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

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

* Per Culver City Permits Plus Reporting System and State Controller's Report.
** Due to 9 unit cap on any one parcel, if calculation yields a unit count greater than 9, then 9 is considered to be the potential build out.
***4122 Lincoln Ave is an example of 2 adjacent lots (each approximately 6,753.13 square feet in area) that were not consolidated into one lot but rather developed as separate lots with a common driveway and architectural design. Thus 4 units were built. Had the lots been consolidated into one 13,506.26 square foot parcel, the R-2 maximum cap of 2 units would only have allowed 2 units.
+3823, 3827, 3833 Huron Av is an example of 3 contiguous lots (each approximately 7,500 square feet in area) that were not consolidated into one lot but rather developed as separate lots with a common architectural design. Thus 15 units were built. Had the lots been consolidated into one 22,500 square foot parcel, the RMD 9 unit cap would only have allowed 9 units.

141

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

Program Category	Quantified Objective	Progress 2001-05	Progress 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
Totals	**485**	**13**	**7**

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

142

Appendix B
Residential Land Inventory – 2006-2014

1. Methodology and Assumptions

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

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

Affordability Assumptions

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

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.

2. Market Prices or Rents. When covenants are not in place, affordability levels for newly-built units are based on actual prices or rents. Table II-19 (page II-19) describes current affordability levels along with the monthly rental costs or estimated sales prices that correspond with each level. Based on rental market data, most surveyed apartments fall into the 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~~ may be based on density. The

144

"default" density for most metropolitan jurisdictions, including Culver City, is 30 units per acre. This means that if the General Plan and zoning allow development at 30 units per acre or greater, these sites are considered to be suitable for lower-income housing. State law also allows jurisdictions to establish an alternative to the default density if local conditions and experience support a different density assumption for affordability.

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

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

Realistic Capacity

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

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

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

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

Culver City's mixed-use ordinance and development standards are relatively young (approved in 2005 and amended in 2008). Since 2005, five projects have been approved in districts where mixed-use is allowed, and three of those five have been mixed residential/commercial projects (see Table B-2). This track record illustrates that the mixed-use ordinance and market trends encourage and facilitate high-density residential development in commercial zones. The average residential density of all approved mixed-use projects is 46 units/acre.

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

2. Affordable Units Built or Approved 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 for a total of ~~45~~ 73 units. Although these projects range in density from 29 to 65 units/acre, they have been assigned to the above-moderate category since they are all being built as for-sale condo projects without deed restrictions. The locations of the projects listed in Tables B-1 and B-2 are shown in Figure B-1.

146

3. Redevelopment Agency Comprehensive Housing Strategy (CHS)

Concurrently with preparation of the 2008 Housing Element, the Culver City Redevelopment Agency updated 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 located on 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 vacant while others involve demolition and replacement.

One of the sites (Wade) is a substantial rehabilitation project[16] ~~that will qualify for RHNA credit under AB 438~~. As part of the CHS, on March 17, 2008 the Agency earmarked $1.9 million from its Housing Set Aside Fund to rehabilitate 40 deteriorated units ($47,702 per unit) within the current planning cycle to address nuisance and blight on Wade Street. These 40 units contained within four buildings (10 units per building) suffer from the lack of professional management, years of deferred maintenance, and public nuisances. The Housing Division also retained a Cost Estimator to estimate the total cost of rehabilitating the units. From preliminary investigation of one of the buildings, it has been determined that 100% of the tenants are moderate–income or below, and 90% are either low- or very-low-income. All occupants are paying over 50% of their income towards rent.

Based on the number of occupants who are income-eligible and have a rent burden of 50% or more, the Agency will also assist these families through the Rental Assistance Program (RAP). This program is similar to the federal Section 8 Housing Choice Voucher Program (HCVP) where a household is given a "voucher" that allows the household to pay no more than 30% of gross income towards rent with the remainder subsidized by the Agency. The RAP is funded at $500,000 annually, which is adequate to support these households as part of the Wade Street rehabilitation project.

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

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 ~~461~~ 435 additional lower-income units based on proposed densities ranging from 35 to 65 units per acre. The sites in Table B-4 are all within the Transit Oriented Development district where the Zoning Code permits a

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

147

density of up to 65 dwelling units per acre. These three sites are all located near the Expo Light Rail Station, which is currently under construction.

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). Two of the vacant sites, 11012 and 11014 Washington Boulevard, are very small; it is more realistic that these contiguous lots will be consolidated as part of a small mixed-use project resulting in three dwelling units. Overall, each of the sites listed in Table B-5 can potentially be consolidated with surrounding sites in order to increase the feasibility of new affordable housing. ~~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 788 units, which is derived from the development standard of 1,500 square feet of land area per unit. This translates to 29 du/acre in the RMD-zoned areas. However, as noted previously under the "Realistic Capacity" discussion, a more conservative method was used to estimate the redevelopment potential of these parcels. Only those parcels with potential for at least doubling the number of units were counted, and the resulting total was then reduced by 9% based on development trends during 2000 – 2008, resulting in an estimated realistic capacity of 660 units. Many such areas previously developed with single-family and 2-family dwellings have been redeveloped within the last 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~~In addition to the potential development opportunities described above, a substantial number of 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.~~ While these parcels represent considerable opportunity for high-density mixed-use development, no detailed estimate of realistic potential was prepared (and no RHNA credit has been assumed) for these sites since adequate capacity has already been demonstrated to accommodate the City's RHNA allocation for this planning period.

148

5. Land Inventory Summary

The table below summarizes the City's land inventory for the 2006 – 2014 planning period.

Potential Housing Sites	Income Category		
	Lower	Mod	Above
Units completed 2006-07 (Table B-1)	9	14	58
Units approved/not completed (Table B-2)	-	-	73
RDA Housing Strategy sites (Table B-3)	157	51	41
Proposed mixed-use projects on underutilized commercial sites (Table B-4)	435	-	-
Potential mixed-use units on vacant commercial sites (Table B-5)	65	-	-
Potential units on underdeveloped Residential Medium Density sites (Table B-6)	-	-	660
Potential units on underutilized commercial sites – high potential (Table B-7)	111	-	-
Total Potential Units	777	65	832
RHNA 2006-2014	209	85	211
Surplus (Deficit)	568	(20)	621

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

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

149

Table B-1
Residential Units Completed 2006-07

Project	Site Acreage	General Plan	Zoning	Allowable Density	Project Density	2006 – 2007 Very Low	Low	Mod	Upper	Total
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 VL/L	Mod	Above Mod	Total
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
4043 Irving Place	0.55	Downtown	CD/CG	35 du/acre	50.9			28*	28
Totals					Avg. = 47.1 du/ac			**4~~5~~73**	**4~~5~~73**

*Note: Although these projects exceed the default density, they are assumed to be above-moderate income because they are for-sale condos.

150

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 - SMALL/REHAB											
WADE *	31,584	0.72	RLD	Low Density Multiple Family	1 unit/2,904 Sq.Ft. of Net Lot Area	56 du/acre	40 existing units (substantial rehab)	12*	12*	16*	-
MIDWAY	6,500	0.15	RMD	Medium Density Multiple Family	29 du/acre	40 du/acre	Vacant	1	1	2	2
THIRD TIER - MEDIUM											
VENICE	20,871	0.48	RMD	Medium Density Multiple Family	29 du/acre	31 du/acre	10 older SF to be removed	4	4	7	-
SEPULVEDA/ SENIOR HOUSING	36,000	0.83	C	General Corridor	35 du/acre	40 du/acre	Vacant	20	13	-	-
FOURTH TIER ~~— 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								107 ~~119~~	50 ~~62~~	51 ~~67~~	41

* Not included in site inventory totals for RHNA purposes

151

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
TOTALS	**~~338,278~~ 314,263**	~~7.76~~ 7.2			**~~461~~ 435**		

152

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.

153

Table B-6
Underdeveloped RMD Parcels
Culver City

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

154

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 Dr.						
9979	2246	1	1.5	N	0	SF
9983/89/99	8104	2	5.4	Y	3	Duplex
College Ave.						
3816	7535	1	5.0	Y	4	SF
3817	7501	1	5.0	Y	4	SF
3822	7537	1	5.0	Y	4	SF
3823	7501	1	5.0	Y	4	SF
3837	7498	1	5.0	Y	4	SF
3845	7501	1	5.0	Y	4	SF
3848/50	7544	2	5.0	Y	3	Duplex
3851	7507	2	5.0	Y	3	Duplex
3859	7500	1	5.0	Y	4	SF
Duquesne Ave.						
4021/23	6753	2	4.5	Y	2	Duplex
4021/23	6753	2	4.5	Y	2	Duplex
4025	6749	1	4.5	Y	3	SF
4025	6749	1	4.5	Y	3	SF
4033	6750	1	4.5	Y	4	SF
4037	6749	2	4.5	Y	2	Duplex
4041/43/45	6750	3	4.5	Y	1	Triplex
4047	6750	3	4.5	Y	1	Triplex
4053	6746	3	4.5	Y	1	Triplex
4057/59	8086	2	5.4	Y	3	Duplex
4073/75	8100	2	5.4	Y	3	Duplex
4104	4752	1	3.2	Y	2	SF
4105	6752	6	4.5	N	0	MF
4109/11	6744	2	4.5	Y	2	Duplex
4110	6755	2	4.5	Y	2	Duplex
4119/21	6742	2	4.5	Y	2	Duplex
4120	6744	1	4.5	Y	3	SF
4122	6752	2	4.5	Y	2	Duplex
4134/36	6741	2	4.5	Y	2	Duplex
4135	6753	2	4.5	Y	2	Duplex
4140/42	6250	2	4.2	Y	2	Duplex
4141	6745	1	4.5	Y	3	SF
4145	6747	1	4.5	Y	3	SF
4151/53	6747	2	4.5	Y	2	Duplex
4154/56	6748	2	4.5	Y	2	Duplex
4155	6753	1	4.5	Y	3	SF

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 St.						
4057	4814	1	3.2	Y	2	SF
4061	4822	1	3.2	Y	2	SF
4073	4738	1	3.2	Y	2	SF
4077	4831	1	3.2	Y	2	SF
4081	4838	1	3.2	Y	2	SF
4103	4858	1	3.2	Y	2	SF
4107	4876	1	3.3	Y	2	SF
4111	4893	1	3.3	Y	2	SF
4117	5169	1	3.4	Y	2	SF
4119	4891	1	3.3	Y	2	SF
Girard Ave.						
3817	6441	1	4.3	Y	3	SF
3822	6131	1	4.1	Y	3	SF
3823	6450	1	4.3	Y	3	SF
3826	6132	1	4.1	Y	3	SF
3833	6454	1	4.3	Y	3	SF
3834	6134	1	4.0	Y	3	SF
3840	6004	1	4.0	Y	3	SF
3844	6002	1	4.0	Y	3	SF
3847	6449	3	4.3	Y	1	MF
3848	5999	1	4.0	Y	3	SF
3853	6449	1	4.3	Y	3	SF
3857	6454	1	4.3	Y	3	SF
3858 New Housing Under Construction	NA	NA	NA	NA	NA	NA
3864	6005	1	4.0	Y	3	SF
3868	6003	1	4.0	Y	3	SF
3873	6977	1	4.7	Y	3	SF
3900	6004	1	4.0	Y	3	SF
3906	6140	1	4.0	Y	3	SF
Huron Ave.						
3816/18	7509	2	5.0	Y	3	Duplex
3817	7505	1	5.0	Y	4	SF
3822	7489	1	5.0	Y	4	SF
3836	7495	1	5.0	Y	4	SF
3837	7497	1	5.0	Y	4	SF
3840/40½ /42	7500	3	5.0	Y	2	Triplex

156

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 Pl.						
4061	12456	4	8.3	Y	4	MF
4063	12457	5	8	Y	3	MF
4065/65 ½	7705	2	5.1	Y	3	Duplex
4071/71½ / 73	7704	3	5.1	Y	2	Triplex
4075	4739	1	3.2	Y	2	SF
Jackson Ave.						
4021	6754	1	4.5	Y	3	SF
4025	6750	1	4.5	Y	3	SF
4026	3610	1	2.4	Y	1	SF
4028	3752	1	2.5	Y	1	SF
4030/32	6750	2	4.5	Y	2	Duplex
4031	13505	9	9.0	N	0	MF
4034	6749	1	4.5	Y	3	SF
4036	2951	1	2.0	Y	1	SF
4039	3182	1	2.1	Y	1	SF
4042	3064	1	2.0	Y	1	SF
4043	3675	1	2.5	Y	1	SF
4045	6748	1	4.5	Y	3	SF
4048	6750	1	4.5	Y	3	SF
4048-58	17914	6	9.0	Y	3	MF
4052	6749	3	4.5	Y	1	Triplex
4055	6746	1	4.5	Y	3	SF
4058	6745	2	4.5	Y	2	Duplex
4061/63	6757	2	4.5	Y	2	Duplex
4066	6752	1	4.5	Y	3	SF
4068	2044	1	1.4	N	0	SF
4069	6750	1	4.5	Y	3	SF
4069/71/73	6749	3	4.5	Y	1	Triplex
4070	2490	1	1.7	N	0	SF
4072/74	6752	2	4.5	Y	2	Duplex
4075	6757	1	4.5	Y	3	SF
4075	6749	1	4.5	Y	3	SF

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

158

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

159

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

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

161

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

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

162

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**	

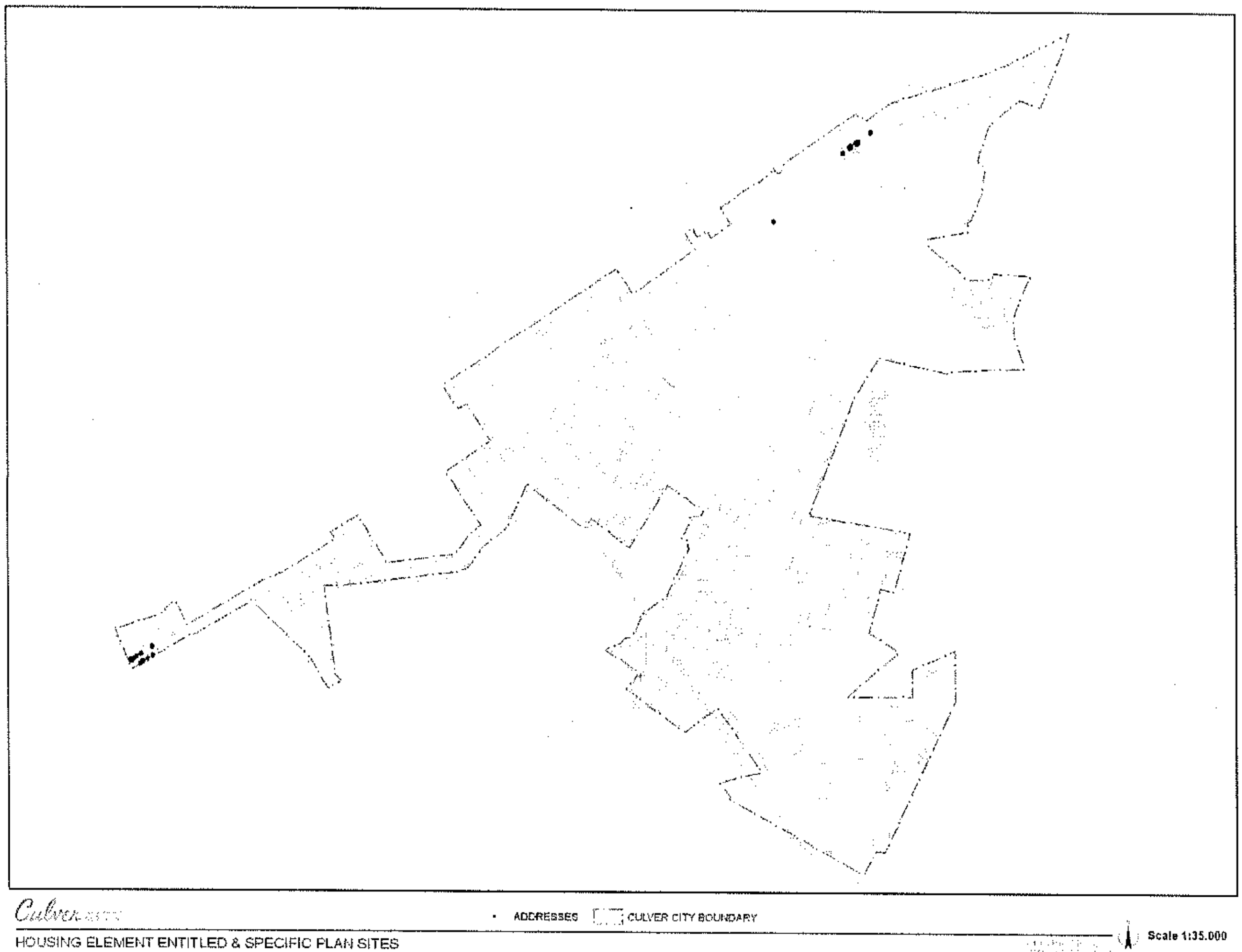
*Assumes 35 units/acre

163

~~Table B-8~~
~~Other Underutilized Commercial Parcels~~
~~Culver City~~

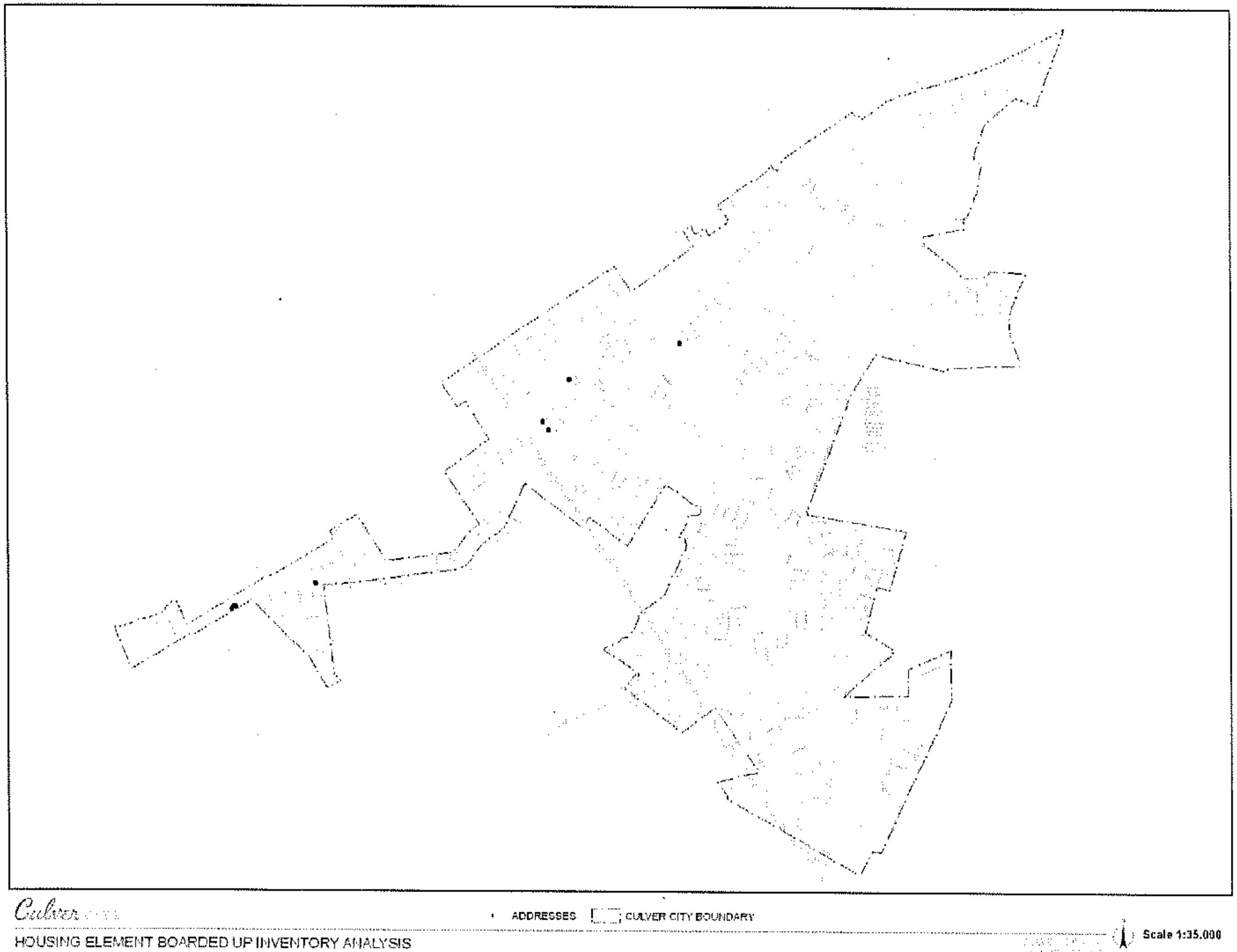
(Table deleted)

Figure B-1
Housing Element Entitled and Specific Plan Sites



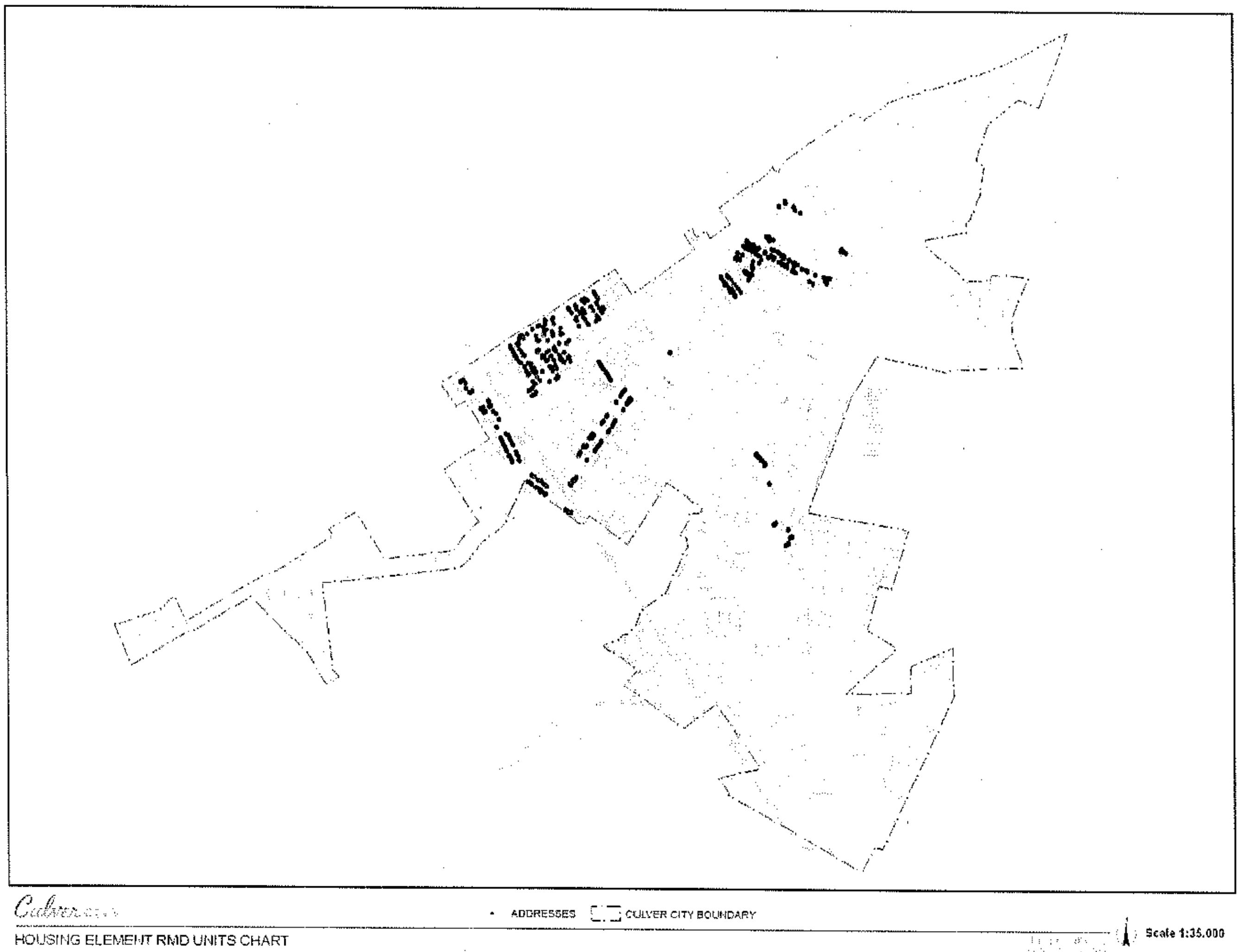
165

Figure B-2
Housing Element Boarded Up Inventory Analysis



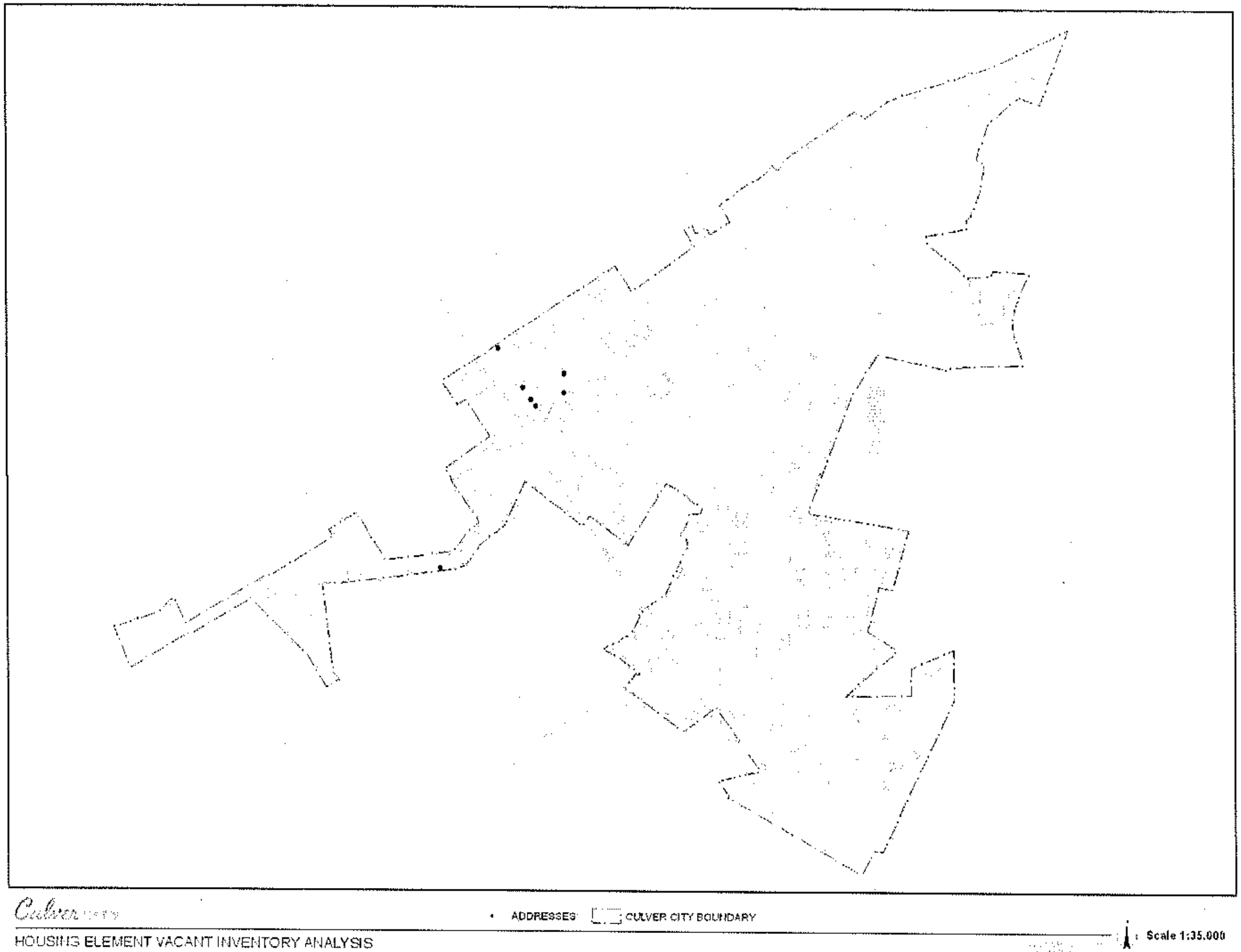
166

Figure B-3
Housing Element RMD Units Chart



167

Figure B-4
Housing Element Vacant Inventory Analysis



168

569

Appendix C

Inventory of At-Risk Affordable Housing Units

1. Introduction

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

2. Inventory of Assisted Units

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

3. Units at Risk

Affordable units that are at-risk of conversion during 2008-2018 are listed in Table C-2. As shown in the table, there are a total of 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. The analysis of preservation options for these units is contained in Chapter II, Housing Needs Assessment.

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

Address	Covenant Expires	Description	# of Units	Income Level	Owner
3848 Huron Avenue	2009 12/08/93	In-lieu park fees. Covenanted for household up to 80% of median and rent to be at or below FMR.	1 unit (5 units total)	Low	Janet Chabola/Huron Properties 4244 Overland Avenue Culver City, CA 90230
4222 Van Buren Avenue	2010 1985	Group home for low income developmentally physically handicapped. Purchased from 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

17

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

172

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

174

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

175

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

176

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

177

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

178

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

179

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

180

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

181

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, Nataliya & 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

182

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

Program Category	Address	Description	Year At Risk	# of Units	Income Level
Housing Set Aside Fund	3848 Huron Ave.	Multi-Family	2009	1	Low
Housing Set Aside Fund	5527-33 Kinston Ave.	Multi-Family	2009	2	Low
Housing Set Aside Fund	5539-45 Kinston Ave.	Multi-Family	2009	2	Low
Housing Set Aside Fund	5951 Smiley Dr.	Multi-Family	2010	4	Low-Moderate
Housing Set Aside Fund	9015 Hubbard St.	Multi-Family	2010	4	Low-Moderate
Housing Set Aside Fund	5962 Smiley Dr.	Duplex	2010	2	Low-Moderate
Housing Set Aside Fund	5551-57 Kinston Ave.	Multi-Family	2010	2	Moderate
Housing Set Aside Fund	5575-81 Kinston Ave.	Multi-Family	2010	2	Moderate
Housing Set Aside Fund	4222 Van Buren Pl.	Group Home	2010	13	Low
Housing Set Aside Fund	Various (MAP)	Single Family	2010	8	Moderate
Housing Set Aside Fund	5334-40 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5344-50 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5428-34 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5464-72 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5504-10 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5528-34 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5603-09 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	5616-22 Kinston Ave.	Multi-Family	2011	2	Moderate
Housing Set Aside Fund	11301 Wilshire Blvd.	Group Home	2011	23	Very Low
Housing Set Aside Fund	Various (MAP)	Single Family	2011	18	Moderate
Housing Set Aside Fund	Various (MAP)	Single Family	2012	3	Moderate
Housing Set Aside Fund	4178 Center St.	Duplex	2013	1	Low
TOTALS				23 VL 19 Low 10 Low-Mod 49 Mod 101 total	

183

Appendix D

Public Participation Summary

Public participation is an important component of the planning process in Culver City, and this update to the Housing Element has provided residents and other interested parties numerous opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. Notices were also sent by direct mail to every residence in the city (approximately 17,000 addresses) as well as over 100 non-profit organizations. The draft Housing Element was made available for review at City Hall, posted on the City's website, as well as at the Culver City Julian Dixon Public Library. The document was also made available to housing organizations, housing advocates, and non-profit organizations representing the interests of lower-income persons and special needs groups.

As part of the public review process, a Community Public Workshop, two joint City Council/Planning Commission Study Sessions, Planning Commission and City Council Public Hearings on the Housing Element were held. All of these public meetings served as venues for review and discussion. ~~Appendix D provides a summary of the comments and issues raised during the preparation and public review of the 2008 Housing Element.~~

February 26, 2008	Community public workshop
June 30, 2008	City Council/Planning Commission study session
August 25, 2008	City Council hearing
	City Council/Planning Commission study session #2
	Planning Commission hearing
	City Council hearing

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

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

185

Table D-1
Public Participation Summary

Comment	Response
Appendix B lists commercial sites that are available for mixed use. Tito's Tacos is listed as an underutilized commercial site; she wants it removed (11222 Washington Place).	Staff explained the definition of underutilized; the table listed all the commercially zoned properties (not listed in the other tables) that could have mixed-use. It does not imply that housing will be built; it is underutilized for purposes of the Housing Element only – there is no housing on these commercial sites. There are a lot of tables that list individual parcels and this is all driven by state law which requires cities to compile a list of all the parcels that have some theoretical potential for residential development. Those tables should in no way be construed to indicate that listed properties are proposed for residential development; they are simply an inventory of sites that have some theoretical potential for residential development. State law requires a land inventory survey. The City cannot remove one property and include others; the data would be inaccurate.
Table II-11, food service wages as reported in this table are incorrect and do not reflect the wages at Tito's Tacos. She provided copies of wages put out in April 2008 by the National Restaurant Association. According to her wages in the restaurant service sector are substantially more than reported in the Housing Element. The figures in the Housing Element do not include tips, jobs in food preparation and related occupations, and chefs, etc. She said nobody makes $8.33 an hour; $25 to $30 dollars an hour is what is made.	Tips are not included in these data sources; the information was obtained from the Sstate Department of Finance and it is considered a reliable source that is appropriate for the Housing Element.
Seniors are increasing, baby boomers are getting older and everyone is ending up as a care giver for someone. There are 1.5 million care givers registered across the US. Live/work to accommodate caregivers is not mentioned. She would like to see a recognition of caregivers in the Housing Element and how caregivers take care of loved ones and how this population is impacted each time there is a new development. She also talked about wheel chair accessibility for cars and impact on seniors from development projects.	Multi family and mixed use projects must meet ADA standards when applicable; staff reviews that issue for every discretionary project involving new housing development. There is no prohibition in the City for caregivers living in the homes of people they car for. This is not considered live/work – and no special discretionary review or permission is required. A home occupation business tax certificate may be required – that is a ministerial process.
Concerned about the second paragraph of the Housing Element Introduction (she referred to it as a disclaimer) that states the document is not part of the municipal code or an enforcement document. However, she talked about an expert on general plans who according to her stated that as of 2004 general plan elements have the force of law. She stated the Introduction was not accurate and that it be clarified and corrected if not true.	Using the analogy of a long trip, you start off with a big map to get there and once you get there, you use a more detailed street map of the City to find specific locations. The general plan is the broad guidance for the City's vision and the municipal code and the zoning code are the specific ways of carrying out that vision. The General plan is the big picture and the zoning code and other specific plans and policies describe how we get there.
Stated that much of the statistics were from the 2000 Census and stated that some of the same numbers were used in the last element. She is concerned about the age of the information.	Regarding the 2000 census data, the census is done once every 10 years. The last time the Housing Element was revised was in 2001 prior to much of the detailed 2000 census data being made available. The Census data sources for the last Housing Element included 1980 and 1990 Census. The detailed Census data does not become available until about 1½ years after the actual census count is taken. There are other estimates that are done, but staff feels that for reliability it is best to use the decennial census.
Are the policies in Table V-2 (Chapter V) prioritized by order of importance?	The policies in Table V-2 are not in any particular order and are not prioritized by importance; rather they are organized by topic.

186

Comment	Response
On Table B2 (Appendix B), the 9900 Culver project is listed as 18 affordable units. None of those units are going on the market as affordable; why are they designated very low to low - what is the meaning of this table?	This question highlights one of the many difficult aspects of Housing Element law. When the City inventories the potential for new housing in a development project, it may be looking at a high density project that results in luxury condominiums (not moderate to low housing). But according to ~~S~~state law, the Housing Element looks at what potentially could be built, not necessarily what will be built. Cities do not build housing; they control the plan review process, development standards, and entitlement procedures. Some cities have money from Redevelopment set aside sources and in that example it is the Redevelopment Agency that actually builds affordable housing. Other than that example, the City does not have full control over what is being built and whether or not a developer chooses to include affordable units within a project or whether other sources of subsidies are available. The land inventory tables in the Housing Element and the particular sites identified as lower, moderate, or upper income are primarily based on density and potential future housing development. Most jurisdictions in LA County fall under a ~~S~~state default density of 30 units per acre. This means if a jurisdiction allows residential density of at least 30 units per acre, that is considered sufficient for lower-income housing, meaning that the zoning conditions are sufficient if the developer is interested and funding assistance is available. Commercial sites listed in various tables including the 9900 Culver project allow densities of 35 dwelling units per acre and in some limited areas, 65 dwelling units per acre – higher than the default density of 30 units per acre. Therefore, for Housing Element purposes, affordable housing could potentially be built. The 9900 Culver project exceeds the default density and therefore is listed as having affordable units. However, because this project is expected to be market-rate condos, it has been moved to the above-moderate category.
On pages C1 through C3 (Appendix C) this analysis of at-risk affordable housing units should not be in the appendix; it belongs in the content of the document and not hidden in the appendix.	The discussion of strategies for preserving at-risk units has been moved to the main body of the Housing Element while the lengthy list of assisted projects is contained in the appendix.
Concerned that new developments will lead to parking impacts on residential neighborhoods with employees of new developments parking in neighborhoods for free. Wants parking rules enforced. Gave example of people who work in downtown, which has parking, parking for free in residential neighborhoods.	All new residential and mixed-use developments are required to provide parking in conformance with the Municipal code. Illegal parking is addressed through parking enforcement and is not an issue normally covered in Housing Elements.
There are cities that choose not to follow Housing Element law. She supports low-income housing, but there is no guarantee that new developments will have affordable units. The document makes it seem like sites will be developed for low-income housing but once a project is finished there is no assurance there will be affordable units. The City is "acreage poor".	There are consequences for non-compliance with ~~S~~state ~~L~~law; the City has always sought to comply. The City has a good track record of preserving affordable units. A covenant is attached to all assisted affordable housing units and the City monitor's those covenants annually. Staff collects income and rent information to make sure that the owners have not increased rents above allowable levels, and inspections are performed to ensure that the people who purchased affordable housing still live in the units. The City monitors about 300 units per year and staff ensures that units set aside as affordable remain so until covenants expire. Regarding the "acreage poor" comment, like many mature areas of Southern California, the city is nearly "built-out". Therefore, the City looks for redevelopment opportunities on underutilized sites or properties with obsolete uses.
Also complained about the public notice and stated her notice was sent to the wrong address. Did see all the public notices that went out and did see the notice	There was a workshop in February and notification for that meeting was similar to the notification done for this meeting except that the City took out two half-page advertisements in the Culver City News

187

Comment	Response
in the newspaper and went on the website but had difficulty finding the Housing Element on the web. She asked that the Planning Department change the website so it is easier to find; she acknowledged that the web site was changed but stated that critical information was not attached- it was very hard to find the information on the website and even after the change it was hard to find the information and would recommend that the City get residents excited about what the Housing Element is – like a news release that explains the importance of the document. She wants the issue to get out to the public in a way the public will understand its importance.	for tonight's meeting in order to catch people's attention. In addition, all residents, community organizations, HOAs, housing advocates, and developers were sent post card notices in the mail. The residential addresses were produced from a city-wide database maintained by the City's Information Technology Department. These addresses are checked against the L.A. County Assessor's database. The City always strives to use the latest mailing list for public notification. At that 1st public workshop about 20 to 25 people attended and a flashy postcard was mailed to all City residents. That citywide postcard mailing cost about $10,000. For tonight's meeting, staff used the City Council approved postcard notification citywide mailing. About the same number of people attended this meeting and the postcard mailing, using the Council approved postcard, at a cost of about $4,000.
The Housing Element should provide for protection of Culver City's unique village community feel and should provide for maintenance of existing neighborhoods. The Housing Element will have to sustain Culver City through growth in Los Angeles; the city is threatened by Los Angeles' overcrowding. There must be a respect for adjacent neighborhoods.	The Housing Element has policies and measures that specifically address ensuring the quality and character of existing neighborhoods as part of the process of reviewing mixed-use and housing developments.
Will rent control be addressed in the Housing Element and are there alternative programs that are not in the Housing Element?	There is no proposal to adopt rent control at this time. There are arguments both for and against rent control, and it is a policy decision for the City Council.
Concern about too much density. Culver City is at a crossroads with the housing recession and a lot of development. Examples of over-development on Lincoln Ave. These developments are meant to maximize the developer's profits; development needs to be controlled with smart development.	Over the last 10 years about 13 projects were built in the City - a little less than 1.5 projects per year over the last decade. There is not a huge amount of development and there are no facts to support that assertion. The City's policy is to encourage smart development, defined as including density in appropriate locations and tying that to mobility.
Want to see where the City has come from, want to see comparisons to the 1980 and 1990 census. Would like to know the average income as it relates to where the City is going - what was it in the '80s and '90s and what are projections into 2010, because 2000 is not the complete picture. If there are no guidelines for development in place, a high concentration of affordable housing could be built over the next 8 years.	While documents of this type can always include more data, Housing Elements typically include only recent conditions (e.g., 2000 to 2007).
The young population and the aging population should be connected in the document – aging in place. As people age they may want to live in a smaller place, closer to services, walkable, better access to transit. Does not think the City is getting too dense and believes there has not been a lot of development over the years. Downtown is wonderful but little to no housing has been constructed. Higher-density housing should be developed; believes density does not equal lower quality of life; density leads to livability. There needs to be an effort to produce the services to make high-density housing livable, density is not bad. The Housing Element should address inclusionary housing requirements for Culver City and should allow for a wider range of dwelling types such as smaller units for young professionals and seniors.	The Housing Element, and particularly the Comprehensive Housing Strategy, addresses the need for more workforce housing. New transit-oriented development (TOD) projects could accommodate smaller units – which right now is not a requirement. Smaller, more dense housing may serve the need for housing for young professionals as well as seniors. Inclusionary requirements are a policy issue and could be included in the Housing Element if it is the desire of the City Council.

Comment	Response
The regional housing growth needs assessment concludes that the City needs 504 new units to accommodate the population growth over this next time period; how did the City perform in the last RHNA cycle - did the City come close to its RHNA numbers?	Compared to its RHNA allocation from the last cycle, the City did not construct a lot of housing. The major difference between the last cycle and this cycle is that the Redevelopment Agency will be reviewing and hopefully approving a housing strategy with clear direction and an implementation strategy. The proposed housing strategy will use set-aside funds to help meet the RHNA target. This may result in the City doing much better in meeting its RHNA target as compared to the last cycle, although the downturn in the housing market will present a serious challenge.
Are there consequences for not meeting RHNA?	State law looks primarily at things the City has control over, such as zoning and development standards, fees and review procedures. Cities don't build housing, therefore the actual level of housing production is dependent on developers, the real estate market, and availability of public subsidies. There are no automatic consequences for not achieving RHNA targets, but there are serious consequences for cities that do not make an effort to accommodate those targets.
Would like the second half of the second paragraph of the introduction removed and a couple of words in Measure 5D removed. The language calling for sending the list of sites to developers should be removed.	Regarding the Introduction: this document was prepared after the subcommittee met. It is in response to another committee member that wanted an overview of what the document is and is not. The second part will be revised as suggested by the Commissioner. Regarding Measure 5D, it is not required that the list be distributed to developers but there is a requirement for sites to be open to the general public. Whether a property is vacant or a business is operating on a site has no bearing because it is the owner's choice whether to develop that property or not. Staff will look at revising Measure 5D as suggested.
The very first goal of the Housing Element is to have a city that offers a peaceful, small town environment.	This statement is correct.
Regarding the audience comments on density and preserving the character of neighborhoods, the Housing Element includes a measure that requires the City to develop design guidelines for multi-family housing. He asked for an update on that work.	Staff is currently involved in conducting a block-level survey using GIS technology; staff is trying to understand the prevailing set-backs and is hopeful that the survey will be done shortly. The survey will be presented to the Commission followed by some draft policies that look at set-backs or architecture in the area. These policies will help to form a set of design principals or guidelines that could be employed in evaluating future projects. Examples of potential guidelines could include a prevailing set-back for neighborhoods.
What can the city do to try to help implement the Housing Element?	Approval of the Housing Strategy with its policies and programs and committing of resources to build projects would help. By accomplishing the objectives of the Housing Strategy and committing resources to affordable housing as called for in the Housing Strategy, the City will more easily be able to meet its RHNA target.
Is the concept of "aging in place" incorporated into the Housing Element.	Aging in place refers to the notion that people at different stages of life have different housing needs that can be fulfilled in their neighborhood or community so that they can live in the same area through different life stages. Often in the past, very homogenous large neighborhoods were geared towards growing families. As children leave these large homes and the parents age, they often want to downsize and move to a smaller dwelling (such as a condominium or apartment). The City could plan to accommodate different dwelling types to accommodate the different life stages of residents so that they do not have to move to another area. Aging in place also can apply to accessibility in housing

Comment	Response
	construction so that elderly or disabled persons can remain in their home rather than move to a care facility. The City Building Code allows structural modifications to accommodate needs such as wheelchair access.
Regarding the land inventory tables maybe there should be language that explains what the tables are and perhaps perceived inflammatory language (such as "underutilized") can be taken out. Just because a property is on a list does not mean that developers are going to mow down buildings on that property.	The draft Housing element has been revised to better explain the intent of the land inventory.
Did the City fail in its requirements for the last cycle and how does the City go about producing those units for the new cycle?	In order to achieve construction of lower-income housing several things have to happen beyond having zoning and development standards that allow such development. If the zoning accommodates affordable development there still needs to be a willing developer and public funds to subsidize the affordable units. Funding for affordable housing is limited and is insufficient to meet the need. The RHNA is a planning target and most cities come up short due to the inadequate resources available to produce those units. Staff reported that within the last couple of years only nine units within the low-income category have been built. Also complicating the issue is the inherent resistance and stigma toward affordable units.
What has changed and what are we proposing in this document that is different?	The proposed Housing Strategy for the new planning period is probably the single most important new component of the Housing Element.
Can the various comments from the Public and the Council/Commission be made available for people to view?	A key aspect of the Housing Element is how the City takes into account public comments; there will be a summary or notes on this meeting and it will be made available to the public.
What would be an example of the consequences in not meeting RHNA – does the City lose funding?	The main requirement in state law as it relates to RHNA is that the City make a good faith effort to plan for the level of housing need. There are no direct consequences or penalty in not achieving that target because the City does not have control over the market or developers' objectives. There is a requirement that every jurisdiction prepare an inventory of sites where additional development could occur, and if that analysis of potential housing development can not accommodate the RHNA, then cities are required to make changes, primarily through zoning, in order to increase the capacity for new housing. That is why that inventory of specific parcels is very important. In extreme cases, courts have ordered cities to amend local zoning to accommodate affordable housing.
Is there an expectation that the RHNA numbers from the previous cycle will be implemented during the new cycle?	The vast majority of cities do not achieve their RHNA targets. As long as the city is making a good faith effort to encourage housing production with its policies and programs, then there are no consequences.
The lots around the Washington/National area alone, if fully developed, could come close to meeting our RHNA.	Not all of the Washington/National projects are proposed to include affordable units, but these projects, if built, would help the City's progress toward the RHNA needs.

Comment	Response
The age of the data concerns me. Also have concerns over the employment and wages data. As an example, there is high turnover in the food preparation industry and the numbers may be exaggerated. Also, will staff revisit these statistics and projections in 2012 to compare those numbers with the predictions made in this draft element? The At-Risk Analysis should not be buried in the appendix; the City is at risk of losing units that could be counted by the ~~S~~state. The City does know the consequences if it is perceived as not attempting to achieve its goals.	There is usually a lag in publication of housing and economic data. The Housing Element contains the most recent, readily available data sources. The at-risk analysis has been moved to the main portion of the Housing Element.
Affordable housing is needed for young professionals; such as single room occupancy buildings. The City should look at different housing types.	The City's Zoning Code does allow SRO facilities.
With the Housing Strategy, the City has an opportunity to implement affordable housing; the City must also look at sustainability. The 2nd unit ordinance is too strict; rent control should be addressed. He asked if the City complies with SB2 (emergency shelters).	The Second Unit Ordinance was approved by Council and at this time for purposes of certification, staff does not believe it needs to be revised. However, the Council could direct staff to look into revising the ordinance. Staff believes that compliance with SB 2 has been achieved with the approval (and eventual construction) of Upward Bound House.
DOF data over-estimates population. The ~~S~~state ~~L~~legislature is trying to increase level of accountability. The City should permit reasonable growth and RHNA numbers do not take into account the age of existing housing and the character of the City. The ~~S~~state should not require by-right development if the market does not allow it. Developers can presently go through the DOBI process and ask for various incentives. Staff should look at Habitat for Humanity and L.A. Design Center for creative financing. The Housing Element should take into account caregivers and include measures or policies that address "Life Cycle" housing, workforce housing; and that At Risk analysis be moved to the main body of the document.	DOF data is not perfect, but is one of the major sources available to cities. "Life cycle" housing is accommodated through the variety of housing types found in many neighborhoods, from single-family detached, to condos, apartments and mixed-use buildings.
Shelter Partnership commented on the City's Public Participation efforts, the Extremely Low Income category in the quantified objectives; reasonable accommodations for people with disabilities as covered in SB 520; Residential Care Facilities and Transitional Housing; the definition for "family"; and emergency shelters as addressed in SB 2.	The City's public participation efforts have included a public workshop on February 26, 2008, a joint City Council/Planning Commission study session on June 30, a City Council public hearing on August 25, and will also include 2 future adoption hearings. The draft Housing Element was revised in response to comments/questions raised at the June 30 meeting which are summarized in Appendix D of the revised draft Housing Element. The Extremely Low Income category is included in Table II-26 of the draft Housing Element. The Housing Division will address housing for the extremely-low income category through Section 8, the Rental Assistance Program, and housing rehabilitation. With regard to issues relating to the recent adoption of SB 520 and SB 2 (i.e. reasonable accommodation, transitional housing and emergency shelters), as with any new legislation, the City will continue to evaluate how these laws impact the City's definitions, procedures and regulations as contained in its Municipal Code and whether any Code revisions are necessary. In addition, with regard to Emergency Shelters specifically, language will be added to Page II-23 of the Draft Housing Element at the end of the Emergency Shelter paragraph.

192

Appendix E

Acronyms

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

Appendix ~~E~~F

Glossary

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

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

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

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

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

Emergency shelter is 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.

It should be noted that future housing need is determined through the Regional Housing Needs Assessment (RHNA) process for this 8-1/2 year period while the "Housing Element Planning Period" covers the 6-year period from July 1, 2008 through June 30, 2014.

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[17]:

Income Category	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.

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

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~~California's Uniform Housing Code defines overcrowding based on the size of rooms per person. The Code states that habitable rooms shall have an area of not less than 70 square feet and an additional 50 square feet for each occupant beyond two.

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

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

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

Supportive housing 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.