	The City will continue to work with developers who wish to process a DOBI application.

79

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
			dedicating a percentage of dwelling units to low-income and/or moderate-income households, consistent with the dedicated percentages of the State Density Bonus law.	made them aware of the Zoning Codes density bonus provisions that fall back on State Density Bonus Incentive Law.	
B. Streamline Permit Approval Process	Planning Division	Planning Division Budget	Give priority processing to applications that provide very low-income, low-income, and moderate-income housing to reduce development costs associated with time delays.	The City has made efforts in streamlining applications with affordable housing components; applicant driven issues such as financing and changes in designs have slowed down the process	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. Allow Adaptive Reuse of Commercial Structures	Planning Division	Planning Division Budget	Encourage adaptive reuse of commercial structures (e.g., office, hotels, and motels) to residential use by allowing increased density in proportion to the number of new affordable units.	No adaptive reuse applications have been received.	Should any application be submitted for adaptive reuse, staff will work with the developer to process this type of project. However, this program will be consolidated with other infill development activities and not carried forward as a separate program.
D. Consultant "Fee for Service" Priority Processing Program	Planning Division	Planning Division Budget	Continue Fee for Service Program that allows applicants the option to utilize planning consultants to process project applications.	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 Agency	Aggressively market the availability of housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials.	• Fiesta La Ballona • Chamber of Commerce Faire • Annual Owner's Appreciation Dinner • Property Owner Open House • Newspaper advertisements	Continue to market Housing programs to the public. Housing Staff has entered into a contact with BIG Imagination a local public relations firm to help develop public relations and outreach materials.
B. Distribution of Anti-Graffiti Design Information	Housing Division Planning Division	Housing Division Budget	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-case basis will serve to deter graffiti. For example, when a sound	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
				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	Code Enforcement and Building Safety Divisions	Housing/Planning Division Budgets	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 abut residential projects or include mixed use with residential and retail uses. Per mixed use development standards included 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. Distribution of Resource Conservation Measures Information	Housing Division	Code Enforcement and Building	Distribute information about resource-conservation measures to encourage application in existing units.	This information is available at the Housing front counter and new property owners are informed by Housing staff	This program is no longer provided and will not be carried forward in the new element.
E. Distribution of Housing Opportunities Information	Housing Division	Housing Division Budget	Develop a program to distribute information about 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.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
6. Revise Zoning Code					
A. Permit Residential Development in Commercial or Industrial Zones to Exceed the R-4 Nine Units-Per-Lot Limit	Planning Division	Planning Division Budget	Revise the Zoning Code to permit residential development within specified commercial and industrial zones to exceed the nine unit-per-lot limit of RMD zoning.	In October 2005, a new Zoning Code was approved, which included mixed use development standards allowing high density housing in commercial zones and removed the 9 unit cap for mixed use development. Industrial zones per the General Plan and new Zoning Code do not allow housing.	This program was completed and need not be carried forward.
B. Develop Standards for Live/Work Units	Planning Division	Planning Division Budget	Revise the Zoning Code to create standards and incentives that enable the provision of residential units with nonresidential uses.	In October 2005, a new Zoning Code was approved and it included development standards that allow live/work units at 35 du/acre. Prior to passage of the new Zoning Code, 7 Live Work Units along Washington Blvd in the East Washington Overlay Zone were built.	This program was completed and need not be carried forward.
C. Condominium Conversion Ordinance	Planning Division	Planning Division Budget	Adopt a condominium conversion ordinance that establishes minimum housing quality standards, preserves affordability, and minimizes dislocation of tenants.	In 2002 a new condominium conversion ordinance was adopted and was subsequently carried over into the new Zoning Code in 2005. This ordinance provides protection for and addresses impacts to existing tenants and establishes housing quality standards.	This program was completed and need not be carried forward.
D. Develop Criteria for Residential Units in Commercial/ Industrial Zones	Planning Division	Planning Division Budget	Develop criteria to ensure that residential units placed in commercial and industrial zones are compatible with the surrounding uses in terms of rhythm, scale, and design.	In 2005, the new Zoning Code was approved with mixed use development performance standards. These standards protect the residential portion of a mixed use development from obtrusive ground floor retail uses.	This program was completed and need not be carried forward.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
E. Review of Zoning Ordinance	Planning Division	Planning Division Budget	Complete a comprehensive review of the Zoning Ordinance to eliminate disincentives for developing housing including, but not limited to, parking requirements for multiple-family units.	The new mixed use development standards contained in the 2005 Zoning Code eliminated disincentives for housing along commercial zones. Parking standards overall were not reduced but were simplified to make it easier for developers to design their projects without confusing parking requirements and layouts.	This program was completed and need not be carried forward.

Table A-2
Appropriateness of Housing Element Goals, Objectives and Policies
City of Culver City
2001 – 2007

Goal/Objective/Policy	Appropriateness
Goal 1: Provide residential neighborhoods that offer current and future residents the qualities of a peaceful, small-town environment	This Goal is still appropriate and it will be carried forward with refinements.
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 with refinements.
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.	This policy is still appropriate and it will be carried forward with refinements.
Policy 1.D Aggressively 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 with refinements.
Policy 1.E Promote assistance programs and enforce applicable health and safety standards to prevent severe overcrowding in units.	This policy is still appropriate and it will be carried forward with refinements.
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 measures that exceed the requirements of the State Energy conservation Standards to reduce future operating costs.	The principles underlying this policy are still appropriate and the policy will be carried forward with refinements.
Policy 1.H Encourage owners to retrofit existing housing units with resource conserving fixtures and to perform energy saving measures.	The principles underlying this policy are covered by revised Policy 1.G and this policy will not be carried forward.
GOAL: Provide 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 with refinements.
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 with refinements.
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 with refinements.
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 balance system of transportation, community facilities, and public services sensitive to the environmental, recreational, social and economic characteristic of the community.	This policy is still appropriate and it will be carried forward with refinements.
Policy 2.C Encourage the construction of compatible residential development on underdeveloped lots in neighborhoods designated for two, three or multiple-family housing.	The principles underlying this policy are still appropriate and will be carried forward by Policy 2.E.

Goal/Objective/Policy	Appropriateness
Policy 2.D Allow residential development in industrial and commercial areas, only where such development protects residents from adjacent uses and reinforces the primary character and use of the area.	The principles underlying this policy are still appropriate and the policy will be carried forward with refinements.
Policy 2.E Emphasize mixed residential/commercial development on the south side of Culver Boulevard between Overland and Madison Avenues. (Land Use Element, Objectives and Policies Specific to the City's Sub-Areas, Central Sub-Area, Objective 28. Policy 28.D).	This policy will be deleted because there is no need to emphasize mixed use development in one particular area since the City has adopted a comprehensive mixed use ordinance that applies to most commercial zones.
Policy 2.F Investigate the potential for future housing and open space opportunities in the undeveloped areas of the City. (Land Use Element, Goals, Objectives and Citywide Land Use Policies, Objective 2. Policy 2.C)	This policy is still appropriate and it will be carried forward.
Policy 2.G Promote access to transit and neighborhood services in new residential development.	The principles underlying this policy are addressed by Policy 2.B and accordingly this policy will be deleted.
Policy 2.H Consider the impact on schools when reviewing proposed housing projects.	This policy is standard land use planning practice and will be deleted from the new element.
Policy 2.I Balance employment opportunities in the City with the supply of housing to ensure that people who work in the City have a reasonable opportunity to live there and do not have to commute long distances and contribute to regional traffic congestion and air pollution.	The principles underlying this policy are still appropriate and will be carried forward with refinements.
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 with refinements.
Policy 3.A Encourage the inclusion of a percentage of affordable housing units in new housing developments by granting density bonuses of a least 25%, reduced parking requirements, relaxed development standards, financial incentives and/or other appropriate means determined by the City. (Land Use Element, Goals, Objectives and Citywide Land Use Policies, Objective 3. Policy 3.A)	The principles underlying this policy are still appropriate and will be carried forward with refinements.
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 Provide 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 with refinements.
Policy 3.D Conserve existing affordable housing, particularly mobile homes (in mobile home parks), rental, and assisted units.	This policy is still appropriate and it will be carried forward with refinements.
Policy 3.E Develop standards to regulate the conversion of apartment units to condominiums to preserve rental housing and to ensure a balance between the owner occupied and renter occupied housing needs of the community. (Land Use Element, Goals, Objectives and Citywide Land Use Policies, Objective 3. Policy 3.D)	Action completed – no longer necessary.
OBJECTIVE 4. Housing Access. Improve access to quality housing for all members of the community by eliminating discrimination, reducing physical constraints, increasing affordability, and supporting access to emergency shelter.	This Objective is still appropriate and it will be carried forward with refinements.
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 with refinements.
Policy 4.B Promote housing opportunities for families of all income levels to help maintain the young, 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 with refinements.

Goal/Objective/Policy		Appropriateness
Policy 4.D	Minimize the extent of overpayment by lower-income households by assisting with rental-housing payments.	This policy is still appropriate and it will be carried forward with refinements.
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 with refinements.
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	Actively assist with the rehabilitation and construction of barrier-free housing for persons with disability.	This policy is still appropriate and it will be carried forward with refinements.
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.

Table A-3
Residential Development by Income Category
City of Culver City
1998 – 2007

Project	Area in Acreage	General Plan	Zoning	Density	1998 - 2005				Total	2006 – 2007				Total
					VL	Low	Mod	Upper		VL	Low	Mod	Upper	
Affordable Units														
Grandview Palms – 4061 Grand View Boulevard	1.44	Med. Den. Multi-Family	RMD	29 du/a or 41 units max							9	14	47	70
4178 Center St.	0.13	Low Density Two-Family	R-2	2 units max/2 units built on site 1 of which is affordable**.		1			1					
3975 Overland Ave. Studio Royale	2.2	Planned Residential Development	Planned District (PD)	45.9 du/a or 101 du max. 101 du on site 3 of which are affordable**.	1	2			3					
Market Rate Units*								92	92				11	11
Totals					**1**	**3**		**92**	**96**		**9**	**14**	**58**	**81**

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

Table A-4
Progress in Achieving Quantified Objectives
City of Culver City
2001-2007

Program Category	Quantified Objective	Progress	
		2001-05	2006-07
New Construction*			
Very Low	38	1	-
Low	47	3	9
Moderate	46	-	14
Above Moderate	107	92	58
Total	**238**	**96**	**81**
Rehabilitation			
Very Low	150	37	0
Low	150	25	0
Moderate	200	19	0
Above Moderate		37	0
Total	**500**	**118**	**0**
Conservation			
Very Low	425		0
Low	60		0
Moderate		13	7
Above Moderate			0
Total	**485**	**13**	**7**

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

Appendix B
Residential Land Inventory – 2006-2014

1.Methodology and Assumptions

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. 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 Rents. When covenants are not in place, affordability levels for newly-built units are based on actual prices or rents. Table II-19 (page II-16) in Chapter II describes current affordability levels along with the monthly rental costs or sales prices that correspond with each level. Based on rental market data, most surveyed apartments fall into the Above-Moderate income category since the average monthly rent for 2-bedroom apartments was found to be $1,859 and the upper limit of the Moderate-income category is $1,695 for a 4-person household. 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 shall 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.

In Culver City, the maximum density in the Residential Medium Density (RMD) Zone is 29 units per acre. One multi-family development, Grandview Palms senior apartments, was built in the RMD zone during this 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. This project demonstrates the feasibility of lower-income units to be built in the RMD zone even though the maximum density is slightly lower than the default density.

In addition to the RMD Zone, multi-family housing is permitted in several commercial zones at a density of 35 units per acre. Since this is greater than the default density, all potential residential development in commercial zones is assumed to suitable for lower-income housing.

89

2. Affordable Units Built or Approved 2006-2007

Table B-1 summarizes projects built during 2006 and 2007. Under state law, new housing units completed after January 1, 2006 are credited in the new planning period. One large new project, Grandview Palms, with 70 units was built during this period. This project included 33% of the units with income restrictions required by covenants. In addition, 11 new market-rate units were built.

Table B-2 summarizes projects that have been entitled but are not yet completed. They are all in the building permit plan check phase and are mixed-use with ground floor commercial and dwellings units above. The three projects summarized in Table B-2, have been approved with a totaling of 45 units. These projects range in density from 29 to 65 units/acre. These projects are assigned to the Lower-income category since they are all at densities of 29 units/acre or more. The location of the projects listed in Tables B-1 and B-2 are shown in Figure B-1.

3. Redevelopment Agency Housing Strategy

Concurrent with the 2008 Housing Element update, the Culver City Redevelopment Agency is updating its strategy for use of housing set-aside funds. Table B-3 summarizes the Agency's eight priority projects for this planning period. Two of these projects are Agency-owned sites. Because the Agency is devoting both staff and financial resources to these projects, affordable units have a much higher likelihood of completion than with privately-initiated developments. Some of these sites are currently vacant while others will involve demolition and replacement. One of the sites (Wade) is a substantial rehabilitation project that will qualify for RHNA credit under AB 438.

4. Vacant or Underutilized Land

Sites with proposed mixed-use projects are shown in Table B-4 and Figure B-1 (labeled "Specific Plan sites"). All of these sites currently contain vacant or underutilized buildings. These projects have a potential for approximately 478 additional lower-income units based on proposed densities ranging from 35 to 65 units per acre.

Table B-5 and Figure B-4 summarize vacant parcels suitable for residential development. All of these vacant sites are zoned Commercial but 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 65 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). There are no known vacant sites zoned Residential in the city.

Table B-6 and Figure B-3 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 833 units, which is based on the development standard of 1,500 square feet of land area per unit. This translates to 29 du/acre in the RMD-zoned areas. Many such areas previously developed with single-family and 2-family dwellings have been redeveloped within the last 10 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.

Table B-7 and Figure B-2 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 111 Lower-income units.

Table B-8 contains a list of all other commercially-zoned sites that allow mixed-use development and have residential development potential. These sites encompass a total of over 200 acres with a total development potential of over 7,300 new units. All of these sites are currently developed with commercial uses.

Table B-1
Residential Units Completed 2006-07

Project	Site Acreage	General Plan	Zoning	Allowable Density	Project Density	2006 – 2007				Total
						Very Low	Low	Mod	Upper	
Grandview Palms* 4061 Grand View Boulevard	1.44	Med. Den. Multi-Fam.	RMD	29 du/a or 41 units max	48.6 du/ac		9	14	47	70
Misc. market rate units									11	11
Totals							**9**	**14**	**58**	**81**

Notes:
*Senior apartments with density bonus and affordability covenants

Table B-2
Residential Units Approved/Not Completed

Project	Site Acreage	General Plan	Zoning	Allowable Density	Project Density (du/acre)	2006 – 2007			Total
						VL/L	Mod	Upper	
9900 Culver Blvd	0.41	Downtown	CD	35 du/acre	43.9	18			18
13365 Washington Blvd	0.30	General Corridor	CG	35 du/acre	65	19			19
11281 Washington Place	0.28	Neighborhood Serving	CG	35 du/acre	28.6	8			8
Totals						**45**			**45**

Table B-3
Redevelopment Agency Housing Strategy Sites

Site	Site Area	Acres	Zoning	General Plan	Allowable Density	Proposed Density	Existing Use	Income Category			
								VL	Low	Mod	Market
FIRST TIER: AGENCY OWNED SITES											
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: [illegible] 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: [illegible]											
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: Transit Oriented Development (TOD)											
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)	77,120	1.77	C	General Corridor	35 du/acre	28 du/acre	Existing office-new units to be added	40	10	-	-
GRAND TOTAL								**119**	**62**	**67**	**41**

Table B-4
Proposed Mixed-Use Projects (under review)

Site Address	Site Area Sq. Ft.	Site Area Acres	General Plan	Zoning	Proposed Number Of Units	Proposed Density	Existing Use
4043 Irving Place	24,015	0.55	Downtown	CD/CG	26	47.3	Parking lot (privately owned)
8770 Washington Blvd (Czucker)	77,126	1.77	General Corridor	CG/EWO	115	65.0	Vacant commercial building
8810 - 8850 Washington Blvd (Brentwood/Fairfield)	89,734	2.06	General Corridor	IG	133	64.6	Vacant car dealership
8824-8846 National Blvd; 8803 Washington Blvd; 8829-8843 Exposition Blvd; Exposition R/W; Portion of Metro R/W; (WASHINGTON/ NATIONAL)	125,888	2.89	General Corridor	IG	187	64.7	Vacant commercial buildings
13424 to 13464 Washington Blvd	21,515	0.49	General Corridor	CG	17	34.7	Retail/office strip mall
TOTALS	**338,278**	**7.76**			**478**		

97

Table B-5
Vacant Land Inventory
Culver City

Site Address	Parcel Size (Sq.Ft.)	Parcel Size (Acres)	General Plan	Zoning	Income Category			Total*
					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
11056 Washington Blvd	19,756	0.45	General Corridor	CG	15			15
11962 Washington Blvd	9,290	0.21	General Corridor	CG	7			7
11192-11198 Washington Place	10,083	0.23	General Corridor	CG	8			8
GRAND TOTAL	**86,102**	**1.97**			**65**			**65**

*Based on 35 du/ac
Note: there are no vacant parcels in the city with residential zoning.

Table B-6
Underdeveloped RMD Parcels
Culver City

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
Bentley						
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						
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

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
11114	4491	1	3.0	Y	2	SF
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						
9979	2246	1	1.5	N	0	SF
9983/89/99	8104	2	5.4	Y	3	Duplex
College						
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						
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

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
4159/61	6748	2	4.5	Y	2	Duplex
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						
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						
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						
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

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
3846	7501	1	5.0	Y	4	SF
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						
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						
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

Address	Square Footage	# Units Existing	#Units Allowed	Under Dev.?	# Units Under Dev.	Structure Type
4079	6748	1	4.5	Y	3	SF
4079	6750	1	4.5	Y	3	SF
4082	3995	1	2.7	Y	1	SF
Kingston						
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						
4055	8496	10	5.7	N	0	MF
4061	9115	8	6.1	N	0	MF
Lincoln						
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						
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						
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						
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						
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						
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						
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						
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						
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	N	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						
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						
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						
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 No. Of Potential Units:788**			

Table B-7
Underutilized Commercial Parcels – High Potential
Culver City

Site Address	Site Area (Sq.Ft.)	Site Area (Acreage)	General Plan	Zoning	Potential Units*	Existing Use
4130 Overland	48,520	1.11	Neighborhood Serving Corridor	CN	38	Vacant commercial building
4114 Sepulveda Blvd - 11184 Washington Blvd	60,008	1.37	General Corridor	CG	47	Vacant commercial building
11020 and 11018 Washington Blvd	4,491	0.10	General Corridor	CG	3	Vacant commercial building
12568 Washington Blvd	16,676	0.38	General Corridor	CG	13	Vacant commercial building
12912-12924 Washington Blvd	12,746	0.29	General Corridor	CG	10	Vacant commercial building
GRAND TOTAL	**142,441**	**3.25**			**111**	

*Assumes 35 units/acre

Table B-8
Other Underutilized Commercial Parcels
Culver City

Zone	AIN	Address	Acres	Sq. Ft.
CD	4206023001	9400 Washington Blvd	0.15	6,587
CD	4206023002	9412 Washington Blvd	0.17	7,432
CD	4206023003	9426 Washington Blvd	0.12	5,085
CD	4206023004	3912 Van Buren Pl	0.07	3,219
CD	4206023005	Unavailable	0.14	6,196
CD	4206023006	3928 Van Buren Pl	0.21	9,357
CD	4206027006	9548 Washington Blvd	0.16	6,993
CD	4206027007	9540 Washington Blvd	0.17	7,204
CD	4206027010	3927 Van Buren Pl	0.18	7,993
CD	4206027012	Unavailable	0.13	5,602
CD	4206027905	Unavailable	1.08	47,149
CD	4206028005	3846 Cardiff Ave	0.22	9,757
CD	4206028006	3819 Main St	0.07	3,207
CD	4206028009	3837 Main St	0.07	3,255
CD	4206028010	3839 Main St	0.09	3,985
CD	4206028013	9423 Culver Blvd	0.06	2,789
CD	4206028014	9429 Culver Blvd	0.06	2,799
CD	4206028015	9441 Culver Blvd	0.13	5,584
CD	4206028016	9447 Culver Blvd	0.19	8,306
CD	4206028017	3843 Main St	0.22	9,788
CD	4206028018	3825 Main St	0.22	9,758
CD	4206028900	Unavailable	0.30	12,957
CD	4206028901	Unavailable	0.09	3,935
CD	4206029028	9400 Culver Blvd	0.13	5,686
CD	4206030005	3820 Main St	0.06	2,515
CD	4206030006	3826 Main St	0.06	2,510
CD	4206030007	3830 Main St	0.06	2,516
CD	4206030008	3834 Main St	0.06	2,516
CD	4206030009	3838 Main St	0.06	2,506
CD	4206030010	3840 Main St	0.06	2,516
CD	4206030011	3850 Main St	0.11	4,614
CD	4206030013	9343 Culver Blvd	0.10	4,311
CD	4206030018	9335 Culver Blvd	0.25	10,784
CD	4206030019	9355 Culver Blvd	0.14	5,966
CD	4206030901	Unavailable	0.16	7,175
CD	4207001008	3816 Watseka Ave	0.15	6,448
CD	4207001027	3859 Cardiff Ave	0.12	5,248
CD	4207001028	9501 Culver Blvd	0.12	5,331
CD	4207001029	9517 Culver Blvd	0.06	2,533
CD	4207001031	9523 Culver Blvd	0.06	2,532
CD	4207001032	Unavailable	0.06	2,524
CD	4207001033	9531 Culver Blvd	0.06	2,529
CD	4207001034	9537 Culver Blvd	0.06	2,525
CD	4207001035	9543 Culver Blvd Unit 100	0.19	8,157
CD	4207001800	3840 Watseka Ave	0.45	19,514
CD	4207001801	Unavailable	0.22	9,705
CD	4207001802	Unavailable	0.07	3,001
CD	4207001805	Unavailable	0.48	21,014
CD	4207001900	3844 Watseka Ave	0.15	6,505
CD	4207001901	Unavailable	0.03	1,306

Zone	AIN	Address	Acres	Sq. Ft.
CD	4207001902	Unavailable	0.19	8,168
CD	4207001903	3844 Watseka Ave	0.15	6,494
CD	4207002015	3817 Watseka Ave	0.17	7,254
CD	4207002016	3835 Watseka Ave	0.17	7,260
CD	4207002017	Unavailable	0.08	3,630
CD	4207002018	Unavailable	0.08	3,630
CD	4207002022	3871 Watseka Ave	0.17	7,263
CD	4207002023	9701 Washington Blvd	0.28	12,402
CD	4207002024	9723 Washington Blvd	0.22	9,511
CD	4207002025	9727 Washington Blvd	0.27	11,871
CD	4207002803	Unavailable	0.64	28,024
CD	4207003017	Unavailable	0.23	10,186
CD	4207006002	9806 Washington Blvd	0.06	2,428
CD	4207006003	9808 Washington Blvd	0.14	6,171
CD	4207006025	9720 Washington Blvd	0.17	7,584
CD	4207006026	9729 Culver Blvd	0.09	3,919
CD	4207006914	Unavailable	0.33	14,525
CD	4207006915	9763 Culver Blvd	0.15	6,597
CD	4207007900	9614 Culver Blvd	0.12	5,136
CD	4207007903	Unavailable	0.86	37,339
CD	4207007904	Unavailable	0.17	7,391
CD	4207007905	Unavailable	0.10	4,299
CD	4207007906	Unavailable	0.17	7,205
CD	4207007907	Unavailable	0.55	24,014
CG	4134001001	5915 Sepulveda Blvd	0.50	21,757
CG	4134001016	5901 Sepulveda Blvd	0.61	26,738
CG	4134001017	5801 Sepulveda Blvd	0.42	18,406
CG	4134001018	Unavailable	0.09	3,813
CG	4134016003	5875 Centinela Ave	0.59	25,618
CG	4134016008	Unavailable	1.49	65,043
CG	4134016009	Unavailable	0.22	9,383
CG	4134016906	6300 Bristol Pkwy	1.77	77,040
CG	4134018002	Unavailable	0.01	609
CG	4203015024	5400 Sepulveda Blvd	0.21	9,309
CG	4203015025	5408 Sepulveda Blvd	0.06	2,496
CG	4203015026	5424 Sepulveda Blvd	0.29	12,509
CG	4203015027	5426 Sepulveda Blvd	0.06	2,501
CG	4203015028	5432 Sepulveda Blvd	0.17	7,493
CG	4203015029	Unavailable	0.06	2,500
CG	4203015030	5442 Sepulveda Blvd	0.06	2,501
CG	4203015031	5446 Sepulveda Blvd	0.13	5,605
CG	4203015032	5450 Sepulveda Blvd	0.27	11,849
CG	4203015042	5620 Sawtelle Blvd	0.23	9,912
CG	4203021003	5542 Sepulveda Blvd	0.11	4,997
CG	4203021005	5552 Sepulveda Blvd	0.11	5,005
CG	4203021006	5558 Sepulveda Blvd	0.11	5,002
CG	4203021008	5564 Sepulveda Blvd	0.11	4,997
CG	4203021011	5578 Sepulveda Blvd	0.11	5,000
CG	4203021012	5580 Sepulveda Blvd	0.17	7,505
CG	4203021013	5586 Sepulveda Blvd	0.06	2,496
CG	4203021016	11383 Playa St	0.09	3,943
CG	4203021029	5568 Sepulveda Blvd	0.11	4,997
CG	4203021030	11379 Playa St	0.06	2,494
CG	4203021033	11375 Hannum Ave	0.19	8,427
CG	4203021034	5548 Sepulveda Blvd	0.11	4,997
CG	4203021036	5502 Sepulveda Blvd	0.34	14,953

107

Zone	AIN	Address	Acres	Sq. Ft.
CG	4203021037	5516 Sepulveda Blvd	0.11	5,002
CG	4203021048	5592 Sepulveda Blvd	0.26	11,294
CG	4203021049	5526 Sepulveda Blvd	0.34	14,995
CG	4203021050	5530 Sepulveda Blvd	0.11	5,002
CG	4203023064	6101 Slauson Ave	2.58	112,212
CG	4203023065	5670 Sepulveda Blvd	0.68	29,641
CG	4203023066	5660 Slauson Ave	2.65	115,390
CG	4203023067	5640 Sepulveda Blvd	1.81	78,939
CG	4203023068	5604 Sepulveda Blvd	0.67	29,152
CG	4203023800	Unavailable	1.00	43,593
CG	4205005008	Unavailable	0.05	2,000
CG	4205005009	Unavailable	0.05	2,004
CG	4205005010	Unavailable	0.06	2,746
CG	4205005011	Unavailable	0.05	2,004
CG	4205005012	5968 Washington Blvd	0.09	4,003
CG	4205005013	5972 Washington Blvd	0.09	3,998
CG	4205005014	5976 Washington Blvd	0.14	5,996
CG	4205005021	6006 Washington Blvd	0.17	7,563
CG	4205005912	Unavailable	0.05	2,041
CG	4205009022	6014 Washington Blvd	0.19	8,262
CG	4205009029	6066 Washington Blvd	0.31	13,534
CG	4205010013	6114 Washington Blvd	0.05	2,253
CG	4205010014	6116 Washington Blvd	0.05	2,246
CG	4205010015	6118 Washington Blvd	0.05	2,253
CG	4205010029	6122 Washington Blvd	0.09	4,050
CG	4205010030	6100 Washington Blvd	0.25	10,796
CG	4205013012	6142 Washington Blvd	0.05	2,249
CG	4205013013	6140 Washington Blvd	0.15	6,750
CG	4205013014	6136 Washington Blvd	0.10	4,504
CG	4205013015	6132 Washington Blvd	0.09	4,052
CG	4205013028	6144 Washington Blvd	0.09	4,050
CG	4205014011	8534 Washington Blvd	0.09	4,049
CG	4205014012	8530 Washington Blvd	0.10	4,501
CG	4205014013	8526 Washington Blvd	0.05	2,249
CG	4205014014	8524 Washington Blvd	0.05	2,187
CG	4205014015	8522 Washington Blvd	0.05	2,302
CG	4205014016	Unavailable	0.05	2,239
CG	4205014017	8512 Washington Blvd	0.05	2,257
CG	4205014018	8500 Washington Blvd	0.04	1,793
CG	4205017011	8568 Washington Blvd	0.09	4,048
CG	4205017012	8564 Washington Blvd	0.05	2,253
CG	4205017013	8558 Washington Blvd	0.05	2,246
CG	4205017014	8554 Washington Blvd	0.05	2,253
CG	4205017015	Unavailable	0.05	2,250
CG	4205017016	8548 Washington Blvd	0.10	4,499
CG	4205017017	8542 Washington Blvd	0.05	2,253
CG	4205017018	8540 Washington Blvd	0.04	1,797
CG	4205018001	8588 Washington Blvd	0.10	4,503
CG	4205018002	8582 Washington Blvd	0.05	2,246
CG	4205018003	8578 Washington Blvd	0.09	4,051
CG	4205018014	8598 Washington Blvd	0.17	7,196
CG	4205018015	8592 Washington Blvd	0.06	2,504
CG	4205018016	8590 Washington Blvd	0.06	2,497
CG	4206015002	8930 Washington Blvd	0.23	9,994
CG	4206015023	8874 Washington Blvd	0.06	2,496
CG	4206015033	8888 Washington Blvd	0.31	13,596

Zone	AIN	Address	Acres	Sq. Ft.
CG	4206015903	Unavailable	0.16	6,869
CG	4206021001	9000 Washington Blvd	0.18	7,874
CG	4206033932	Unavailable	0.01	502
CG	4207002014	3852 Delmas Ter	0.17	7,249
CG	4207002027	3828 Delmas Ter	1.02	44,298
CG	4207002900	Unavailable	0.01	250
CG	4207002901	Unavailable	0.01	251
CG	4207003006	3820 Hughes Ave	0.17	7,447
CG	4207003007	3842 Hughes Ave	0.18	7,866
CG	4207003008	Unavailable	0.16	7,152
CG	4207003011	9801 Washington Blvd	0.18	7,802
CG	4207003014	3828 Hughes Ave	1.18	51,346
CG	4207003015	3847 Delmas Ter	0.33	14,504
CG	4207006030	10000 Washington Blvd	3.67	159,770
CG	4207008909	9720 Culver Blvd	0.18	7,997
CG	4207008910	9730 Culver Blvd	0.18	8,006
CG	4207008911	4013 Lafayette Pl	0.19	8,335
CG	4207009901	Unavailable	0.67	29,070
CG	4207009902	Unavailable	0.19	8,080
CG	4207009903	Unavailable	0.15	6,742
CG	4207010001	10000 Culver Blvd	0.17	7,192
CG	4207010002	10022 Culver Blvd	0.18	7,637
CG	4207010003	10032 Culver Blvd	0.15	6,750
CG	4207010004	10042 Culver Blvd	0.15	6,744
CG	4207010005	10054 Culver Blvd	0.19	8,137
CG	4208001038	Unavailable	0.45	19,528
CG	4208001801	Unavailable	1.48	64,349
CG	4208002010	10101 Washington Blvd	0.48	21,109
CG	4208002011	3852 Jean Pl	0.05	2,346
CG	4208002012	3856 Jean Pl	0.05	2,367
CG	4208002013	Unavailable	0.05	2,367
CG	4208002014	10119 Washington Blvd	0.06	2,501
CG	4208002015	10115 Washington Blvd	0.12	5,012
CG	4208003001	10125 Washington Blvd	0.17	7,507
CG	4208003005	10195 Washington Blvd	0.82	35,581
CG	4208003006	3850 Jasmine Ave	0.23	10,189
CG	4208003010	Unavailable	0.05	2,341
CG	4208003016	3832 Jasmine Ave	0.39	16,814
CG	4208003021	10145 Washington Blvd	1.08	46,981
CG	4208003022	Unavailable	0.05	2,367
CG	4208014001	10800 Washington Blvd	0.10	4,410
CG	4208014002	10808 Washington Blvd	0.10	4,499
CG	4208014003	10812 Washington Blvd	0.05	2,244
CG	4208014004	10814 Washington Blvd	0.10	4,503
CG	4208014005	10820 Washington Blvd	0.10	4,495
CG	4208014006	10824 Washington Blvd	0.05	2,255
CG	4208014010	10834 Washington Blvd	0.05	2,251
CG	4208014011	10836 Washington Blvd	0.10	4,499
CG	4208014012	10842 Washington Blvd	0.10	4,499
CG	4208014013	10844 Washington Blvd	0.16	6,756
CG	4208014014	10854 Washington Blvd	0.10	4,499
CG	4208014017	10864 Washington Blvd	0.15	6,748
CG	4208014020	Unavailable	0.05	2,272
CG	4208014040	10874 Washington Blvd	0.10	4,495
CG	4208014041	10862 Washington Blvd	0.10	4,499
CG	4208014042	10826 Washington Blvd	0.15	6,746

Zone	AIN	Address	Acres	Sq. Ft.
CG	4208014043	Unavailable	0.05	2,149
CG	4208014044	Unavailable	0.02	675
CG	4208015002	10716 Washington Blvd	0.16	6,753
CG	4208015003	10720 Washington Blvd	0.05	2,251
CG	4208015004	10722 Washington Blvd	0.05	2,248
CG	4208015005	10724 Washington Blvd	0.05	2,245
CG	4208015006	10730 Washington Blvd	0.16	6,753
CG	4208015007	10734 Washington Blvd	0.21	8,999
CG	4208015008	10744 Washington Blvd	0.05	2,248
CG	4208015009	10746 Washington Blvd	0.05	2,251
CG	4208015010	10750 Washington Blvd	0.10	4,501
CG	4208015011	10754 Washington Blvd	0.10	4,501
CG	4208015012	10760 Washington Blvd	0.10	4,499
CG	4208015013	10764 Washington Blvd	0.05	2,255
CG	4208015014	10766 Washington Blvd	0.10	4,495
CG	4208015015	10776 Washington Blvd	0.11	4,581
CG	4208015031	10700 Washington Blvd	0.10	4,450
CG	4208018005	10801 Washington Blvd	0.07	3,022
CG	4208018032	10811 Washington Blvd	0.42	18,494
CG	4208019014	10833 Washington Blvd	0.12	5,157
CG	4208019015	10825 Washington Blvd	0.13	5,597
CG	4208019031	10837 Washington Blvd	0.17	7,404
CG	4208020001	Unavailable	0.14	6,060
CG	4208020017	10853 Washington Blvd	0.26	11,409
CG	4208020018	Unavailable	0.05	2,306
CG	4208023015	10881 Washington Blvd	0.15	6,587
CG	4208023016	10871 Washington Blvd	0.11	4,694
CG	4208025035	10980 Washington Blvd	0.62	27,220
CG	4209001003	4015 Jackson Ave	0.15	6,748
CG	4209001038	10150 Culver Blvd	0.25	10,778
CG	4213002029	11001 Washington Blvd	0.34	15,001
CG	4213002039	10987 Washington Blvd	0.37	16,104
CG	4213003018	11029 Washington Blvd	0.28	12,071
CG	4213003035	11039 Washington Blvd	0.38	16,581
CG	4213007001	11042 Washington Blvd	0.22	9,563
CG	4213007002	11054 Washington Blvd	0.07	2,999
CG	4213007003	11056 Washington Blvd	0.45	19,707
CG	4213008021	11026 Washington Blvd	0.10	4,492
CG	4213008022	11028 Washington Blvd	0.09	3,748
CG	4213011002	11122 Washington Blvd	0.21	9,355
CG	4213011003	11124 Washington Blvd	0.13	5,497
CG	4213011004	Unavailable	0.06	2,752
CG	4213011005	11124 Washington Blvd	0.06	2,752
CG	4213011008	11140 Washington Blvd	0.17	7,617
CG	4213011024	11100 Washington Blvd	0.25	10,959
CG	4213011025	11132 Washington Blvd	0.13	5,500
CG	4213012001	11156 Washington Blvd	0.56	24,473
CG	4213014001	4120 Sepulveda Blvd	0.17	7,390
CG	4213014024	4204 Sepulveda Blvd	0.26	11,165
CG	4213014028	Unavailable	0.07	3,126
CG	4213014037	4228 Sepulveda Blvd	0.26	11,243
CG	4213014039	4246 Sepulveda Blvd	0.18	7,992
CG	4213014040	4238 Sepulveda Blvd	0.19	8,362
CG	4213014041	4420 Sepulveda Blvd	0.93	40,428
CG	4213014042	4224 Sepulveda Blvd	0.17	7,504
CG	4213014043	4200 Sepulveda Blvd	1.15	50,030

Zone	AIN	Address	Acres	Sq. Ft.
CG	4213014044	4130 Sepulveda Blvd	0.52	22,498
CG	4213014800	Unavailable	0.17	7,252
CG	4213015001	11156 Washington Pl	0.08	3,556
CG	4213015002	11162 Washington Pl	0.09	3,750
CG	4213015003	11168 Washington Pl	0.09	3,763
CG	4213015004	11176 Washington Pl	0.08	3,586
CG	4213015005	11180 Washington Pl	0.07	3,178
CG	4213015007	4014 Sepulveda Blvd	0.21	8,949
CG	4213015008	4020 Sepulveda Blvd	0.12	5,283
CG	4213015009	4026 Sepulveda Blvd	0.14	5,884
CG	4213015010	11181 Washington Blvd	0.19	8,126
CG	4213015011	11167 Washington Blvd	0.17	7,499
CG	4213015012	11159 Washington Blvd	0.13	5,553
CG	4213015015	11145 Washington Pl	0.18	7,678
CG	4213015016	11143 Washington Pl	0.16	7,105
CG	4213015017	11155 Washington Blvd	0.15	6,649
CG	4213015019	11153 Washington Blvd	0.18	7,626
CG	4213016001	11124 Washington Pl	0.07	2,894
CG	4213016002	11128 Washington Pl	0.05	1,967
CG	4213016003	11132 Washington Pl	0.09	3,895
CG	4213016004	11140 Washington Pl	0.05	2,239
CG	4213016005	Unavailable	0.06	2,418
CG	4213016006	11160 Washington Pl	0.34	14,955
CG	4213016007	Unavailable	0.08	3,296
CG	4213016008	Unavailable	0.07	3,132
CG	4213016009	Unavailable	0.07	2,968
CG	4213016010	Unavailable	0.06	2,799
CG	4213016011	Unavailable	0.06	2,630
CG	4213016012	Unavailable	0.06	2,468
CG	4213016013	Unavailable	0.05	2,294
CG	4213016014	11119 Washington Blvd	0.06	2,539
CG	4213016015	11115 Washington Blvd	0.05	2,301
CG	4213016019	11113 Washington Blvd	0.10	4,327
CG	4213016020	11101 Washington Blvd	0.25	11,108
CG	4213017001	11151 Washington Pl	0.37	16,232
CG	4213017002	11167 Washington Pl	0.11	5,000
CG	4213017003	3992 Sepulveda Blvd	0.48	20,873
CG	4213017004	3970 Sepulveda Blvd	0.23	9,890
CG	4213017011	3958 Sepulveda Blvd	0.22	9,677
CG	4213017027	3940 Sepulveda Blvd	0.65	28,332
CG	4213017033	3916 Sepulveda Blvd	0.60	26,080
CG	4213017034	3908 Sepulveda Blvd	0.61	26,432
CG	4213017035	3932 Sepulveda Blvd	0.51	22,124
CG	4213017036	3928 Sepulveda Blvd	0.60	26,068
CG	4213018013	11166 Venice Blvd	0.59	25,600
CG	4213018014	3800 Sepulveda Blvd	0.30	13,002
CG	4213018015	3816 Sepulveda Blvd	1.54	67,149
CG	4213018016	3838 Sepulveda Blvd	0.41	17,743
CG	4213018017	3848 Sepulveda Blvd	0.61	26,527
CG	4213018018	3850 Sepulveda Blvd	0.61	26,515
CG	4213018019	3868 Sepulveda Blvd	0.61	26,506
CG	4213018020	3900 Sepulveda Blvd	0.61	26,473
CG	4213019011	Unavailable	0.05	2,376
CG	4213019012	Unavailable	0.05	2,376
CG	4213019031	3801 Sepulveda Blvd	0.23	10,054
CG	4213019034	3817 Sepulveda Blvd	0.98	42,747

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Zone	AIN	Address	Acres	Sq. Ft.
CG	4213019035	3861 Sepulveda Blvd	0.39	17,110
CG	4213019910	Unavailable	2.23	97,338
CG	4213020001	3905 Sepulveda Blvd	0.12	5,197
CG	4213020002	Unavailable	0.06	2,550
CG	4213020003	3909 Sepulveda Blvd	0.06	2,545
CG	4213020004	3915 Sepulveda Blvd	0.12	5,098
CG	4213020005	Unavailable	0.06	2,543
CG	4213020006	Unavailable	0.06	2,544
CG	4213020007	3923 Sepulveda Blvd	0.06	2,550
CG	4213020008	3925 Sepulveda Blvd	0.06	2,544
CG	4213020011	3935 Sepulveda Blvd	0.18	7,635
CG	4213020023	3929 Sepulveda Blvd	0.12	5,087
CG	4213021009	11213 Washington Pl	0.10	4,396
CG	4213021016	3973 Sepulveda Blvd	0.06	2,524
CG	4213021017	3969 Sepulveda Blvd	0.06	2,533
CG	4213021018	3967 Sepulveda Blvd	0.06	2,526
CG	4213021023	11203 Washington Pl	0.26	11,205
CG	4213021024	Unavailable	0.16	7,102
CG	4213021025	3949 Sepulveda Blvd	0.23	10,148
CG	4213021029	3959 Sepulveda Blvd	0.41	17,725
CG	4213022005	11209 Washington Blvd	0.05	2,201
CG	4213022006	11201 Washington Blvd	0.17	7,490
CG	4213022007	4051 Sepulveda Blvd	0.05	2,151
CG	4213022008	4051 Sepulveda Blvd	0.11	4,650
CG	4213022009	4045 Sepulveda Blvd	0.06	2,501
CG	4213022010	4043 Sepulveda Blvd	0.06	2,501
CG	4213022011	4041 Sepulveda Blvd	0.06	2,492
CG	4213022012	Unavailable	0.06	2,505
CG	4213022015	4027 Sepulveda Blvd	0.11	4,997
CG	4213022016	4025 Sepulveda Blvd	0.06	2,500
CG	4213022017	4023 Sepulveda Blvd	0.06	2,478
CG	4213022018	4017 Sepulveda Blvd	0.11	4,802
CG	4213022030	Unavailable	0.05	2,174
CG	4213022033	11201 Washington Blvd	0.11	4,989
CG	4213022035	4024 Tuller Ave	0.17	7,491
CG	4213022036	4020 Tuller Ave	0.10	4,433
CG	4213022037	4031 Sepulveda Blvd	0.11	4,994
CG	4213022039	11222 Washington Pl	0.35	15,218
CG	4213022040	11204 Washington Pl	0.20	8,544
CG	4213022041	11215 Washington Blvd	0.11	4,994
CG	4213022043	4028 Tuller Ave	0.12	5,232
CG	4213022045	4014 Tuller Ave	0.23	10,101
CG	4213022047	4016 Tuller Ave	0.14	6,060
CG	4213022048	11201 Washington Blvd	0.41	17,777
CG	4213023001	11208 Washington Blvd	0.20	8,667
CG	4213023010	4201 Sepulveda Blvd	0.09	4,006
CG	4213023018	4137 Sepulveda Blvd	0.09	4,005
CG	4213023019	4135 Sepulveda Blvd	0.05	2,004
CG	4213023020	4133 Sepulveda Blvd	0.07	2,960
CG	4213023024	Unavailable	0.04	1,948
CG	4213023025	4119 Sepulveda Blvd	0.06	2,689
CG	4213023026	4137 Tuller Ave	0.05	2,366
CG	4213023028	4153 Sepulveda Blvd	0.14	6,017
CG	4213023029	4155 Sepulveda Blvd	0.09	4,006
CG	4213023030	11216 Washington Blvd	0.12	5,195
CG	4213023031	4125 Sepulveda Blvd	0.16	6,882

Zone	AIN	Address	Acres	Sq. Ft.
CG	4213023032	4145 Sepulveda Blvd	0.09	4,007
CG	4213023035	4133 Sepulveda Blvd	0.03	1,274
CG	4213023037	Unavailable	0.06	2,697
CG	4213023039	11218 Washington Blvd	0.21	9,265
CG	4213023040	Unavailable	0.00	206
CG	4213024007	11215 Culver Blvd	0.16	7,020
CG	4213024008	Unavailable	0.05	2,343
CG	4213024009	Unavailable	0.05	2,345
CG	4213024010	Unavailable	0.06	2,710
CG	4213024015	4225 Sepulveda Blvd	0.05	2,005
CG	4213024016	4221 Sepulveda Blvd	0.05	2,005
CG	4213024017	4219 Sepulveda Blvd	0.05	2,005
CG	4213024018	4217 Sepulveda Blvd	0.05	2,009
CG	4213024023	4205 Sepulveda Blvd	0.05	2,003
CG	4213024025	4215 Sepulveda Blvd	0.18	8,021
CG	4213024026	4235 Sepulveda Blvd	0.27	11,919
CG	4215001009	5240 Sepulveda Blvd	1.10	48,090
CG	4215001010	5350 Sepulveda Blvd	0.87	37,985
CG	4215001013	5380 Sepulveda Blvd	0.25	10,915
CG	4215001016	11111 Jefferson Blvd	1.93	83,945
CG	4215001019	5166 Sepulveda Blvd	0.76	33,022
CG	4215001904	Unavailable	0.34	14,649
CG	4215005016	4950 Sepulveda Blvd	0.07	3,048
CG	4215005912	Unavailable	0.05	2,091
CG	4215007019	4520 Sepulveda Blvd	1.58	68,656
CG	4215009012	4512 Sepulveda Blvd	0.78	33,765
CG	4215009016	4460 Sepulveda Blvd	1.41	61,616
CG	4215010028	4436 Sepulveda Blvd	0.28	12,239
CG	4215011003	4410 Sepulveda Blvd	0.05	2,249
CG	4215011004	4406 Sepulveda Blvd	0.15	6,544
CG	4215011034	4416 Sepulveda Blvd	0.21	9,124
CG	4215012006	4346 Sepulveda Blvd	0.17	7,477
CG	4215012007	4354 Sepulveda Blvd	0.06	2,499
CG	4215012010	4360 Sepulveda Blvd	0.06	2,499
CG	4215012011	4364 Sepulveda Blvd	0.16	7,043
CG	4215012037	4356 Sepulveda Blvd	0.11	5,003
CG	4215013005	11182 Wagner St	0.13	5,782
CG	4215013006	4320 Sepulveda Blvd	0.14	6,033
CG	4215013007	4328 Sepulveda Blvd	0.13	5,501
CG	4215013008	4334 Sepulveda Blvd	0.27	11,746
CG	4215013009	11181 Lindblade St	0.15	6,468
CG	4215014021	11160 Culver Blvd	0.30	13,055
CG	4215014022	11178 Culver Blvd	0.25	10,801
CG	4215014025	4316 Sepulveda Blvd	0.13	5,501
CG	4215014026	4318 Sepulveda Blvd	0.13	5,475
CG	4215014027	11181 Wagner St	0.13	5,775
CG	4215014032	11182 Culver Blvd	0.27	11,549
CG	4215015001	4301 Sepulveda Blvd	0.17	7,403
CG	4215015010	4327 Sepulveda Blvd	0.05	1,999
CG	4215015011	4329 Sepulveda Blvd	0.05	1,999
CG	4215015012	Unavailable	0.05	1,999
CG	4215015013	4333 Sepulveda Blvd	0.05	1,999
CG	4215015014	4335 Sepulveda Blvd	0.05	1,999
CG	4215015020	4347 Sepulveda Blvd	0.09	3,998
CG	4215015021	4349 Sepulveda Blvd	0.09	3,998
CG	4215015025	4361 Sepulveda Blvd	0.05	1,999

Zone	AIN	Address	Acres	Sq. Ft.
CG	4215015026	4363 Sepulveda Blvd	0.05	2,006
CG	4215015027	4371 Sepulveda Blvd	0.12	5,145
CG	4215015036	4315 Sepulveda Blvd	0.13	5,879
CG	4215015037	4321 Sepulveda Blvd	0.14	6,004
CG	4215015038	4357 Sepulveda Blvd	0.14	5,997
CG	4215015039	4343 Sepulveda Blvd	0.23	10,002
CG	4215015041	11220 Culver Blvd	0.05	2,338
CG	4215015042	Unavailable	0.05	2,345
CG	4215015043	Unavailable	0.05	2,343
CG	4215018035	4411 Sepulveda Blvd	0.42	18,432
CG	4215019008	4447 Sepulveda Blvd	0.31	13,414
CG	4215019019	4441 Sepulveda Blvd	0.07	3,032
CG	4215019020	4439 Sepulveda Blvd	0.05	2,254
CG	4215019021	11204 Braddock Dr	0.11	4,945
CG	4215020023	4477 Sepulveda Blvd	0.33	14,288
CG	4215021012	4491 Sepulveda Blvd	0.22	9,710
CG	4215031901	Unavailable	0.08	3,281
CG	4216002001	5299 Sepulveda Blvd	0.96	41,694
CG	4216002023	5249 Sepulveda Blvd	0.50	21,586
CG	4216003008	5309 Sepulveda Blvd	0.36	15,715
CG	4216003037	5329 Sepulveda Blvd	0.37	15,901
CG	4216003042	5399 Sepulveda Blvd	0.51	22,023
CG	4216003044	5359 Sepulveda Blvd	0.42	18,094
CG	4216026027	5701 Sepulveda Blvd	0.38	16,685
CG	4216026034	6317 Slauson Ave	0.17	7,574
CG	4216026035	11446 Jefferson Blvd	0.40	17,624
CG	4216026042	5645 Sepulveda Blvd	0.47	20,315
CG	4216026056	5615 Sepulveda Blvd	0.95	41,448
CG	4216028003	11417 Jefferson Blvd	0.36	15,660
CG	4216028004	Unavailable	0.35	15,232
CG	4216028005	11441 Jefferson Blvd	1.57	68,341
CG	4216028022	11405 Jefferson Blvd	0.72	31,183
CG	4216028023	11469 Jefferson Blvd	0.78	33,816
CG	4216029001	5529 Sepulveda Blvd	0.42	18,287
CG	4216029007	5559 Sepulveda Blvd	0.24	10,268
CG	4216029008	5563 Sepulveda Blvd	0.25	10,902
CG	4216029009	5567 Sepulveda Blvd	0.27	11,775
CG	4216029010	5569 Sepulveda Blvd	0.29	12,817
CG	4216029027	5541 Sepulveda Blvd	0.64	27,895
CG	4216029028	5547 Sepulveda Blvd	0.88	38,313
CG	4216029029	5573 Sepulveda Blvd	2.44	106,179
CG	4216029030	Unavailable	0.42	18,129
CG	4216030023	5495 Sepulveda Blvd	0.45	19,678
CG	4216030024	5445 Sepulveda Blvd	0.45	19,594
CG	4216030025	5431 Sepulveda Blvd	0.60	26,018
CG	4216030026	5421 Sepulveda Blvd	0.45	19,599
CG	4216030027	5415 Sepulveda Blvd	0.31	13,530
CG	4216030028	5411 Sepulveda Blvd	0.36	15,481
CG	4216030029	5405 Sepulveda Blvd	0.27	11,667
CG	4216030031	5401 Sepulveda Blvd	0.30	13,226
CG	4217004906	11376 Washington Blvd	1.05	45,609
CG	4217005003	11470 Washington Blvd	0.23	9,872
CG	4217005005	11460 Washington Blvd Unit 000d	0.11	4,956
CG	4217005007	11454 Washington Blvd	0.11	4,973
CG	4217005011	11444 Washington Blvd	0.17	7,198
CG	4217008001	11520 Washington Blvd	0.12	5,058

114

Zone	AIN	Address	Acres	Sq. Ft.
CG	4217008003	Unavailable	0.11	4,915
CG	4217008007	11500 Washington Blvd	0.14	5,896
CG	4217008014	Unavailable	0.07	3,110
CG	4217008017	Unavailable	0.06	2,724
CG	4217008025	11526 Washington Blvd	0.13	5,448
CG	4217009002	11602 Washington Blvd	0.04	1,835
CG	4217009037	11600 Washington Blvd	0.08	3,611
CG	4217009039	11606 Washington Blvd	0.13	5,446
CG	4217009040	11620 Washington Blvd	0.29	12,525
CG	4217011005	11262 Washington Blvd	0.06	2,554
CG	4217011009	11272 Washington Blvd	0.12	5,280
CG	4217011010	11276 Washington Blvd	0.06	2,558
CG	4217011061	11280 Washington Blvd	0.12	5,112
CG	4217011063	11282 Washington Blvd	0.18	7,832
CG	4217011064	11268 Washington Blvd	0.18	7,864
CG	4217012029	11304 Culver Dr	0.26	11,156
CG	4230003001	13482 Washington Blvd	0.05	1,970
CG	4230003003	13476 Washington Blvd	0.05	1,971
CG	4230003005	13474 Washington Blvd	0.05	1,972
CG	4230003015	Unavailable	0.05	1,976
CG	4230003019	Unavailable	0.05	1,977
CG	4230003070	13470 Washington Blvd	0.09	3,979
CG	4230003076	13400 Washington Blvd	0.20	8,807
CG	4230008001	13380 Washington Blvd	0.14	6,000
CG	4230008003	13368 Washington Blvd	0.05	2,000
CG	4230008019	13332 Washington Blvd	0.05	2,000
CG	4230008021	Unavailable	0.05	2,000
CG	4230008023	13322 Washington Blvd	0.05	2,000
CG	4230008027	Unavailable	0.05	2,000
CG	4230008029	13304 Washington Blvd	0.05	2,000
CG	4230008031	13300 Washington Blvd	0.05	2,118
CG	4230008053	13340 Washington Blvd	0.18	8,001
CG	4230008055	13350 Washington Blvd	0.23	10,001
CG	4230008058	Unavailable	0.09	3,827
CG	4230009003	13216 Washington Blvd	0.06	2,537
CG	4230009043	13222 Washington Blvd	0.19	8,195
CG	4230009044	13208 Washington Blvd	0.29	12,711
CG	4230016001	13122 Washington Blvd	0.12	5,093
CG	4230016002	13114 Washington Blvd	0.06	2,538
CG	4230016003	Unavailable	0.06	2,538
CG	4230016004	Unavailable	0.06	2,538
CG	4230016005	13110 Washington Blvd	0.06	2,538
CG	4230016006	13106 Washington Blvd	0.06	2,538
CG	4230016007	13100 Washington Blvd	0.12	5,100
CG	4230017001	13024 Washington Blvd	0.12	5,116
CG	4230023001	12802 Washington Blvd	0.06	2,732
CG	4230023002	12804 Washington Blvd	0.06	2,501
CG	4230023005	12828 Washington Blvd	0.06	2,500
CG	4230023012	12908 Washington Blvd	0.06	2,497
CG	4230023013	12910 Washington Blvd	0.06	2,496
CG	4230023014	12920 Washington Blvd	0.06	2,495
CG	4230023015	Unavailable	0.06	2,494
CG	4230023016	Unavailable	0.06	2,493
CG	4230023021	12962 Washington Blvd	0.06	2,500
CG	4230023022	12964 Washington Blvd	0.06	2,500
CG	4230023027	12822 Washington Blvd	0.11	5,001

Zone	AIN	Address	Acres	Sq. Ft.
CG	4230023028	12970 Washington Blvd	0.25	11,085
CG	4230023029	12902 Washington Blvd	0.12	5,210
CG	4230023034	12952 Washington Blvd	0.17	7,501
CG	4230023035	Unavailable	0.06	2,500
CG	4230023036	12860 Washington Blvd	0.24	10,242
CG	4231002044	Unavailable	0.32	13,816
CG	4231002045	Unavailable	0.18	7,647
CG	4231002046	Unavailable	0.05	2,228
CG	4231002047	Unavailable	0.11	4,970
CG	4231003001	12467 Washington Blvd	0.06	2,570
CG	4231003002	12469 Washington Blvd	0.12	5,188
CG	4231003003	4050 Wasatch Ave	0.07	3,217
CG	4231003021	12459 Washington Blvd	0.27	11,639
CG	4231018014	4115 Centinela Ave	0.01	482
CG	4231018033	12410 Washington Blvd	0.08	3,671
CG	4231018034	12408 Washington Blvd	0.06	2,500
CG	4231018035	12406 Washington Blvd	0.06	2,500
CG	4231019038	12517 Washington Blvd	0.51	22,002
CG	4231019049	12565 Washington Blvd	0.26	11,537
CG	4231019050	12601 Washington Blvd	0.14	6,011
CG	4231019055	12681 Washington Blvd	0.73	32,013
CG	4231019056	12630 Washington Pl	0.10	4,256
CG	4231019064	12613 Washington Blvd	0.58	25,171
CG	4231019066	12655 Washington Pl	0.56	24,575
CG	4231020031	12478 Washington Blvd	0.08	3,308
CG	4231020032	12474 Washington Blvd	0.06	2,500
CG	4231020033	12470 Washington Blvd	0.06	2,500
CG	4231020034	12468 Washington Blvd	0.06	2,500
CG	4231020035	12466 Washington Blvd	0.06	2,500
CG	4231020038	12460 Washington Blvd	0.31	13,308
CG	4231021037	12524 Washington Blvd	0.31	13,319
CG	4231021038	12512 Washington Blvd	0.09	4,113
CG	4231021039	12504 Washington Blvd	0.26	11,150
CG	4231022001	12560 Washington Blvd	0.14	6,184
CG	4231022002	12556 Washington Blvd	0.14	6,020
CG	4231022003	12550 Washington Blvd	0.09	3,908
CG	4231023003	12616 Washington Blvd	0.10	4,380
CG	4231023004	12612 Washington Blvd	0.09	4,034
CG	4231023005	12608 Washington Blvd	0.09	3,736
CG	4231023006	12604 Washington Blvd	0.08	3,607
CG	4231023047	12620 Washington Blvd	0.33	14,436
CG	4231024024	12680 Washington Blvd	0.10	4,450
CG	4231024044	12676 Washington Blvd	0.07	3,083
CG	4231024047	12668 Washington Blvd	0.23	10,087
CG	4231024048	12654 Washington Blvd	1.07	46,574
CG	4231027001	12756 Washington Blvd	0.14	6,103
CG	4231027004	12764 Washington Blvd	0.14	6,140
CG	4231027008	12778 Washington Blvd	0.36	15,575
CG	4231027029	12790 Washington Blvd	0.10	4,386
CG	4231027030	12794 Washington Blvd	0.12	5,202
CG	4231027031	12760 Washington Blvd	0.14	6,185
CG	4231027902	Unavailable	0.01	218
CG	4231028001	12728 Washington Blvd	0.16	6,888
CG	4231028024	12718 Washington Blvd	0.08	3,488
CG	4231028025	12712 Washington Blvd	0.09	4,122
CG	4231028026	12710 Washington Blvd	0.10	4,521

116

Zone	AIN	Address	Acres	Sq. Ft.
CG	4231028027	12706 Washington Blvd	0.14	6,067
CG	4231028029	12720 Washington Blvd	0.12	5,283
CG	4231028037	12732 Washington Blvd Unit 1-A	0.39	16,865
CG	4231028038	12732 Washington Blvd Unit 2-A	0.39	16,865
CG	4231028039	12732 Washington Blvd Unit 3-A	0.39	16,865
CG	4231028040	12732 Washington Blvd Unit 4-A	0.39	16,865
CG	4232004021	12125 Washington Blvd	0.21	8,933
CG	4232004028	Unavailable	0.01	440
CG	4232004029	Unavailable	0.11	4,878
CG	4232004033	12101 Washington Blvd	0.31	13,287
CG	4232004034	Unavailable	0.40	17,544
CG	4232004035	12001 Washington Blvd	1.28	55,877
CG	4232004039	Unavailable	0.02	862
CG	4232004084	12101 Washington Blvd	2.34	102,104
CG	4232004086	12099 Washington Blvd	0.66	28,686
CG	4232009002	Unavailable	0.07	3,243
CG	4232009012	12303 Washington Blvd	0.13	5,656
CG	4232009013	12309 Washington Blvd	0.13	5,649
CG	4232009014	12315 Washington Blvd	0.13	5,650
CG	4232009015	12321 Washington Blvd	0.13	5,598
CG	4232009016	12325 Washington Blvd	0.13	5,598
CG	4232009017	12331 Washington Blvd	0.19	8,179
CG	4232009018	12343 Washington Blvd	0.38	16,493
CG	4232010003	12231 Washington Blvd	0.14	5,904
CG	4232010006	12223 Washington Blvd	0.14	5,904
CG	4232010025	12239 Washington Blvd	0.14	5,904
CG	4232010027	Unavailable	0.14	5,904
CG	4232010028	12211 Washington Blvd	0.20	8,856
CG	4232010029	12211 Washington Blvd	0.20	8,755
CG	4232010030	Unavailable	0.28	12,175
CG	4232010806	Unavailable	0.83	35,956
CG	4232011022	12300 Washington Blvd	0.17	7,522
CG	4232011026	12316 Washington Blvd	0.44	19,001
CG	4232011031	Unavailable	0.20	8,782
CG	4232013033	12222 Washington Blvd	0.11	4,994
CG	4232013035	12236 Washington Blvd	0.14	5,938
CG	4232013039	12216 Washington Blvd	0.11	4,994
CG	4232013047	12202 Washington Blvd	0.45	19,683
CG	4232015002	12124 Washington Blvd	0.06	2,501
CG	4232015003	12118 Washington Blvd	0.11	5,003
CG	4232015032	12100 Washington Blvd	0.33	14,364
CG	4232015035	12130 Washington Blvd	0.14	6,103
CG	4232015039	Unavailable	0.06	2,502
CG	4232015041	Unavailable	0.06	2,502
CG	4232015043	12112 Washington Blvd	0.06	2,502
CG	4232017001	12056 Washington Blvd	0.15	6,338
CG	4232017004	12044 Washington Blvd	0.16	7,067
CG	4232017005	12038 Washington Blvd	0.07	3,058
CG	4232017008	12036 Washington Blvd	0.09	4,010
CG	4232017009	12030 Washington Blvd	0.16	7,070
CG	4232017012	12022 Washington Blvd	0.16	7,071
CG	4232017013	12014 Washington Pl	0.16	7,072
CG	4232017016	12008 Washington Blvd	0.16	7,082
CG	4233002005	11463 Washington Blvd	0.06	2,499
CG	4233002006	11467 Washington Blvd	0.06	2,499
CG	4233002007	11469 Washington Blvd	0.07	3,001

Zone	AIN	Address	Acres	Sq. Ft.
CG	4233002037	11461 Washington Blvd	0.31	13,335
CG	4233003004	11511 Washington Blvd	0.06	2,499
CG	4233003006	11511 Washington Blvd	0.11	4,998
CG	4233003009	11523 Washington Blvd	0.07	3,178
CG	4233003010	11527 Washington Blvd	0.06	2,559
CG	4233003011	11529 Washington Blvd	0.12	5,097
CG	4233003046	11515 Washington Blvd	0.13	5,473
CG	4233003047	11501 Washington Blvd	0.06	2,499
CG	4233003048	11501 Washington Blvd	0.05	2,340
CG	4233006001	11601 Washington Blvd	0.09	3,759
CG	4233006002	11605 Washington Blvd	0.09	3,768
CG	4233006003	11609 Washington Blvd	0.06	2,510
CG	4233006044	11613 Washington Blvd	0.34	14,841
CG	4233007001	4267 Mclaughlin Ave	0.09	4,021
CG	4233007038	11701 Washington Blvd	0.11	4,877
CG	4233007039	4260 East Blvd	0.11	4,903
CG	4233012013	11725 Washington Blvd	0.20	8,731
CG	4233012014	11729 Washington Blvd	0.13	5,793
CG	4233012015	11735 Washington Blvd	0.13	5,748
CG	4233012016	11737 Washington Blvd	0.13	5,749
CG	4233012017	11741 Washington Blvd	0.16	7,005
CG	4233013001	11911 Washington Blvd	0.34	14,600
CG	4233013002	11909 Washington Blvd	0.15	6,423
CG	4233013003	11901 Washington Blvd	0.15	6,522
CG	4233013004	11837 Washington Blvd	0.14	6,249
CG	4233013005	11833 Washington Blvd	0.14	6,285
CG	4233013006	11829 Washington Blvd	0.14	6,013
CG	4233013007	11819 Washington Blvd	0.14	6,011
CG	4233013008	11815 Washington Blvd	0.14	6,014
CG	4233013020	11801 Washington Pl	0.19	8,075
CG	4233014024	11933 Washington Blvd	0.35	15,156
CG	4233014025	11945 Washington Blvd	0.14	6,252
CG	4233014026	11953 Washington Blvd	0.14	6,261
CG	4233015035	11971 Washington Blvd	0.52	22,613
CG	4233017010	11948 Washington Blvd	0.14	6,090
CG	4233017012	11938 Washington Blvd	0.14	5,892
CG	4233017014	11934 Washington Blvd	0.14	6,139
CG	4233017017	11924 Washington Blvd	0.28	12,125
CG	4233017023	11914 Washington Blvd	0.22	9,601
CG	4233018018	11910 Louise Ave Unit Rear	0.05	2,069
CG	4233018020	4301 Kensington Rd	0.08	3,629
CG	4233024026	11750 Washington Blvd	0.28	12,005
CG	4233024027	11740 Washington Blvd	0.26	11,313
CG	4233024030	11828 Washington Blvd	0.55	23,951
CG	4233024042	11802 Washington Blvd	0.28	12,000
CG	4233024044	Unavailable	0.14	6,002
CG	4233025009	11730 Washington Blvd	0.45	19,716
CG	4233025902	Unavailable	0.23	9,914
CG	4233026012	11423 Washington Blvd	0.08	3,694
CG	4233026013	11415 Washington Blvd	0.06	2,499
CG	4233026014	11413 Washington Blvd	0.06	2,499
CG	4233026015	Unavailable	0.06	2,499
CG	4233026018	11407 Washington Blvd	0.14	5,946
CG	4233026029	11405 Washington Blvd	0.11	5,007
CG	4233029006	11311 Washington Blvd	0.11	4,996
CG	4233029007	11315 Washington Blvd	0.08	3,445

118

Zone	AIN	Address	Acres	Sq. Ft.
CG	4233029008	11323 Washington Blvd	0.08	3,566
CG	4233029021	11373 Washington Blvd	0.10	4,214
CG	4233029024	11359 Washington Blvd	0.06	2,499
CG	4233029025	Unavailable	0.06	2,499
CG	4233029026	11353 Washington Blvd	0.09	3,994
CG	4233029035	4105 Sawtelle Blvd	0.48	20,846
CG	4233029037	11365 Washington Blvd	0.17	7,502
CG	4233032013	11287 Washington Blvd	0.06	2,501
CG	4233032014	11269 Washington Blvd	0.42	18,417
CG	4233032025	11291 Washington Blvd	0.11	4,998
CG	4233032026	11299 Washington Blvd	0.20	8,902
CG	4233033011	11261 Washington Blvd	0.11	4,994
CG	4233033012	11265 Washington Blvd	0.09	4,032
CG	4236020001	12753 Washington Blvd	0.08	3,271
CG	4236020002	Unavailable	0.06	2,503
CG	4236020003	Unavailable	0.06	2,497
CG	4236020004	Unavailable	0.06	2,502
CG	4236020005	Unavailable	0.06	2,500
CG	4236020006	12727 Washington Blvd	0.36	15,626
CG	4236021001	12841 Washington Blvd	0.25	10,727
CG	4236021002	12837 Washington Blvd	0.06	2,493
CG	4236021003	12835 Washington Blvd	0.06	2,501
CG	4236021004	12833 Washington Blvd	0.06	2,503
CG	4236021005	12831 Washington Blvd	0.06	2,498
CG	4236021006	12827 Washington Blvd	0.08	3,273
CG	4236021007	Unavailable	0.19	8,318
CG	4236021008	Unavailable	0.11	4,999
CG	4236021009	Unavailable	0.12	5,042
CG	4236021010	Unavailable	0.13	5,770
CG	4236022001	12921 Washington Blvd	0.13	5,778
CG	4236022002	Unavailable	0.06	2,498
CG	4236022003	Unavailable	0.06	2,503
CG	4236022004	Unavailable	0.06	2,501
CG	4236022005	Unavailable	0.06	2,493
CG	4236022033	12903 Washington Blvd	0.19	8,274
CG	4236023001	12971 Washington Blvd Unit 3	0.13	5,776
CG	4236023002	12967 Washington Blvd	0.06	2,503
CG	4236023036	12955 Washington Blvd	0.25	10,781
CG	4236023038	12965 Washington Blvd	0.11	4,996
CG	4236024004	13015 Washington Blvd	0.06	2,498
CG	4236024005	13013 Washington Blvd	0.06	2,503
CG	4236024006	13011 Washington Blvd	0.06	2,498
CG	4236024007	13007 Washington Blvd	0.09	4,106
CG	4236024008	13001 Washington Blvd	0.10	4,172
CG	4236024042	13021 Washington Blvd	0.19	8,274
CG	4236025001	13123 Washington Blvd	0.08	3,270
CG	4236025002	13123 Washington Blvd	0.06	2,498
CG	4236025003	13115 Washington Blvd	0.11	5,003
CG	4236025037	13101 Washington Blvd	0.30	13,277
CG	4236026001	13223 Washington Blvd	0.09	4,052
CG	4236026002	13221 Washington Blvd	0.06	2,503
CG	4236026008	13203 Washington Blvd	0.13	5,750
CG	4236026035	13211 Washington Blvd	0.17	7,502
CG	4236026036	13219 Washington Blvd	0.11	5,004
CG	4236027001	3956 Walgrove Ave	0.11	4,949
CG	4236027038	13315 Washington Blvd	0.32	13,891

119

Zone	AIN	Address	Acres	Sq. Ft.
CG	4236027039	13323 Washington Blvd	0.23	10,002
CG	4236028008	13347 Washington Blvd	0.11	4,999
CG	4236028009	13345 Washington Blvd	0.06	2,498
CG	4236028010	13339 Washington Blvd	0.06	2,456
CG	4236028035	13353 Washington Blvd	0.11	4,994
CG	4312015007	8777 Washington Blvd	0.51	22,230
CG	4312015008	8777 Washington Blvd	0.47	20,460
CG	4312016027	Unavailable	0.13	5,498
CG	4312016028	Unavailable	0.59	25,866
CG	4312017006	8641 Washington Blvd	0.10	4,470
CG	4312017036	8655 Washington Blvd	0.20	8,501
CG	4312017037	8665 Washington Blvd	0.15	6,579
CG	4312018016	3272 Sherbourne Dr	0.11	4,825
CG	4312018017	8635 Washington Blvd	0.09	4,123
CG	4312018018	8625 Washington Blvd	0.10	4,499
CG	4312018020	Unavailable	0.05	2,246
CG	4312018021	Unavailable	0.05	2,249
CG	4312018022	8601 Washington Blvd	0.09	4,125
CG	4312018023	3267 Cattaraugus Ave	0.11	4,826
CG	4312018040	Unavailable	0.05	2,246
CG	4312018041	Unavailable	0.05	2,257
CG	4312020011	8589 Washington Blvd	0.04	1,870
CG	4312020012	8575 Washington Blvd	0.15	6,750
CG	4312020013	8571 Washington Blvd	0.16	6,757
CG	4312020014	Unavailable	0.05	2,249
CG	4312020015	8553 Washington Blvd	0.09	4,124
CG	4312021021	8545 Washington Blvd	0.09	4,128
CG	4312021022	8537 Washington Blvd	0.10	4,495
CG	4312021043	8533 Washington Blvd	0.41	17,855
CG	4312022015	3244 Mcmanus Ave	0.03	1,201
CG	4312022028	3223 La Cienega Ave	0.11	4,666
CG	4312022030	8501 Washington Blvd	0.47	20,519
CG	4312023002	3222 La Cienega Ave	0.21	9,365
CG	4312023004	6101 Washington Blvd	0.18	7,893
CG	4312023005	6116 Melvil St	0.11	4,580
CG	4312023007	6122 Melvil St	0.06	2,738
CG	4312023009	6124 Melvil St	0.02	832
CG	4312023012	6125 Washington Blvd	0.16	7,045
CG	4312023013	6123 Washington Blvd	0.23	9,908
CG	4312024001	8654 Washington Blvd	0.11	5,005
CG	4312024002	8650 Washington Blvd	0.11	4,747
CG	4312024005	8640 Washington Blvd	0.22	9,398
CG	4312024022	8644 Washington Blvd	0.11	5,000
CG	4312027010	3304 Helms Ave	0.31	13,687
CG	4312027013	8674 Washington Blvd	0.06	2,499
CG	4312027014	8670 Washington Blvd	0.11	4,687
CG	4312027024	Unavailable	0.05	2,250
CG	4312027025	Unavailable	0.05	2,248
CG	5065003001	6001 Washington Blvd	0.08	3,462
CG	5065003002	6007 Washington Blvd	0.07	2,998
CG	5065003003	6009 Washington Blvd	0.07	2,997
CG	5065003004	6015 Washington Blvd	0.07	3,003
CG	5065003005	6017 Washington Blvd	0.07	3,003
CG	5065003006	6021 Washington Blvd	0.07	2,998
CG	5065003007	6023 Washington Blvd	0.07	2,998
CG	5065003010	6031 Washington Blvd	0.07	2,997

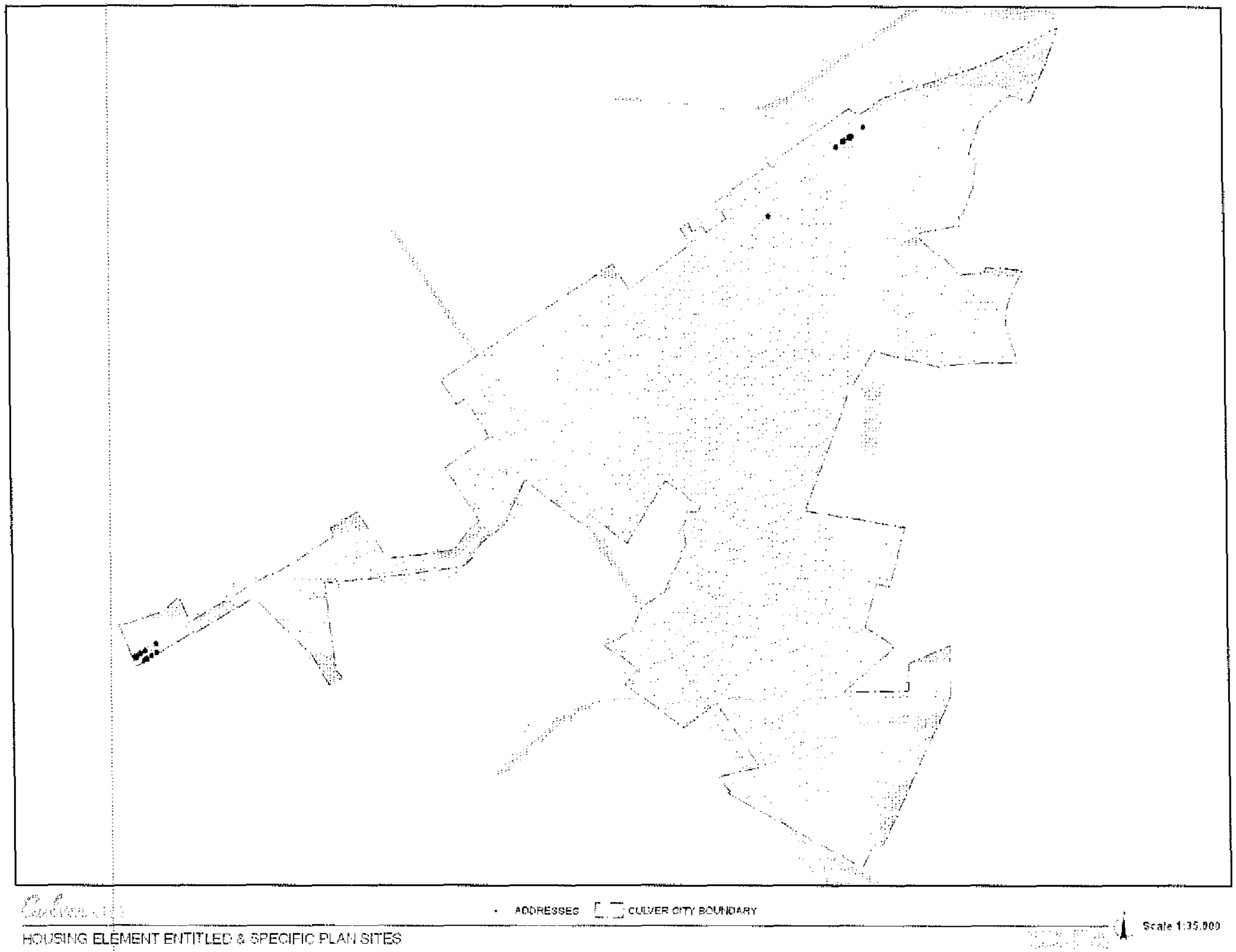
Zone	AIN	Address	Acres	Sq. Ft.
CG	5065003011	6035 Washington Blvd	0.07	3,070
CG	5065003012	6039 Washington Blvd	0.08	3,365
CG	5065003035	6025 Washington Blvd	0.07	3,015
CG	5065003036	6029 Washington Blvd	0.07	2,989
CG	5065004002	Unavailable	0.04	1,817
CG	5065004016	5963 Washington Blvd	0.23	9,860
CG	5065004020	5977 Washington Blvd	0.07	3,004
CG	5065004024	5967 Washington Blvd	0.21	8,995
CG	5065004901	Unavailable	0.16	6,962
CN	4134020020	Unavailable	2.39	104,120
CN	4134020023	100 Corporate Pte	2.04	88,997
CN	4203015014	5690 Sawtelle Blvd	0.08	3,643
CN	4203015023	5710 Sawtelle Blvd	0.14	6,082
CN	4203015043	5630 Sawtelle Blvd	0.23	9,905
CN	4203015062	5680 Sawtelle Blvd	0.23	9,906
CN	4207010006	4017 Lincoln Ave	0.17	7,533
CN	4208020036	Unavailable	0.03	1,104
CN	4208020044	Unavailable	0.00	39
CN	4208020045	10864 Venice Blvd	0.11	4,613
CN	4208020046	10866 Venice Blvd	0.11	4,617
CN	4208020047	10872 Venice Blvd	0.07	3,109
CN	4208020048	10860 Venice Blvd	0.18	8,055
CN	4208021015	10886 Venice Blvd	0.14	6,001
CN	4208021016	10878 Venice Blvd	0.16	6,901
CN	4209001019	10180 Culver Blvd	0.13	5,528
CN	4209001020	Unavailable	0.06	2,498
CN	4209001039	10190 Culver Blvd	0.18	7,949
CN	4209008001	10200 Culver Blvd	0.08	3,452
CN	4209008033	10242 Culver Blvd	0.48	20,938
CN	4209009036	10332 Culver Blvd	0.42	18,448
CN	4209009037	10310 Culver Blvd	0.14	5,946
CN	4209015001	10400 Culver Blvd	0.08	3,454
CN	4209015040	10434 Culver Blvd	0.13	5,505
CN	4209015041	10436 Culver Blvd	0.13	5,505
CN	4209015042	10438 Culver Blvd	0.13	5,505
CN	4209015043	10440 Culver Blvd	0.13	5,505
CN	4209015044	4100 Le Bourget Ave	0.13	5,451
CN	4209015045	10406 Culver Blvd	0.11	5,000
CN	4209015046	10418 Culver Blvd	0.11	5,000
CN	4209016006	10476 Culver Blvd	0.09	4,079
CN	4209016007	10488 Culver Blvd	0.09	4,078
CN	4209016008	10494 Culver Blvd	0.09	4,047
CN	4209016043	10458 Culver Blvd	0.28	12,201
CN	4209023001	10510 Culver Blvd	0.19	8,448
CN	4209023038	10536 Culver Blvd	0.37	15,950
CN	4209024001	10600 Culver Blvd	0.15	6,446
CN	4209024006	4208 Overland Ave	0.06	2,503
CN	4209024007	4212 Overland Ave	0.17	7,498
CN	4209024008	4224 Overland Ave	0.11	4,993
CN	4209024009	4232 Overland Ave	0.11	5,001
CN	4209024010	4240 Overland Ave	0.06	2,496
CN	4209024014	4260 Overland Ave	0.12	5,050
CN	4209024036	4244 Overland Ave	0.13	5,499
CN	4209024037	4252 Overland Ave	0.10	4,503
CN	4209025001	4302 Overland Ave	0.18	7,667
CN	4209025002	4310 Overland Ave	0.11	5,005

Zone	AIN	Address	Acres	Sq. Ft.
CN	4209025003	4318 Overland Ave	0.11	4,997
CN	4209025004	4334 Overland Ave	0.34	15,006
CN	4209025005	4350 Overland Ave	0.11	5,005
CN	4209025006	4362 Overland Ave	0.11	5,005
CN	4209025018	4370 Overland Ave	0.11	4,938
CN	4209027011	Unavailable	0.00	189
CN	4209027012	5000 Overland Ave	0.51	22,431
CN	4209027900	Unavailable	0.15	6,740
CN	4210001030	5179 Overland Ave	0.50	21,728
CN	4210007012	10719 Jefferson Blvd	0.23	9,994
CN	4210007013	10707 Jefferson Blvd	0.27	11,727
CN	4210017011	4451 Overland Ave	0.11	4,937
CN	4210017014	4445 Overland Ave	0.12	5,155
CN	4210017901	4975 Overland Ave	1.46	63,716
CN	4210017902	4909 Overland Ave	1.36	59,401
CN	4210018032	4427 Overland Ave	0.44	19,289
CN	4210018040	4351 Overland Ave	0.16	6,941
CN	4210018041	4371 Overland Ave	0.10	4,500
CN	4210018042	4385 Overland Ave	0.17	7,502
CN	4210019022	4251 Overland Ave	0.05	2,251
CN	4210019023	4255 Overland Ave	0.29	12,588
CN	4210019044	4309 Overland Ave	0.14	6,042
CN	4210019045	4325 Overland Ave	0.15	6,751
CN	4210019046	4343 Overland Ave	0.14	6,063
CN	4210019047	4243 Overland Ave	0.09	4,095
CN	4210021900	10876 Culver Blvd	1.56	67,796
CN	4213019010	11224 Venice Blvd	0.20	8,771
CN	4213021008	11217 Washington Pl Unit 0005	0.21	9,039
CN	4214001042	11272 Venice Blvd	0.34	15,013
CN	4214003019	11305 Washington Pl	0.11	4,788
CN	4214003020	11307 Washington Pl	0.12	5,056
CN	4214003021	11315 Washington Pl	0.06	2,523
CN	4214004001	11300 Venice Blvd	0.11	4,982
CN	4214004002	11306 Venice Blvd	0.05	1,967
CN	4214004003	11310 Venice Blvd	0.06	2,510
CN	4214004004	11312 Venice Blvd	0.12	5,020
CN	4215007001	Unavailable	0.40	17,230
CN	4215009017	4500 Sepulveda Blvd	1.27	55,182
CN	4215010029	4444 Sepulveda Blvd	0.79	34,252
CN	4217002019	11305 Culver Blvd	0.25	10,955
CN	4217011016	4284 Sawtelle Blvd	0.12	5,390
CN	4217011017	11281 Culver Blvd	0.12	5,390
CN	4217011062	11284 Culver Blvd	0.17	7,542
CN	4231001047	12402 Washington Pl	0.30	13,267
CN	4231023046	Unavailable	0.06	2,401
CN	4231023048	Unavailable	0.09	4,001
CN	4232006001	12350 Washington Pl	0.05	2,067
CN	4232006002	Unavailable	0.04	1,568
CN	4232006013	12328 Washington Pl	0.12	5,329
CN	4232006014	12350 Washington Pl	0.14	5,994
CN	4233005033	11610 Washington Pl	0.55	23,989
CN	4233029034	4101 Sawtelle Blvd	0.12	5,107
CN	4233030001	4013 Sawtelle Blvd	0.14	5,948
CN	4233030002	11310 Washington Pl	0.11	5,000
CN	4233030003	11314 Washington Pl	0.11	4,990
CN	4233031015	11272 Washington Pl	0.06	2,496

Zone	AIN	Address	Acres	Sq. Ft.
CN	4233031016	11276 Washington Pl	0.11	4,997
CN	4233031017	11284 Washington Pl	0.15	6,435
CN	4233031028	11266 Washington Pl	0.24	10,465
CN	4235019013	3980 Centinela Ave	0.11	4,903
CN	4235019021	3988 Centinela Ave	0.11	4,633
CN	4235019022	12329 Washington Pl	0.29	12,839
Zone	**Parcels**	**Sum Acres**	**Zone**	**35 DU/ACRE**
CD	**74**	**13.4**	**CD**	**469**
CG	**769**	**168.3**	**CG**	**5,890**
CN	**109**	**27.1**	**CN**	**950**
			TOTAL:	**7,309**

Note: This Table Excludes Sites That Are Vacant, Boarded Up, In Residential Zones, Part Of Mixed-Use Proposals, Entitled Mixed Use, And Potential Redevelopment Sites That Are Listed Elsewhere.

Figure B-1
Housing Element Entitled and Specific Plan Sites

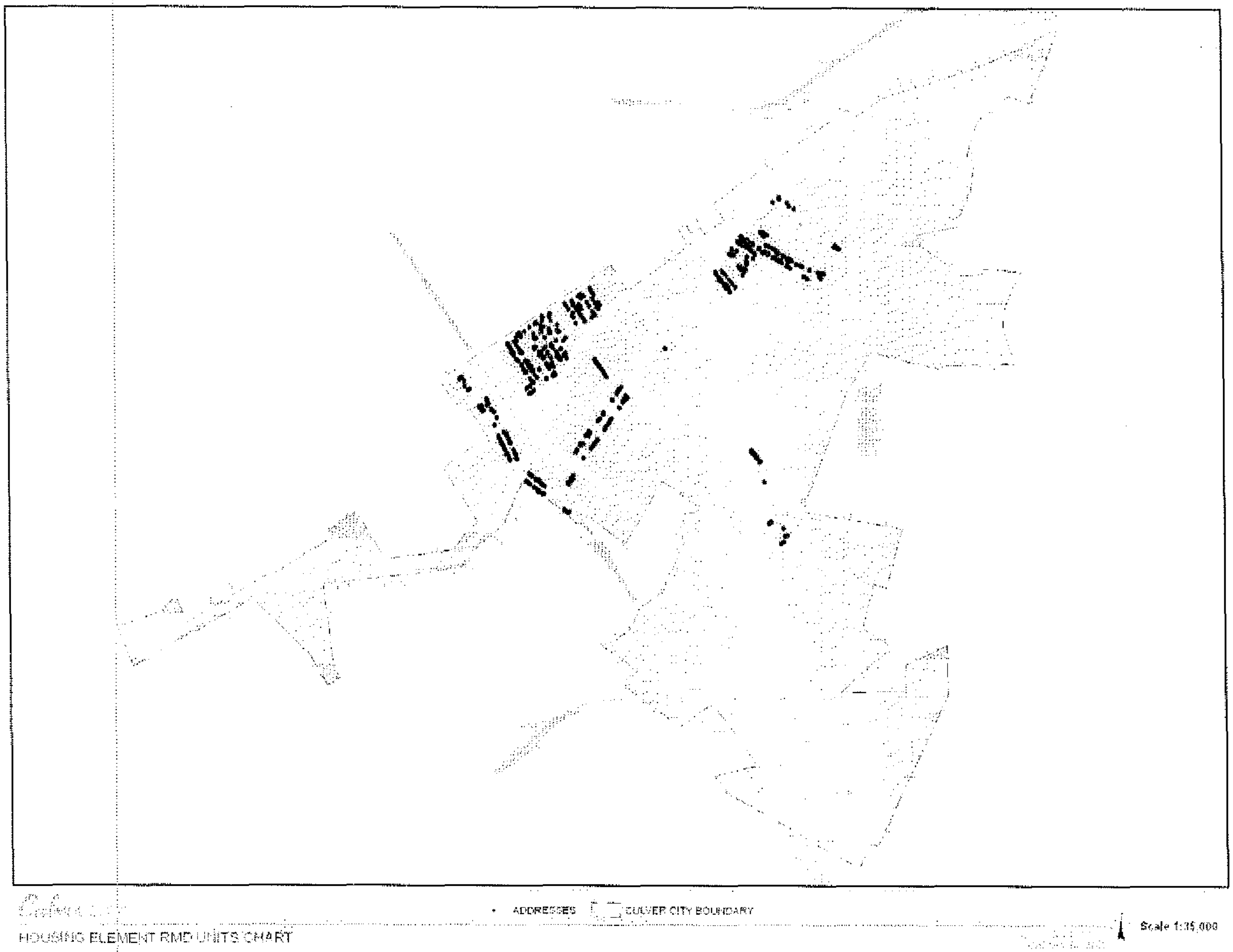


124

Figure B-2
Housing Element Boarded Up Inventory Analysis

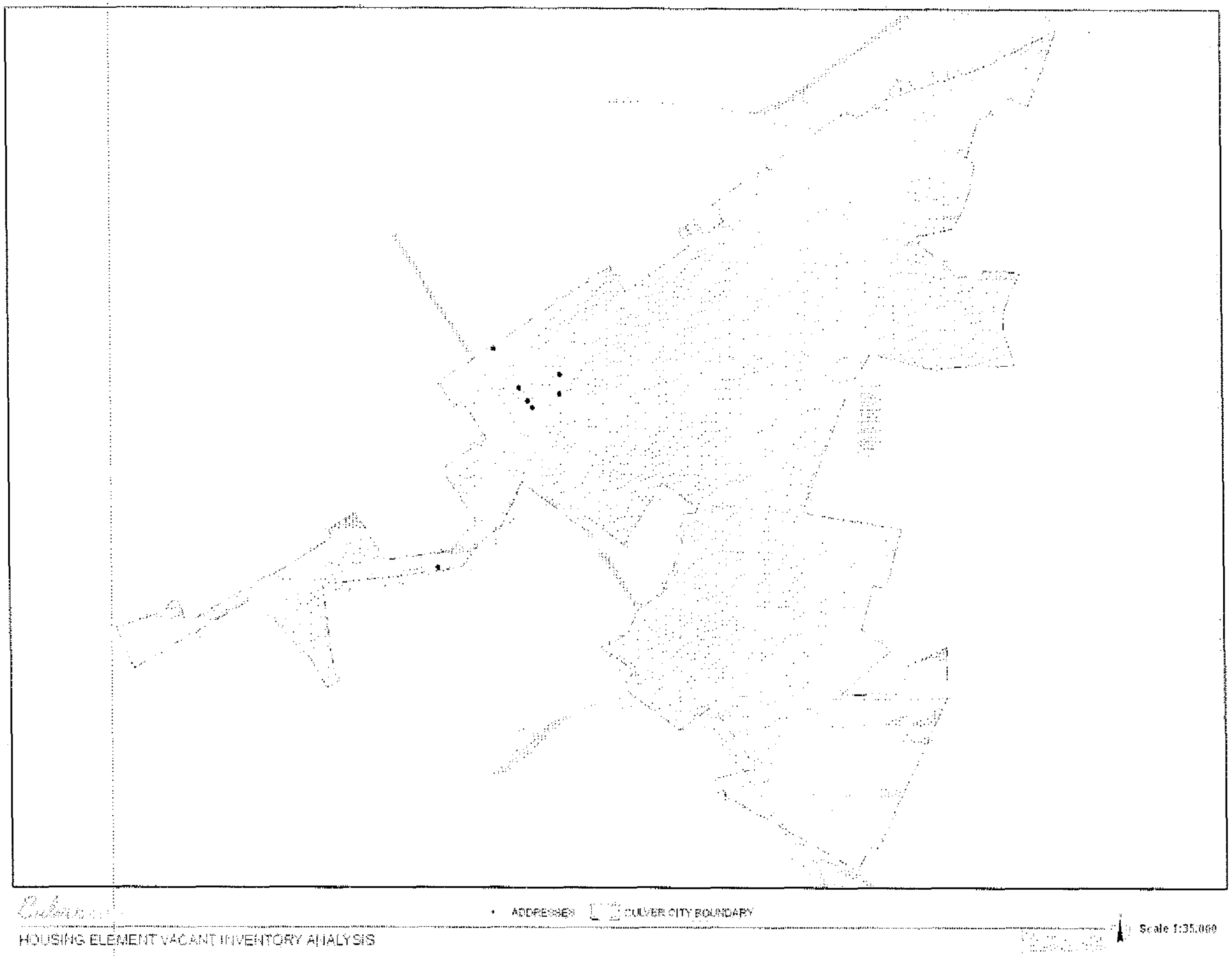
125

Figure B-3
Housing Element RMD Units Chart



96

Figure B-4
Housing Element Vacant Inventory Analysis



127

Appendix C

Analysis 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 101 units that are at risk during this period: 23 very-low-income units, 19 low-income units, 10 low/moderate-income units and 49 moderate-income units.

4. 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 to 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 is 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 include 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 are placed on the property in the form of covenants. These covenants are for 45 years for ownership projects and 55 years for rental projects. These restriction timeframes have increased since the last Housing Element cycle. During the last cycle, ownership project restrictions were for 10 years and rental project restrictions were for 15. In Culver City, over the next 10 years, 101 units have the potential to expire. Of this number, 23 are for a group home for persons with developmental disabilities and 29 are home ownership.

3. **Other: Expiration of affordability restrictions from the use of density bonuses and equity sharing:** Equity sharing allows households who utilized our Mortgage Assistance Program (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 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 stated in the previous section 29 homes purchased through the MAP will expire prior to 2018. No density bonus properties in Culver City were found to be 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 Housing Set-Aside Funds income and affordability use restrictions/ covenants. 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 our Mortgage Assistance Program (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 note 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

A combination of rehabilitation, new construction and tenant-based rental assistance will be utilized in addressing either the preservation or replacement of at risk units.

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

130

by a cost estimator who was secured by the Redevelopment Agency 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, 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 $37,000 annually and can afford up to $925 monthly for rent. The difference between $925 and the median rent for a two-bedroom unit ($1,600) is $675 and would require a rental subsidy of $675 per month, or $8,100 per year.

Funding/Financial Resources:

Efforts by the City to retain affordable housing units is draw upon by two types of preservation resources: Redevelopment Agency Housing Set-Aside Funds and Section 8 Rental Assistance

- **Section 8 Rental Assistance:** The Culver City Housing Agency (Housing Division) administers both Housing Set-Aside Funds from the Redevelopment Agency and the Section 8 Housing Choice Voucher Program. The Section 8 Housing Choice Voucher Program is a tenant-based rental subsidy. The Culver City Housing Agency is allotted 384 vouchers annually.
- **Redevelopment Agency Housing Set Aside Fund:** As required by State law, the Culver City Redevelopment Agency sets 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.

Between 2008 and 2014, the Agency anticipates $47 million to be deposited into the Redevelopment Housing Set-Aside Funds. Funding will be used for the following programs:

- 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

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 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-to-moderate income households at affordable rents. Purchased from 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-to-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	Multi-family complex for low-to-moderate income households. Purchased by CCRA in 2002 for $1,010,000.	9 – 2 bdrm	Low to Moderate	CCRA c/o DW Properties 12240 Venice Blvd. #23 Los Angeles, CA 90066
8692 Washington Blvd.	2027 10/06/97	Multi-family complex for low-to-moderate income households at affordable rents. Received total of $329,000 in loans from 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-to-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-to-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-to-moderate income developmentally disabled at affordable rents. Purchased property from 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
3434 Caroline Avenue	2030 2000	Group home for low income at a total house rent no more than $781. Purchased from 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

132

Address	Covenant Expires	Description	# of Units	Income Level	Owner
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 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 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. 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 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 – 17th Street #1 Santa Monica, CA 90404
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

Address	Covenant Expires	Description	# of Units	Income Level	Owner
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 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. 57th 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 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		Moderate	Michael Hewitt 5900 Canterbury Dr. #B114 Culver City 90230
11505 McDonald Street		MAP 002			Spinella FORECLOSURE
5005 Maytime Lane	06/09/2014	MAP 003		Moderate	Benjamin & Rachel Tenorio 5005 Maytime Lane Culver City 90230
3105 Raintree Cir. #1	06/27/2014	MAP 004		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		Moderate	Cathy Ruiz Daniel Morales, Jr. 4133 Harter Ave. Culver City 90232
5651 Windsor Way #304	08/29/2014	MAP 006		Moderate	Bettye Woodruff 5651 Windsor Way #304 Culver City 90230
4304 Duquesne Ave	08/30/2014	MAP 007		Moderate	Gloria Hekmatnia 4304 Duquesne Ave. Culver City 90232
6000 Canterbury Dr. #208D		MAP 008 (Jordan)			Fluellen EQUITY SHARED
4818 Hollow Corner Rd. #168	09/28/2014	MAP 009 (Lazo & Lazo)		Moderate	Julie Noble 4818 Hollow Corner Rd. #168 Culver City 90230
10731 Oregon Ave	10/17/2014	MAP 010		Moderate	Margaret Bell-Burchett 10731 Oregon Ave. Culver City 90230
5215 Sepulveda Bl. #26C	11/28/2014	MAP 011		Moderate	Dianne Braxton 5215 Sepulveda Bl. #26C Culver City 90230
6000 Canterbury Drive #316D		MAP 012			Blakely FORECLOSURE
5815 Doverwood Drive #6		MAP 013		Moderate	Becraft SOLD TO MALICDEM MAP 082
Originally 5451 Overland Ave. 10770 Deshire Pl.	02/01/2015	MAP 014		Moderate	Steve & Sheri Eskridge 10770 Deshire Pl. Culver City
11221 Hannum Ave.	07/18/2015	MAP 015		Moderate	Albert & Sonia Cancino 11221 Hannum Ave. Culver City 90230
3234 Roberts Avenue		MAP 016			Fordham FORECLOSURE
5007 Stoney Creek Rd. #329	09/25/2015	MAP 017		Moderate	Luis & Maria Del Cid 5007 Stoney Creek Rd. #329 Culver City 90230
10845 Garfield Ave.	07/18/2015	MAP 018		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		Moderate	Linda Roche 4207 Neosho Ave. Los Angeles 90066
5950 Canterbury Dr #C113	07/31/2015	MAP 020 (Sylves-Marino)		Moderate	Nohemi Cruz 5950 Canterbury Dr. #C113 Culver City 90230
5950 Canterbury Dr. #C205	08/25/2015	MAP 021		Moderate	Pamela Parran 5950 Canterbury Dr. #C205 Culver City 90230
3401 Cattaraugus Ave.	08/28/2015	MAP 022		Moderate	Leonel & Carmen Ibarra 3401 Cattaraugus Ave. Culver City 90232
11237 Braddock Dr.	09/12/2015	MAP 023		Moderate	Linford & Louise Dawson 11237 Braddock Dr. Culver City 90230
3410 Fay Ave.	09/11/2015	MAP 024		Moderate	Javier & Ana Umana 3410 Fay Ave. Culver City 90232
4830 Hollow Corner Rd. #189	10/04/2015	MAP 025		Moderate	Billie Land 4830 Hollow Corner Rd. #189 Culver City 90230
4828 Hollow Corner Rd. #190	12/21/2015	MAP 026		Moderate	Antonio, Francisca & Rito Lopez 4828 Hollow Corner Rd. #190 Culver City 90230
11256 Franklin Avenue		MAP 027			Taylor EQUITY SHARED
6505 Green Valley Cir. #301		MAP 028		Moderate	Juanda Therianto & Eny Purwatiningsih EQUITY SHARED
5427 Emporia Ave.	02/16/2016	MAP 029		Moderate	Larry & Angela Roberts 5427 Emporia Ave. Culver City 90230
4362 Huntley Ave.	03/06/2016	MAP 030 (Reid)		Moderate	April Leung 4362 Huntley Ave. Culver City 90230
3439 McManus Ave.	03/20/2016	MAP 031		Moderate	Elida Fino 3439 McManus Ave. Culver City 90232
3900 Lenawee Ave. #2	06/18/2016	MAP 032		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		Moderate	Stephen & Josephine Dudley 3594 Wesley St. Culver City 90230
6124 Buckingham Pkwy #205	04/26/2016	MAP 034		Moderate	Damon Woodruff 6124 Buckingham Pkwy. #205 Culver City 90230
5236 Emporia Ave.	06/18/2016	MAP 035		Moderate	Glenn & Ana Inohara 5236 Emporia Ave. Culver City 90230
3042 Reid Ave.	08/30/2016	MAP 036		Moderate	Alfonso & Sara Hernandez 3042 Reid Ave. Culver City 90232
4363 Globe Ave.	08/09/2016	MAP 037 (Garcia)		Moderate	Tracy Sulkin 4363 Globe Ave. Culver City 90230
3836 Bentley Ave. #1		MAP 038		Moderate	Mariano & Jennifer Rojo EQUITY SHARED
5035 Maytime Lane	09/12/2016	MAP 039		Moderate	Carol Frances 5035 Maytime Lane Culver City 90230
5900 Canterbury Dr. #A211	10/15/2016	MAP 040		Moderate	George Bowers, Jr. 5900 Canterbury Dr. #A211 Culver City 90230
4056 Jackson Ave. #6	11/14/2016	MAP 041		Moderate	Miguel & Yolanda Flores 4056 Jackson Ave. #6 Culver City 90230
3948 Bentley Ave. #104	12/02/2016	MAP 042		Moderate	Jose & Judith Daco 3948 Bentley Ave. #104 Culver City 90232
5405 Slauson Avenue		MAO 043 (Chacon)			Rodriguez EQUITY SHARED
6001 Canterbury Dr. #103	12/11/2016	MAP 044		Moderate	Brian Brusavich 6001 Canterbury Dr. #103 Culver City 90230
11022 Culver Blvd.	03/14/2017	MAP045		Moderate	Nebu John & Elizabeth Mathew 11022 Culver Blvd. Culver City 90230
5017 Butterfield Ct.	04/15/2017	MAP 046		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		Moderate	Sheldon Mitchell 5901 Canterbury Dr.#16 Culver City 90230
11028 Braddock Dr.	07/14/2017	MAP 048		Moderate	James/Georgia Malsich 11028 Braddock Dr. Culver City 90230
4450 Elenda St.	08/18/2017	MAP 049		Moderate	Horacio & Maru Cerutti 4450 Elenda St. Culver City 90230
5900 Canterbury Dr. #A319	08/12/2017	MAP 050 (Neff - Hensel)		Moderate	Marie Bedoret 5900 Canterbury Drive #A319 Culver City, CA 90230
4104 Summertime Lane	09/03/2017	MAP 051		Moderate	Pablo & Esperanza Jaramillo 4104 Summertime Lane Culver City 90230
4900 Overland Avenue #109		MAP 052			Kottayadiyil FORECLOSED but loan paid off prior to sale.
7304 Summertime Lane		MAP 053		Moderate	Adriane Hopper EQUITY SHARED
4915 Indian Wood Rd. #603	12/31/2017	MAP 054		Moderate	Nancy Kay Bishop 4915 Indian Wood Rd. #603 Culver City 90230
5870 Green Valley Cir. #319	12/18/2017	MAP 055		Moderate	Damian Lemons 5870 Gr. Vly Cir. #319 Culver City 90230
5950 Buckingham Pkwy. #410	02/05/2018	MAP 056		Moderate	Marcus Nixon 5950 Buckingham Pkwy. #410 Culver City 90230
4116 Harter Ave.	06/03/2018	MAP 057		Moderate	Greg Potik & Ellen Thireos 4116 Harter Ave. Culver City 90232
5001 Stoney Creek Rd. #353	06/12/2018	MAP 058		Moderate	Jacob Mathew & Suby Alexander 5001 Stoney Creek Rd. #353 Culver City 90230
5950 Buckingham Pkwy. #403	08/06/2018	MAP 059		Moderate	Taterework Mulugeta 5950 Buckingham Pkwy. #403 Culver City 90230
3948 Bentley Ave.#102	11/19/2018	MAP 060		Moderate	Lauren Vo 3948 Bentley Ave. , #102 Culver City 90232

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

138

Address	Covenant Expires	Description	# of Units	Income Level	Owner
6375 Green Valley Cir. #302	05/22/2020	MAP 076		Moderate	Henrietta Algaba 6375 Green Valley Cir. #302 Culver City 90230
4112 Raintree Cir.	05/31/2020	MAP 077		Moderate	Carolynn Parks 4112 Raintree Cir. Culver City 90230
6050 Canterbury Dr. #F311	09/28/2020	MAP 078		Moderate	Marilyn Logan 6050 Canterbury Dr. #F311 Culver City 90230
3610 Helms Ave.	09/29/2020	MAP 079		Moderate	Charles & Yvonne Gutierrez 3610 Helms Ave. Culver City 90232
6355 Green Valley Circle #303		MAP 080 BEGIN 10 YEAR COVENANT			Schmidt EQUITY SHARED
11116 Matteson Ave.	10/27/2010	MAP 081		Moderate	Aung San Min & Saw Myat Sanda Aung 11116 Matteson Ave. Culver City 90230
5815 Doverwood Dr. #6	11/10/2010	MAP 082 (Malicdem)		Moderate	Yvonne Kobler 5815 Doverwood Dr. #6 Culver City 90230
4840 Hollow Corner Rd. #422	11/13/2010	MAP 083		Moderate	Julie Dolan 4840 Hollow Corner Rd. #422 Culver City 90230
5950 Buckingham Pkwy. #412	11/20/2010	MAP 084		Moderate	Gina Ross 5950 Buckingham Pkwy. #412 Culver City 90230
5245 Slauson Ave.	12/01/2010	MAP 085		Moderate	James Lopez 5245 Slauson Ave. Culver City 90230
3430 Sherbourne Dr.	12/04/2010	MAP 086 (MacLeod)		Moderate	Kathleen Sundquist 3430 Sherbourne Dr. Culver City 90232
6375 Green Valley Cir. #306	12/18/2010	MAP 087 (Greenwald)		Moderate	Joanne Karla Gabot 6375 Green Valley Cir. #306 Culver City 90230
5815 Doverwood Dr. #33	12/29/2010	MAP 088		Moderate	Rosa Melchor 5815 Doverwood Dr. #33 Culver City 90230
3109 Summertime Lane		MAP 089		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		Moderate	Nagy & Fayrouz Demian 6151 Canterbury Dr. #107 Culver City 90230
5215 S. Sepulveda Blvd. #9D	04/17/2011	MAP 091		Moderate	Ron & Sally Sorenson 5215 S. Sepulveda Blvd. #9D Culver City 90230
4802 Hollow Corner Rd. #220	05/11/2011	MAP 092		Moderate	Nancy Gakere 4802 Hollow Corner Rd. #220 Culver City 90230
4236 Tuller Ave.	06/04/2011	MAP 093		Moderate	Mohamed & Samia Mohsin 4236 Tuller Ave. Culver City 90230
		MAP 094 NO SALE			
5625 Sumner Way #107	06/28/2011	MAP 095		Moderate	Htay Maung & Khin Aung 5625 Sumner Way #107 Culver City 90230
5650 Sumner Way #304	07/10/2011	MAP 096 (McCauley)		Moderate	Danielle Neves-Cole 5650 Sumner Way, #304 Culver City 90230
3969 Globe Ave.	08/21/2011	MAP 097		Moderate	Aris Abbus & Fatima Cassim & Htike Min 3969 Globe Ave. Culver City 90230
5651 Sumner Way #203		MAP 098		Moderate	Jenifer Huston EQUITY SHARED
4047 Sawtelle Blvd.	10/11/2011	MAP 099		Moderate	Ruben & Elizabeth Ruiz 4047 Sawtelle Blvd. Los Angeles 90066
6001 Canterbury Dr. #307	10/18/2011	MAP 100		Moderate	Leyna Wong 6001 Canterbury Dr. #307 Culver City 90230
4842 Hollow Corner Rd. #307	10/24/2011	MAP 101		Moderate	Zenebech Eshetu 4842 Hollow Corner Rd. #307 Culver City 90230
6050 Canterbury Dr. #E117	10/30/2011	MAP 102		Moderate	Eulogio, Rosa & Arnaldo Gomez 6050 Canterbury Dr. #E117 Culver City 90230
3109 Summertime Lane #109	11/05/2011	MAP 103		Moderate	Zoraida Noratto 3109 Summertime Lane #109 Culver City 90230

140

Address	Covenant Expires	Description	# of Units	Income Level	Owner
10112 Summertime Lane		MAP 104			Wicen EQUITY SHARED
6199 Canterbury Dr. #202	11/05/2011	MAP 105		Moderate	Iouri & Raissa Tcherepachenets 6199 Canterbury Dr. #202 Culver City 90230
5306 Summertime Lane		MAP 106			Anagu EQUITY SHARED
4900 Overland Ave. #205	11/12/2011	MAP 107		Moderate	Macia Welty 4900 Overland Ave. #205 Culver City 90230
6305 Green Valley Cir. #303	11/26/2011	MAP 108		Moderate	Lora Calma 6305 Gr. Vly Cir. #303 Culver City 90230
5845 Doverwood Dr. #316		MAP 109			Owens EQUITY SHARED
6000 Canterbury Dr. #D111	04/12/2011	MAP 110		Moderate	Iyesha Turner 6000 Canterbury Dr. #D111 Culver City 90230
6000 Canterbury Dr. #D306	12/19/2011	MAP 111		Moderate	Diane Ehlrich 6000 Canterbury Dr. #D306 Culver City 90230
5845 Doverwood Dr. #201	01/23/2012	MAP 112		Moderate	Bonnie Marlowe 5845 Doverwood Dr. #201 Culver City 90230
4211 Summertime Lane	03/12/2012	MAP 113		Moderate	Camilla Rodriguez & Jerus Whittle 4211 Summertime Lane Culver City 90230
6151 Canterbury Dr. #208	03/12/2012	MAP 114		Moderate	Victor Dean 6151 Canterbury Dr. #208 Culver City 90230
6375 Green Valley Circle #206		MAP 115 BEGIN 45 YEAR COVENANT			Penland EQUITY SHARED
5870 Green Valley Cir. #231	07/10/2047	MAP 116 (Rofael)		Moderate	Ramy Baramily 5870 Green Valley Cir. #231 Culver City 90230
6515 Green Valley Cir. #106	07/24/2047	MAP 117		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		Moderate	Jamee Happy 4919 Indian Wood Rd. #395 Culver City 90230
6151 Canterbury Dr. #205	09/17/2047	MAP 119		Moderate	Michelle Esperanza 6151 Canterbury Dr. #205 Culver City 90230
6050 Canterbury Dr. #E219	10/31/2047	MAP 120		Moderate	Naing Thiha & Ma Ohnmar 6050 Canterbury Dr. #E219 Culver City 90230
5901 Canterbury Dr. #5		MAP 121		Moderate	Lisa Bisset EQUITY SHARED
5900 Canterbury Dr. #A101	12/22/2019	MAP 122		Moderate	Wanda Oden 5900 Canterbury Dr. #A101 Culver City 90230
5901 Canterbury Dr. #9	03/18/2048	MAP 123		Moderate	Patricia Mooney 5901 Canterbury Dr. #9 Culver City 90230
6050 Canterbury Dr. #F306	05/12/2048	MAP 124		Moderate	Khaing Marlar 6050 Canterbury Dr. #F306 Culver City 90230
6575 Green Valley Cir. #214	10/28/2048	MAP 125		Moderate	George, Natallya & Yelena Rudoy 6575 Green Valley Cir. #214 Culver City 90230
5961 Smiley Drive	10/24/2010 07/17/78	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.		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 Agency – 55 yrs. 2061 (2006	Assisted living facility. Total of 70 units. 19 DOBI units. 4 units 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

142

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	Multi-Family	2009	1	Low
Housing Set Aside Fund	5527-33 Kinston	Multi-Family	2009	2	Low
Housing Set Aside Fund	5539-45 Kinston	Multi-Family	2009	2	Low
Housing Set Aside Fund	5951 Smiley	Multi-Family	2010	4	Low-Moderate
Housing Set Aside Fund	9015 Hubbard	Multi-Family	2010	4	Low-Moderate
Housing Set Aside Fund	5962 Smiley	Duplex	2010	2	Low-Moderate
Housing Set Aside Fund	5551-57 Kinston	Multi-Family	2010	2	Moderate
Housing Set Aside Fund	5575-81 Kinston	Multi-Family	2010	2	Moderate
Housing Set Aside Fund	4222 Van Buren	Group Home	2010	13	Low
Housing Set Aside Fund	Various (MAP)	Single Family	2010	8	Moderate
Housing Set Aside Fund	5334-40 Kinston	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5344-50 Kinston	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5428-34 Kinston	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5464-72 Kinston	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5504-10 Kinston	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5528-34 Kinston	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5603-09 Kinston	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5616-22 Kinston	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	11301 Wilshire	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	4178 Center	Duplex	2013	1	Low
TOTALS				23 VL 19 Low 10 Low-Mod 49 Mod 101 total	

143

Appendix D

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.

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 housing with minimal supportive services for homeless persons, that is limited to an occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

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***.

A ***Family*** is a household consisting of persons related by blood, marriage, adoption or operation of the law to the head of a household.

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.

A ***Household*** includes all the persons who occupy a housing unit. A household may consist of one person, unrelated individuals, a family, as defined above, 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 2008 are as follows:

Income Group	Percent Of Median Household Income	Annual Income Limits (2008)
Extremely Low	Up to 30%	Up to $22,750
Very Low	Above 30% - 50%	$22,751 - $37,900
Low	Above 50% - 80%	$37,901 - $60,650
Moderate	Above 80% - 120%	$60,651 - $71,800
Above Moderate	Above 120%	Above $71,800

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. The State 1991 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.

Supportive housing is housing linked with on-site or off-site services that assist residents in improving their health status and maximizing their potential to live and work in the community. The target population is low-income persons with disabilities, including mental illness, HIV/AIDS, substance abuse, chronic health conditions, and may include families with children, elderly persons, young adults emancipating out of the foster care system, individuals leaving institutional settings, veterans, or homeless persons. Supportive housing has no limit on length of stay.

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

Transitional housing is a building configured as a rental housing development, but operated under program requirements that call for the termination of assistance and recirculation of the assisted units within the building, to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.