1 RESOLUTION NO. 2023-R 2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, 3 CALIFORNIA, APPROVING AND CONFIRMING THE FINDINGS OF THE 2022 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND 2022 GENERAL 4 PLAN ANNUAL PROGRESS REPORT. 5 WHEREAS, the State of California Department of Housing and Community 6 Development ("HCD") requires all cities and counties to maintain a Housing Element to guide 7 housing development within jurisdictional boundaries; and, 8 9 WHEREAS, the City of Culver City's 2021-2029 Housing Element was adopted 10 on August 8<sup>th</sup>, 2022 and certified by HCD on October 15<sup>th</sup>, 2022; and, 11 WHEREAS, the City of Culver City's nine other General Plan elements were 12 adopted or updated between 1968 and 2004; and, 13 14 WHEREAS, Government Code Section 65400 mandates all cities and counties 15 to provide annual reports on the implementation of their Housing Element and General Plan 16 including, but not limited to, information on new housing units created and progress on goal 17 and policy implementation; and, 18 19 WHEREAS, The City has prepared its 2022 Housing Element Annual Progress 20 Report, attached as Exhibit A, and 2022 General Plan Annual Progress Report, attached as 21 Exhibit B, in accordance with HCD and OPR Guidelines; and, 22 **WHEREAS,** prior to its dissolution in 2012, the Culver City Redevelopment 23 24 Agency deposited approximately \$8 million dollars in tax increment funding every year into its 25 Low and Moderate Income Housing Fund ("Housing Funds") to support affordable housing, 26 which funds are no longer available to help meet Culver City's Regional Housing Needs 27 Allocation ("RHNA"); and, 28 29

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

WHEREAS, former Housing Funds that were used to make mandatory payments to the State's Educational Revenue Augmentation Fund ("ERAF") and Supplemental Educational Revenue Augmentation Fund ("SERAF") will be repaid in annual amounts that are substantially below the deposits of former Housing Funds and full repayment is expected to be accomplished in the year 2023; and,

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

WHEREAS, despite lack of State funding, the City has made adequate progress towards meeting RHNA goals for the current planning timeframe; and,

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

**SECTION 1**. The City of Culver City has completed the 2021 Housing Element Annual Progress Report as required by Government Code Section 65400.

**SECTION 2**. The City Council hereby approves the 2022 Housing Element Annual Progress Report, attached as Exhibit A to this Resolution, and the 2022 General Plan Annual Progress Report, attached as Exhibit B to this Resolution, and finds the Reports to be consistent with the requirements set forth in the HCD and OPR Guidelines.

**SECTION 3**. The City Manager, or his designee, is hereby authorized and directed to submit the 2022 Housing Element Annual Progress Report to HCD and the 2022 General Plan Annual Progress Report to OPR.

- 2 -

1	SECTION 4. In accordance with the California Environmental Quality Act
2	(CEQA) and the State CEQA Guidelines, the adoption of this Housing Element Annual
3	Progress Report and General Plan Annual Progress Report is exempt from CEQA review
4	pursuant to California Code of Regulations Section 15306, Information Collection.
5	
6	APPROVED and ADOPTED this 27 <sup>th</sup> day of March, 2023.
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8 9	
10	ALBERT VERA, Mayor
11	City of Culver City, California
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13	ATTESTED BY: APPROVED AS TO FORM:
14	Alatter Jaker
15	JEREMY BOCCHINO, City Clerk HEATHER BAKER, City Attorney
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Reporting Year	2022	(Jan. 1 - Dec. 31)			Housing Eler	ment Im	plementatio	on			Cells in grey co	ntain auto-calcu	ulation formulas				Δ	nnual	Prog	ress	Renoi	ct.
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			,	Tracking ID*	4,5+,ADU,MH)	R=Renter O=Owner	(see instructions)	Income Deed Restricted	Income Non Deed Restricted	Restricted	Non Deed Restricted	Restricted	d Income Non Deed Restricted	Moderate- Income	Units by Project	Units by project	Units by Project	to GC 65913.4(b)? (SB 35 Streamlining)	) pursuant to	regested pursuant to Government Code section	status of the application.	
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	4215-021-006	11236 Franklin Ave			ADU	R	4/19/2022							1	1	1 1	1	0 N	lo N	lo N	<ul> <li>Approved</li> </ul>	
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	4206-004-019 4214-005-008	8615 Higuera #A 3846 Bledsoe Ave			ADU ADU	R	6/8/2022 10/24/2022							1	1	1 1	1	0 N	lo N	lo N	<ul> <li>Approved</li> <li>Approved</li> </ul>	l
	4204-011-014	5965 Wrightcrest Dr			ADU	R	8/11/2022							1	1	1 1	1	0 N	lo N	lo N	<ul> <li>Approved</li> </ul>	
	4218-012-002 4213-010-016	5301 Selmaraine Dr 4178 Center St			ADU ADU	R	3/8/2022 12/6/2022							1	1	1 0	1	0 N	io N	lo N	<ul> <li>Pending</li> <li>Approved</li> </ul>	l
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-	4210-024-047 4233-003-026	10828 Braddock Dr 4120 Coolidge Ave			ADU ADU	R	8/25/2022 6/2/2022	-	-	1	-			1	1	1 0	0	0 N	lo N	lo N	o Pending o Approved	
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# Exhibit A - 2022 Housing Element

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

risdiction Culver City

4205-011-006	3226 Roberts Ave		ADU	R	10/24/2022				1	1		1 0	No No	No Approved	
4231-023-045	4194 McConnell Blvd		ADU	R	10/12/2022				1	1		0 0	No No	No Pending	
4206-003-010	3548 Helms Ave		ADU	R	12/22/2022				1	1		0 0	No No	No Pending	
4215-011-026	11142 Barman Ave		ADU	R	10/23/2022				1	1		1 0	No No	No Approved	
4210-021-009	10847 Wagner St		ADU	R	11/2/2022				1	1		0 0	No No	No Pending	
4205-013-016	3113 Roberts Ave		ADU	R	11/2/2022				1	1		0 0	No No	No Pending	
4204-001-009	9032 Lucerne Ave		ADU	R	11/3/2022				1	1		0 0	No No	No Pending	
4231-023-034	4150 McConnell Ave		ADU	R	11/11/2022				1	1		0 0	No No	No Pending	
4203-002-039	5304 Kinston Ave		ADU	R	11/28/2022				2	2		0 0	No No	No Pending	
4213-007-016	4040 Harter Ave		ADU	R	12/22/2022				1	1		0 0	No No	No Pending	
4203-015-060	11221 Stevens Ave		ADU	R	11/21/2022				1	1		0 0	No No	No Pending	
4231-006-021	4217 Neosho Ave		ADU	R	11/28/2022				1	1		0 0	No No	No Pending	
4210-011-024	11050 Rhoda Way		ADU	R	12/1/2022				1	1		0 0	No No	No Pending	
4209-003-024	4330 Jasmine Ave		ADU	R	12/14/2022				1	1		0 0	No No	No Pending	
4214-004-013	3828 Albright Ave		ADU	R	12/13/2022				1	1		0 0	No No	No Pending	
4216-014-005	11446 Diller Ave		ADU	R	12/19/2022				1	1		0 0	No No	No Pending	
4216-020-010	11262 Culver Park Dr		ADU	R	12/20/2022				1	1		0 0	No No	No Pending	
4216-020-026	11213 Segrell Way		ADU	R	12/28/2022				1	1		0 0	No No	No Pending	
4207-011-006	4037 Madison Ave		ADU	R	12/23/2022				1	1		0 0	No No	No Pending	
4215-016-008	4331 Tuller Ave		ADU	R	12/22/2022				1	1		0 0	No No	No Pending	
4210-034-013	11013 Braddock Dr		ADU	R	12/23/2022				1	1		0 0	No No	No Pending	
4206-003-018	3583 Schaefer St		ADU	R	12/28/2022				1	1		0 0	No No	No Pending	
4209-004-008	4458 Jasmine Ave		ADU	R	12/29/2022				1	1		0 0	No No	No Pending	
4206-007-017	3563 Wesley St		ADU	R	12/29/2022				1	1		0 0	No No	No Pending	
4213-018-019	3868 Sepulveda Blvd		5+	R	9/22/2022	38				38	3	в 0	No No	No Approved	
4213-018-020	3900 Sepulveda Blvd		5+	R	9/1/2022	35				35	3	5 0	No No	No Approved	

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							Annual	Building Activity I			tion, Entitled, Per	mits and Comp	leted Units			
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4203-014.030       11297 Rumman#A       Image: Market Mark		4207-025-010	4251 La Salle Ave													
4206-004-019       8615 Higuers 81 #A       Image: ADU       R       Image: ADU       <																
4204-010-129       3812 Marcia CL       Image: SPD       O       Image: SPD       O       Image: SPD       Image: SPD <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>																
4213-024-004       4230 Tuller Ave       ADU       R       Image: Constraint of the system of the syste						ADU										
4288-013-01410886 Oregon AveImage: Constraint of the constraint of t				-				ł	ł		1					
4207-026-028       4260 Revere PI       ADU       R       Image: Constraint of the constr																
4210-009-007       10943 Pickford Way       Image: Marce Market M																
4215-016-012       4349 Tuller Ave       ADU       R       Image: Constraint of the const																
4206-002-020       3566 Schaefer #A       ADU       R       Image: Constraint of the second seco								<u> </u>	<u> </u>							
4208-015-025       10731 Oregon Ave       ADU       R       Image: Constraint of the system of the syst				ł				ł	ł		ł					
4189 Midred AveADURImage: Constraint of the system of th				1				1	1							
4205-009-004       3038 Reid Ave       ADU       R       Image: Constraint of the system				1				<del> </del>	<del> </del>							
4204-001-032       4208 Van Buren PI       ADU       R       Image: Constraint of the con				1				1	1							
4213-007-005       4037 Tilden Ave       ADU       R       Image: Constraint of the system of the syste																
4205-016-006         3440 Cattaraugus Ave         ADU         R         Image: Constraint of the system of the				1				1	1							
4203-001-043         10737 Flaxton St         ADU         R         Image: Constraint of the system of the syst																
4232-009-006         12338 Herbert St         ADU         R         Image: Constraint of the state of				1				1	1							
4218-006-059         5174 Dawes Ave         ADU         R<									<u> </u>							
4205-016-016         3409 Fay Ave         ADU         R         Image: Comparison of the state of the				1				1	1							
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4231-027-011 4027 Meier St ADU R		4213-005-008	3846 Bentley Ave			2 to 4	0									
		4231-027-011	4027 Meier St			ADU	R									

4233	3-003-015	4238 Coolidge Ave #A		ADU	R									
4215		11122 Franklin Ave		ADU	R									
4210		11056 Barman Ave #A		ADU	R									
		3350 1/2 Sherbourne Dr		ADU	R									
4210	0-008-015	10906 Pickford Way		ADU	R									
		10962 Pickford Way		ADU	R									
		3344 Helms Ave		ADU	R					1		1	1	
		4363 Globe Ave		ADU	R									
		5025 Fairbanks Way		ADU	R									
4213	3-007-034	4137 Tilden Ave		SFD	0									
4210	0-024-024	10816 Barman Ave		ADU	R									
4207	7-024-019	4210 La Salle Ave		ADU	R					1		1	1	
		11815 Atlantic Ave		ADU	R									
		4252 Mentone Ave		ADU	R									
4205	5-009-019	2931 Sentney Ave		ADU	R									
4215	5-011-026	11142 Barman Ave		ADU	R									
4209	9-008-023	4159 Jasmine Ave		ADU	R									
		4273 McConnell Blvd		ADU	R									
4203		10748 Whitburn St		ADU	R									
		4061 Lafayette Pl		ADU	R									
		4114 Vinton Ave		ADU	R									
		3950 Huron Ave		ADU	R									
4216	6-003-013	5452 Janisann Ave		ADU	R									I
4218	8-013-028	5383 Emporia Ave		ADU	R									
		10771 Oregon Ave	İ	ADU	R	1	1	1	İ	1	İ	1	1	
		4214 Lincoln Ave		ADU	R				1	1		1	1	
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		4140 Tuller Ave #A		ADU	R			l		ł		ł	ł	
		3226 Roberts Ave		ADU	R					l		L	L	
4206	6-004-033	3599 Schaefer St		ADU	R									
4206	6-009-015	4165 Higuera St		ADU	R									
		4206 Keystone Ave		ADU	R									
		4140 Tuller Ave #B		ADU	R									0
														U
4206	6-010-033	9069 Carson St		ADU	R									0
4216	6-006-008	11139 Orville St		ADU	R									0
		4022 La Salle Ave		ADU	R									C
		4137 McConnell Blvd		ADU	R									0
		10732 Franklin Ave		ADU	R									0
		3873 Bentley Ave		2 to 4	0									0
		3906 Sawtelle Blvd		ADU	R									0
		3944 Tilden Ave		SFA	R									0
4210	0-011-018	11020 Rhoda Way		SFD	0									C
		4186 Center St		ADU	Ř									0
		4045 Jackson #A		ADU	R									C
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		4116 Higuera St												C
		4241 Mentone Ave		ADU	R									0
4231	1-007-008	4321 Neosho Ave		ADU	R									C
4204	4-001-036	9300 Lucerne Ave		SFD	0									C
		4138 McConnell Blvd		ADU	R									C
		4145 Tilden Ave		ADU	R									C
		10716 Northgate St		SFD	0								L	C
		4133 Mildred Ave		ADU	R									0
4217	7-012-024	4331 Sawtelle Blvd		ADU	R									C
		3907 Prospect Ave		ADU	R									C
		4069 Sawtelle Ave	1	ADU	R				1	1		1	1	0
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		10815 Oregon Ave		ADU	R									C
		4176 Lincoln Ave		SFD	0									0
4210	0-009-017	10916 Fairbanks Way		ADU	R									0
4206		3535 Schaefer St		ADU	R									C
		11313 Hannum Dr	1	ADU	R				1	1		1		C
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4206	6-018-010	4003 Higuera St		ADU	R									C
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4203 4205 4210 4210 4214 4205 4206 4206 4210 4210 4210 4215	3-004-051 3-015-040 5-016-017 0-025-027 4-002-007 15-017-028 6-007-010 0-004-023 5-011-020 17-027-002	10717 Kelmore St           11221 Hannum Ave           3413 Fay Ave           10821 Franklin Ave           3939 Globe Ave           3349 Fay Ave           8858 Carson St           5137 Fairbanks Way           1172 Barman Ave		ADU ADU ADU ADU ADU ADU ADU ADU ADU	R R R R R R R R									0 0 0 0 0 0 0 0 0
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4218-006-051	5265 Dawes Ave			ADU	R									C
4209-003-008	4243 Jackson Ave			ADU	R									C
4203-009-021	10828 Whitburn St #A		1	ADU	R							1		C
4213-004-013	3867 Huron Ave			ADU	R									0
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4209-011-008	4320 Motor Ave													C
4216-005-003	5322 Kalein Dr			ADU	R									C
4206-005-032	3603 Helms Ave			ADU	R									C
4213-017-007	11164 Pigott Dr			ADU	R									C
4209-014-009	4291 Motor Ave			ADU	R									0
4208-012-013	10770 Oregon Ave			ADU	R							1		C
4218-009-030	5264 Selmaraine Dr			ADU	R									0
4210-009-021	10936 Fairbanks Way			ADU	R									C
4213-011-017	4136 Center St #A			ADU	R									C
4207-009-011	4065 Duquesne Ave #A			ADU	R									C
4209-021-009	4349 Mentone #A			ADU	R									C
4210-028-024	10956 Lindblade St			ADU	R									C
4203-010-024	10840 Kelmore St			ADU	R									C
4206-001-017	8591 Higuera St			ADU	R									C
4208-032-032	10755 Garland Dr			ADU	R									0
4213-018-019	3868 Sepulveda Blvd			5+	R									C
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		Annual Bui	lding Activity R	eport Summary -							
	Project Identifier			Aff	ordability by Ho	usehold Incom	es - Building Pe	rmits			
						7				8	9
Current APN	Street Address	Project Name <sup>*</sup>	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date</u> <u>Issued</u>	# of Units Issued Building Permits
4004 000 000			73	0	0	0	0	0	93		166
4231-022-032	4168 Mildred										0
4207-006-915	9763 Culver										0
4207-009-018 4206-011-001	4044 Lincoln 8902 Hubbard		ļ								0
4213-002-001	3906 Huron										0
4208-020-033	3826 Girard										0
4236-020-006	12727 Washington										0
4218-005-028	11621 McDonald St								1	1/6/2022	1
4209-012-002	4406 Motor Ave #A								1	1/11/2022	. 1
4213-006-036	3917 Tilden Ave								1	1/27/2022	1
4209-017-021	4243 Le Bourget #A								1	2/4/2022	1
4210-023-012	10812 Lindblade St #A								1	2/4/2022	1
4208-015-022	10747 Oregon Ave								1	2/10/2022	1
4204-010-131	3816 Marcia Ct								1	2/14/2022	1
4231-027-010	4023 Meier St								1	2/14/2022	1
4215-003-011	11102 Pickford Way								1	2/28/2022	1
4208-020-032	3834 Girard Ave								1	3/1/2022	1
4206-011-012	8952 Hubbard								1	3/7/2022	1
4206-006-019	3571 Helms Ave								1	3/10/2022	1
4207-015-012	4161 Madison Ave								1	3/10/2022	1
4210-025-023	10816 Franklin Ave								1	3/17/2022	1
4209-010-023	4283 Vinton Ave								1	3/29/2022	1
4215-002-016	5289 Dobson Way								1	4/4/2022	1
4209-005-018	4489 Jasmine Ave								1	4/4/2022	1
4210-027-029	10965 Braddock Dr								1	4/20/2022	1
4312-025-014 4218-011-035	3420 Caroline Ave 11620 Port Rd #A								1	4/21/2022 4/26/2022	1
4218-011-035	11620 Port Rd #A 11462 Patom Dr	+							1	5/5/2022	1
4207-022-019	4220 Lincoln Ave								1	5/10/2022	1
4209-021-008	4343 Mentone Ave								1	5/11/2022	1
4215-014-015	11131 Wagner St	1							1	5/26/2022	1
4210-009-025	10956 Fairbanks Way								1	5/27/2022	1
4204-016-029	5926 Blairstone Dr								1	6/1/2022	1
4210-024-002	10809 Garfield Ave								1	6/1/2022	1
4233-003-026	4120 Coolidge Ave								1	6/2/2022	1
4209-008-008	4134 Vinton Ave					-			1	6/2/2022	1
4207-025-010	4251 La Salle Ave								1	6/20/2022	1
4207-019-032	4155 Irving Pl	1							1	6/20/2022	1
4203-014-030	11297 Rudman #A	+							1	6/20/2022	1
4203-014-030	8615 Higuera St #A								1	6/20/2022	1
4206-004-019	3812 Marcia Ct								1	6/22/2022	1
4213-024-004	4230 Tuller Ave								1	6/22/2022	1
									1		1
4208-013-014	10886 Oregon Ave			ļ					1	6/27/2022	1

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4207-026-028	4260 Revere Pl						1	7/7/2022	1
4210-009-007	10943 Pickford Way						1	7/7/2022	1
4215-016-012	4349 Tuller Ave						1	7/11/2022	1
4206-002-020	3566 Schaefer #A						1	7/12/2022	1
4208-015-025	10731 Oregon Ave						1	7/19/2022	1
4231-023-025	4189 Mildred Ave						1	7/25/2022	1
4205-009-004	3038 Reid Ave						1	7/26/2022	1
4204-001-032	4206 Van Buren Pl						1	8/1/2022	1
4213-007-005	4037 Tilden Ave						1	8/1/2022	1
4205-016-006	3440 Cattaraugus Ave						1	8/9/2022	1
4203-001-043	10737 Flaxton St						1	8/17/2022	1
4232-009-006	12338 Herbert St						2	8/19/2022	2
4218-006-059	5174 Dawes Ave						1	8/24/2022	1
4205-016-016	3409 Fay Ave						1	8/30/2022	1
4213-005-008	3846 Bentley Ave						3	8/31/2022	3
4231-027-011	4027 Meier St						1	8/31/2022	1
4233-003-015 4215-008-007	4238 Coolidge Ave #A 11122 Franklin Ave						1	9/6/2022 9/6/2022	1
4210-034-024	11056 Barman Ave #A						1	9/0/2022	1
4205-018-024	3350 1/2 Sherbourne Dr						1	9/15/2022	1
4210-008-015	10906 Pickford Way						1	9/19/2022	1
4210-008-026	10962 Pickford Way						1	9/20/2022	1
4312-027-002	3344 Helms Ave						1	9/26/2022	1
4215-017-015	4363 Globe Ave						1	9/26/2022	1
4210-003-005	5025 Fairbanks Way						1	9/29/2022	1
4213-007-034	4137 Tilden Ave						1	10/4/2022	1
4210-024-024	10816 Barman Ave						1	10/14/2022	1
4207-024-019	4210 La Salle Ave						1	10/14/2022	1
4233-012-018	11815 Atlantic Ave						1	10/18/2022	1
4209-017-010	4252 Mentone Ave						1	10/18/2022	1
4205-009-019	2931 Sentney Ave						1	10/19/2022	1
4215-011-026	11142 Barman Ave						1	10/13/2022	1
4209-008-023	4159 Jasmine Ave						1	10/26/2022	1
									1
4231-025-034	4273 McConnell Blvd						1	10/31/2022	1
4203-004-068	10748 Whitburn St						1	10/31/2022	1
4207-008-025 4209-008-004	4061 Lafayette Pl 4114 Vinton Ave						1	11/1/2022 11/2/2022	1
4213-002-038	3950 Huron Ave						1	11/2/2022	1
4216-003-013	5452 Janisann Ave						1	11/9/2022	1
4218-013-028	5383 Emporia Ave						1	11/15/2022	1
4208-015-017	10771 Oregon Ave						1	11/16/2022	1
4207-022-018	4214 Lincoln Ave						1	11/21/2022	1
4213-023-008	4140 Tuller Ave #A				 		1	11/21/2022	1
4213-023-008	3226 Roberts Ave							11/21/2022	1
							1		1
4206-004-033	3599 Schaefer St						1	12/6/2022	1
4206-009-015	4165 Higuera St						1	12/6/2022	1
4209-022-001	4206 Keystone Ave				 		1	12/8/2022	1
4213-023-008	4140 Tuller Ave #B						1	12/9/2022	1
4206-010-033	9069 Carson St						2	12/15/2022	2
4216-006-008	11139 Orville St						1	12/19/2022	1
4207-011-017	4022 La Salle Ave						1	12/19/2022	1
4231-024-008	4137 McConnell Blvd			-			1	12/21/2022	1
4210-018-029	10732 Franklin Ave						1	12/29/2022	1
4213-018-002	3873 Bentley Ave								0
4214-002-009	3906 Sawtelle Blvd								0
4213-003-025 4210-011-018	3944 Tilden Ave 11020 Rhoda Way								0
4213-010-014	4186 Center St				 				0
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4206-011-016         4116 i           4209-022-017         4241 i           4231-007-008         4321 i           4204-001-036         9300 i           4231-023-031         4138 i           4213-007-032         4145           4203-001-065         10716           4231-023-011         4133 i           4217-012-024         4331 5           4213-002-018         3907 i           423-002-018         3907 i	5 Jackson #A 6 Higuera St 1 Mentone Ave 1 Neosho Ave 0 Lucerne Ave 8 McConnell Blvd 5 Tilden Ave 16 Northgate St 3 Mildred Ave 1 Sawtelle Blvd 7 Prospect Ave 9 Sawtelle Ave							0 0 0 0
4209-022-017         4241 I           4231-007-008         4321 I           4204-001-036         9300 I           4231-023-031         4138 I           4213-007-032         4145           4203-001-065         10716           4231-023-011         4133 I           4210-024         4331 S           4217-012-024         4331 S           4213-002-018         3907 F           4233-030-016         4069 S	1 Mentone Ave         1 Neosho Ave         2 Lucerne Ave         8 McConnell Blvd         5 Tilden Ave         16 Northgate St         3 Mildred Ave         1 Sawtelle Blvd         7 Prospect Ave         9 Sawtelle Ave							0
4231-007-008         4321 I           4204-001-036         9300 I           4231-023-031         4138 I           4213-007-032         4145 °           4203-001-065         10716           4231-023-011         4133 I           421-024         4331 S           421-02024         4331 S           4213-002-018         3907 F           4233-030-016         4069 S	1 Neosho Ave 0 Lucerne Ave 8 McConnell Blvd 5 Tilden Ave 16 Northgate St 3 Mildred Ave 1 Sawtelle Blvd 7 Prospect Ave 9 Sawtelle Ave							
4204-001-036         9300 I           4231-023-031         4138 I           4213-007-032         4145 7           4203-001-065         10716           4231-023-011         4133 I           4217-012-024         4331 S           4213-002-018         3907 F           4233-030-016         4069 S	D Lucerne Ave       8 McConnell Blvd       5 Tilden Ave       16 Northgate St       3 Mildred Ave       1 Sawtelle Blvd       7 Prospect Ave       9 Sawtelle Ave							
4231-023-031         4138 f           4213-007-032         4145           4203-001-065         10716           4231-023-011         4133 f           4217-012-024         4331 s           4213-002-018         3907 f           4233-030-016         4069 s	8 McConnell Blvd 5 Tilden Ave 16 Northgate St 3 Mildred Ave 1 Sawtelle Blvd 7 Prospect Ave 9 Sawtelle Ave							0
4213-007-032         4145           4203-001-065         10716           4231-023-011         4133 I           4217-012-024         4331 S           4213-002-018         3907 F           4233-030-016         4069 S	5 Tilden Ave 16 Northgate St 3 Mildred Ave 1 Sawtelle Blvd 7 Prospect Ave 9 Sawtelle Ave							0
4203-001-065         10716           4231-023-011         4133 I           4217-012-024         4331 S           4213-002-018         3907 F           4233-030-016         4069 S	16 Northgate St 3 Mildred Ave 1 Sawtelle Blvd 7 Prospect Ave 9 Sawtelle Ave				 			0
4231-023-011         4133 f           4217-012-024         4331 s           4213-002-018         3907 f           4233-030-016         4069 s	3 Mildred Ave 1 Sawtelle Blvd 7 Prospect Ave 9 Sawtelle Ave				 			0
4217-012-024         4331 \$           4213-002-018         3907 F           4233-030-016         4069 \$	1 Sawtelle Blvd 7 Prospect Ave 9 Sawtelle Ave			 	 			0
4213-002-0183907 F4233-030-0164069 S	7 Prospect Ave 9 Sawtelle Ave			 	 			0
4233-030-016 4069 \$	9 Sawtelle Ave			 	 			0
								0
								0
	4 Lincoln Ave							0
	15 Oregon Ave							0
	6 Lincoln Ave							0
	16 Fairbanks Way							0
	5 Schaefer St							0
	13 Hannum Dr							0
	8 Huntley Ave							0
	9 Coolidge Ave							0
	3 Higuera St							0
	17 Kelmore St							0
	21 Hannum Ave							0
	3 Fay Ave			 	 			0
	21 Franklin Ave			 	 			0
	9 Globe Ave			 	 			0
	9 Fay Ave			 	 			0
	8 Carson St			 	 			0
	7 Fairbanks Way							0
	72 Barman Ave							0
	9 Revere Pl							0
	0 Revere Pl							0
	48 Farragut Dr							0
	5 Dawes Ave							0
	3 Jackson Ave							0
	28 Whitburn St #A							0
	7 Huron Ave							0
	0 Motor Ave							0
	2 Kalein Dr							0
	3 Helms Ave							0
	64 Pigott Dr							0
	1 Motor Ave							0
	70 Oregon Ave							0
	4 Selmaraine Dr							0
	36 Fairbanks Way				 			0
	6 Center St #A							0
	5 Duquesne Ave #A							0
	9 Mentone #A							0
	56 Lindblade St				 			0
4203-010-024 10840	40 Kelmore St							0
	1 Higuera St			 	 			0
	55 Garland Dr			 	 			0
4213-018-019 3868 \$	8 Sepulveda Blvd		38	 	 		11/3/2022	38 35
4213-018-020 3900 \$	0 Sepulveda Blvd		35	 	 		11/3/2022	35
								0

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		Annual Build	ling Activity Re	port Summary -	New Construc	tion, Entitled,	Permits and C	ompleted Units			
	Project Identifier				Af	fordability by	Household Inc	omes - Certificate	s of Occupancy		
						10				11	12
Current APN	Street Address	Project Name <sup>*</sup>	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
		r	0	0	0	0	0	0 0	79		79
	4168 Mildred										0
4207-006-915	9763 Culver										0
4207-009-018 4206-011-001	4044 Lincoln										0
4206-011-001 4213-002-001	8902 Hubbard 3906 Huron										0
											0
4208-020-033 4236-020-006	3826 Girard 12727 Washington										0
4218-005-028	11621 McDonald St								1	8/18/2022	1
4209-012-002	4406 Motor Ave #A									0/10/2022	
4213-006-036	3917 Tilden Ave										0
4209-017-021	4243 Le Bourget #A										0
4210-023-012	10812 Lindblade St #A										0
4208-015-022	10747 Oregon Ave								1	12/15/2022	1
4204-010-131	3816 Marcia Ct								I	12/13/2022	0
4231-027-010	4023 Meier St										0
4215-003-011	11102 Pickford Way								1	5/5/2022	1
4208-020-032	3834 Girard Ave								1	12/1/2022	1
4206-011-012	8952 Hubbard								1		0
4206-006-019	3571 Helms Ave								1	12/22/2022	1
4207-015-012	4161 Madison Ave									,, _0	0
4210-025-023	10816 Franklin Ave										0
4209-010-023	4283 Vinton Ave										0
4215-002-016	5289 Dobson Way										0
4209-005-018	4489 Jasmine Ave										0
4210-027-029	10965 Braddock Dr										0
4312-025-014	3420 Caroline Ave	1	1		1	1			1	12/22/2022	1
4218-011-035	11620 Port Rd #A			İ					1	10/12/2022	1
4216-015-011	11462 Patom Dr										0
4207-022-019	4220 Lincoln Ave										0
4209-021-008	4343 Mentone Ave										0
4215-014-015	11131 Wagner St										0
4210-009-025	10956 Fairbanks Way								1	12/22/2022	1
4204-016-029	5926 Blairstone Dr										0
4210-024-002	10809 Garfield Ave								1	9/27/2022	1
4233-003-026	4120 Coolidge Ave										0
4209-008-008	4134 Vinton Ave										0
4207-025-010	4251 La Salle Ave								1	6/20/2022	1
4207-019-032	4155 Irving Pl								1	10/27/2022	1
4203-014-030	11297 Rudman #A						1				0
4206-004-019	8615 Higuera St #A										0
4204-010-129	3812 Marcia Ct								1	5/17/2022	0
4213-024-004	4230 Tuller Ave								1	12/27/2022	1
7210-024-004			I	1		I		1	I	12/21/2022	

	1						1	1		
4208-013-014	10886 Oregon Ave							1	9/30/2022	1
4207-026-028	4260 Revere PI									0
4210-009-007	10943 Pickford Way									0
4215-016-012	4349 Tuller Ave									0
4206-002-020	3566 Schaefer #A									0
4208-015-025	10731 Oregon Ave									0
4231-023-025	4189 Mildred Ave					1				0
4205-009-004	3038 Reid Ave					 				0
4204-001-032	4206 Van Buren Pl									0
4213-007-005	4037 Tilden Ave									0
4205-016-006	3440 Cattaraugus Ave									0
4203-001-043	10737 Flaxton St									0
4232-009-006	12338 Herbert St									0
4218-006-059	5174 Dawes Ave									0
4205-016-016	3409 Fay Ave									0
4213-005-008	3846 Bentley Ave									0
4231-027-011	4027 Meier St									0
4233-003-015 4215-008-007	4238 Coolidge Ave #A 11122 Franklin Ave									0
4210-034-024	11056 Barman Ave #A							1	12/20/2022	1
4205-018-024	3350 1/2 Sherbourne Dr							1	12/20/2022	1
4210-008-015	10906 Pickford Way							'	12/21/2022	0
4210-008-026	10962 Pickford Way									0
4312-027-002	3344 Helms Ave									0
4215-017-015	4363 Globe Ave									0
4210-003-005	5025 Fairbanks Way									0
4213-007-034	4137 Tilden Ave									0
4210-024-024	10816 Barman Ave					 				0
4207-024-019	4210 La Salle Ave					 				0
4233-012-018	11815 Atlantic Ave					 				0
4209-017-010	4252 Mentone Ave									0
4205-009-019	2931 Sentney Ave									0
4215-011-026	11142 Barman Ave									0
4209-008-023	4159 Jasmine Ave					-				0
-						 				0
4231-025-034	4273 McConnell Blvd					-				
4203-004-068	10748 Whitburn St									0
4207-008-025	4061 Lafayette Pl					 				0
4209-008-004 4213-002-038	4114 Vinton Ave 3950 Huron Ave									0
4216-003-013	5452 Janisann Ave									0
4218-013-028	5383 Emporia Ave									0
4208-015-017	10771 Oregon Ave					 				0
4207-022-018	4214 Lincoln Ave									0
4213-023-008	4140 Tuller Ave #A									0
4205-011-006	3226 Roberts Ave									0
4206-004-033	3599 Schaefer St									0
4206-009-015	4165 Higuera St									0
4209-022-001	4206 Keystone Ave							1	12/5/2022	1
4213-023-008	4140 Tuller Ave #B									0
4206-010-033	9069 Carson St									0
4216-006-008	11139 Orville St							1	11/1/2022	1
4207-011-017	4022 La Salle Ave	1	1	1	1		1		11,1,2022	0
4231-024-008	4137 McConnell Blvd	1				1	1	1		0
4210-018-029	10732 Franklin Ave				1	1	1	1		0
4213-018-002	3873 Bentley Ave							3	1/18/2022	3
4214-002-009	3906 Sawtelle Blvd							1	4/11/2022	1
4213-003-025	3944 Tilden Ave							1	3/8/2022	1

				-	-	-					
4210-011-018	11020 Rhoda Way								1	10/6/2022	1
4213-010-014	4186 Center St								1	2/28/2022	1
4209-001-009	4045 Jackson #A								1	10/28/2022	1
4206-011-016	4116 Higuera St		-						1	9/2/2022	1
4209-022-017	4241 Mentone Ave		-						1	9/20/2022	1
4231-007-008	4321 Neosho Ave		-						1	4/19/2022	1
4204-001-036	9300 Lucerne Ave								1	5/5/2022	1
4231-023-031	4138 McConnell Blvd		-						1	5/18/2022	1
4213-007-032	4145 Tilden Ave								1	8/24/2022	1
4203-001-065	10716 Northgate St		-						1	9/20/2022	1
4231-023-011	4133 Mildred Ave								1	1/7/2022	1
4217-012-024	4331 Sawtelle Blvd								1	3/8/2022	1
4213-002-018	3907 Prospect Ave								2	10/20/2022	2
4233-030-016	4069 Sawtelle Ave								1	1/24/2022	1
4207-017-034	4174 Lincoln Ave								1	1/10/2022	1
4208-014-036	10815 Oregon Ave								1	1/18/2022	1
4207-017-034	4176 Lincoln Ave								1	1/10/2022	1
4210-009-017 4206-003-029	10916 Fairbanks Way								1	2/1/2022	1
4203-021-045	3535 Schaefer St									2/10/2022	1
4203-021-045	11313 Hannum Dr								1	3/22/2022	1
	4338 Huntley Ave								1	11/2/2022	1
4233-005-021	4029 Coolidge Ave									3/15/2022	1
4206-018-010 4203-004-051	4003 Higuera St								1	10/26/2022 2/4/2022	1
4203-004-051	10717 Kelmore St								1	9/28/2022	1
4205-016-017	11221 Hannum Ave								1	8/24/2022	1
4205-016-017	3413 Fay Ave 10821 Franklin Ave									3/24/2022	1
4210-025-027	3939 Globe Ave								1	6/29/2022	1
4205-017-028	3349 Fay Ave		-						1	3/30/2022	1
4206-007-010	8858 Carson St								1	2/23/2022	1
4210-004-023	5137 Fairbanks Way		-						1	5/11/2022	1
4215-011-020	11172 Barman Ave								1	1/11/2022	1
4207-027-002	4239 Revere Pl								1	11/8/2022	1
4207-026-026	4250 Revere Pl								1	4/4/2022	1
4210-017-003	10748 Farragut Dr								1	7/22/2022	1
4218-006-051	5265 Dawes Ave								1	5/24/2022	1
4209-003-008	4243 Jackson Ave								1	2/24/2022	1
4203-009-021	10828 Whitburn St #A								1	3/17/2022	1
4213-004-013	3867 Huron Ave								1	7/8/2022	1
4209-011-008	4320 Motor Ave								1	4/20/2022	1
4216-005-003	5322 Kalein Dr								1	5/18/2022	1
4206-005-032	3603 Helms Ave								1	11/4/2022	1
4213-017-007	11164 Pigott Dr								1	11/29/2022	1
4209-014-009	4291 Motor Ave								1	6/8/2022	1
4208-012-013	10770 Oregon Ave								1	5/26/2022	1
4218-009-030	5264 Selmaraine Dr								1	5/26/2022	1
4210-009-021	10936 Fairbanks Way								1	6/28/2022	1
4213-011-017	4136 Center St #A		1						1	2/17/2022	1
4207-009-011	4065 Duquesne Ave #A	1	ł				1	1	2	9/20/2022	2
4209-021-009	4349 Mentone #A	1	İ						1	2/3/2022	1
4210-028-024	10956 Lindblade St	1	İ						1	9/14/2022	1
4203-010-024	10840 Kelmore St	1	1						1	6/16/2022	1
4206-001-017	8591 Higuera St	1	1						1	11/9/2022	1
4208-032-032	10755 Garland Dr	1	İ						1	4/14/2022	1
4213-018-019	3868 Sepulveda Blvd	1	ł				1	1	· · · · · · · · · · · · · · · · · · ·		0
	coparidad bird	1	L				l	1	1	1	0

					Table A2											
		Ar	nnual Building Act	tivity Report Summar	/ - New Constructi	on, Entitled, Permits and Housing with Financia			Term of Affordability or							
	Project Identifier			Streamlining	Infill	Deed Res		Housing without Financial Assistance or Deed Restrictions	Deed Restriction	Demo	lished/Destroyed	Units		Density Bo	nus	
1			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name <sup>®</sup>	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N <sup>*</sup>	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destro yed Units	Demolished or Destroyed Units	Demolished/Destr oyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, walvers, and modifications (Excluding Parking Walvers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
4231-022-032	4168 Mildred		73	N N		1	1		[	C		0				
4207-006-915	9763 Culver			N			DB						50%	4	Development Standards Modification	Yes
4207-009-018 4206-011-001	4044 Lincoln 8902 Hubbard			N												
4213-002-001 4208-020-033	3906 Huron 3826 Girard			N												
4236-020-006	12727 Washington			N			DB						50.0%	2	Development Standards Modification	Yes
4218-005-028 4209-012-002	11621 McDonald St 4406 Motor Ave #A			N											mounication	
4213-006-036	3917 Tilden Ave			N												
4209-017-021 4210-023-012	4243 Le Bourget #A 10812 Lindblade St #A			N N												
4208-015-022 4204-010-131	10747 Oregon Ave 3816 Marcia Ct			N N												
4231-027-010 4215-003-011	4023 Meier St 11102 Pickford Way			N						-	-					
4208-020-032 4206-011-012	3834 Girard Ave 8952 Hubbard			N												
4206-006-019	3571 Helms Ave			N												
4207-015-012 4210-025-023	4161 Madison Ave 10816 Franklin Ave			N												
4209-010-023 4215-002-016	4283 Vinton Ave 5289 Dobson Way			N												
4209-005-018	4489 Jasmine Ave			N												
4210-027-029 4312-025-014 4218-011-035	10965 Braddock Dr 3420 Caroline Ave			N N												
4218-011-035 4216-015-011	11620 Port Rd #A 11462 Patom Dr			N N												
4207-022-019 4209-021-008	4220 Lincoln Ave 4343 Mentone Ave			N												
4215-014-015	11131 Wagner St			N												
4210-009-025 4204-016-029	10956 Fairbanks Way 5926 Blairstone Dr			N												
4210-024-002 4233-003-026	10809 Garfield Ave 4120 Coolidge Ave			N												
4209-008-008	4134 Vinton Ave			N												
4207-025-010 4207-019-032	4251 La Salle Ave 4155 Irving Pl			N												
4203-014-030	11297 Rudman #A			N												
4206-004-019 4204-010-129	8615 Higuera St #A 3812 Marcia Ct			N												
4213-024-004 4208-013-014	4230 Tuller Ave 10886 Oregon Ave			N												
4207-026-028	4260 Revere PI			N												
4210-009-007 4215-016-012	10943 Pickford Way 4349 Tuller Ave			N												
4206-002-020	3566 Schaefer #A			N												
4208-015-025 4231-023-025	10731 Oregon Ave 4189 Mildred Ave			N												
4205-009-004	3038 Reid Ave			N												
4204-001-032 4213-007-005	4206 Van Buren Pl 4037 Tilden Ave			N N		+										
4205-016-006	3440 Cattaraugus Ave			N												
4203-001-043 4232-009-006	10737 Flaxton St 12338 Herbert St			N N												
4218-006-059 4205-016-016	5174 Dawes Ave 3409 Fay Ave			N												
4213-005-008	3846 Bentley Ave			N												
4231-027-011 4233-003-015	4027 Meier St 4238 Coolidge Ave #A			NN												
4215-008-007 4210-034-024	11122 Franklin Ave 11056 Barman Ave #A			N N		<u> </u>										
4205-018-024 4210-008-015	3350 1/2 Sherbourne Dr 10906 Pickford Way			N												
4210-008-026	10962 Pickford Way 3344 Helms Ave			N												
4215-017-015	4363 Globe Ave			N												
4210-003-005 4213-007-034	5025 Fairbanks Way 4137 Tilden Ave			N												
4210-024-024	10816 Barman Ave			N												
4207-024-019 4233-012-018	4210 La Salle Ave 11815 Atlantic Ave			N		+										
4209-017-010	4252 Mentone Ave			N												
4205-009-019 4215-011-026	2931 Sentney Ave 11142 Barman Ave			N												
4209-008-023	4159 Jasmine Ave			N												
4231-025-034	4273 McConnell Blvd			N												
4203-004-068 4207-008-025	10748 Whitburn St 4061 Lafayette Pl			N												
4209-008-004	4114 Vinton Ave	1	1	N		1	1		I	1	1		I			

4213-002-038	3950 Huron Ave			N						
4216-003-013	5452 Janisann Ave			N						
4218-013-028	5383 Emporia Ave	· · · · · · · · · · · · · · · · · · ·		N						
4208-015-017	10771 Oregon Ave			N						
	4214 Lincoln Ave			N						
4213-023-008	4140 Tuller Ave #A			N						
	3226 Roberts Ave			N						
4206-004-033	3599 Schaefer St			N						
4206-009-015	4165 Higuera St			N						
4209-022-001	4206 Keystone Ave			N						
4213-023-008	4140 Tuller Ave #B			N						
	9069 Carson St			N						
4216-006-008	11139 Orville St			N						
4207-011-017	4022 La Salle Ave			N						
	4137 McConnell Blvd 10732 Franklin Ave			N						
4213-018-002	3873 Bentley Ave			N						
4214-002-009	3906 Sawtelle Blvd			N						
4213-003-025	3944 Tilden Ave			N						
4210-011-018	11020 Rhoda Way			N						
4213-010-014	4186 Center St 4045 Jackson #A			N						· · · · · · · · · · · · · · · · · · ·
				N						
4200-011-018	4116 Higuera St 4241 Mentone Ave			N						
	4321 Neosho Ave			N						
	9300 Lucerne Ave			N						
4231-023-031	4138 McConnell Blvd			N						
4213-007-032	4145 Tilden Ave			N						
4213-007-032 4203-001-065	10716 Northgate St			N						
4231-023-011	4133 Mildred Ave			N						
4217-012-024	4331 Sawtelle Blvd			N						
4213-002-018	3907 Prospect Ave	i i	İ	N	1				1 1	
	4069 Sawtelle Ave	i i	İ	N	1				1 1	
4207-017-034	4174 Lincoln Ave	l	ĺ	N					1	
4208-014-036	10815 Oregon Ave	l	ĺ	N					1	
4207-017-034	4176 Lincoln Ave			N						
4210-009-017	10916 Fairbanks Way			N						
4206-003-029	3535 Schaefer St			N						
4203-021-045	11313 Hannum Dr			N						
4215-017-903	4338 Huntley Ave			N						
4233-005-021	4029 Coolidge Ave			N						
4206-018-010	4003 Higuera St			N						
4203-004-051	10717 Kelmore St			N						
4203-015-040	11221 Hannum Ave			N						
	3413 Fay Ave			N						
4210-025-027	10821 Franklin Ave			N						
4214-002-007	3939 Globe Ave			N						
4205-017-028	3349 Fay Ave			N						
4206-007-010	8858 Carson St			N						
4210-004-023	5137 Fairbanks Way			N						
4215-011-020	11172 Barman Ave			N						
4207-027-002 4207-026-026	4239 Revere Pl			N						
4207-026-026	4250 Revere PI			N						
4210-017-003	10748 Farragut Dr			N						
4218-006-051	5265 Dawes Ave			N						
	4243 Jackson Ave									
	10828 Whitburn St #A			N						
4213-004-013				N						
	3867 Huron Ave			N N						
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Jurisdiction	Culver City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Extremely Low-Income Units\*

#### ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

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Please contact HCD if your data is different than the material supplied here

	Table B													
	Regional Housing Needs Allocation Progress													
					Perr	nitted Units Iss	ued by Afforda	bility						
		1						2					3	4
	Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	1,108	-	-	73	-	-	-	-	-	-	-	73	1,035
Very Low	Non-Deed Restricted	1,100	-	-	-	-	-	-	-	-	-	-	/5	1,035
	Deed Restricted	604	-	-	-	-	-	-	-	-	-	-		604
Low	Non-Deed Restricted	004	-	-	-	-	-	-	-	-	-	-		
	Deed Restricted	560	-	-	-	-	-	-	-	-	-	-		560
Moderate	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,069	37	20	93	-	-	-	-	-	-	-	150	919
Total RHNA		3,341												
Total Units			37	20	166	-	-	-	-	•	•	-	223	3,118
				Progress towa	rd extremely low-inc	ome housing need, a	s determined pursua	nt to Government Co	de 65583(a)(1).					
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining

\*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

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Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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Jurisdiction	Culver City		I			ANNUAL EI	LEMENT PRO	GRESS REPO	RT			Note: "+" indicates	an optional field				
Reporting Year	2022	(Jan. 1 - Dec. 31)				Housing Ele	ement Impler	mentation				Cells in grey contain auto-calculation formulas					
Planning Period	6th Cycle	10/15/2021 - 10/15/2029				-	-										
								Tab	e C								
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																
	Project identifier Date of Rezone RHNA Shortfall by Household Income Category				ry	Rezone Type					Sites Description						
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start	Data Entry Below																
	_																<u> </u>
I	1	1	1	1	1		1	1	1		1	1	1	1	1		1

### **Housing Element Implementation**

Jurisdiction	Culver City		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
		Table D	
	Program	Implementation Status pursuar	nt to GC Section 65583
Describe progress of all p	rograms including local efforts to remove govern	Housing Programs Progress mental constraints to the mainte	s Report nance, improvement, and development of housing as identified in the housing element.
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1A Section 8 Housing Choice Voucher Program	Provide rental assistance to 215 households.	Ongoing	Federally funded rental assistance for very-low and low income households. Funding includes \$1.3 Million which serves up to 215 households annually. Housing Staff has pulled 1,000 applications from the Section 8 Waiting List created in 2016. There are approximately 9,000 applications on the Section 8 Waiting List. Through the County of Los Angeles Homeless Initiative and approved by HUD, 50% of annual turnover vouchers will be provided to the unhoused population. This is a total of 5 vouchers for Culver City. To date, 3 turnover vouchers have been issued to the unhoused.
1B Rental Assistance Program	Provide rental assistance to 16 households.	Ongoing	Due to reduced funding as a result of the elimination of the former redevelopment agency, this program will sunset within the next 5-10 years. Rental subsidy to the homeless, elderly, and disabled created under the former RDA are winding down. The program size has been reduced to 12 households. This is down from 16 in 2021. The program expends \$17,871 per month (\$214,449 annually).
1C Shared Housing	Provide rental assistance and supportive services to 5 households.	Ongoing	The shared program was eliminated in fiscal year 2010-2011 due to the elimination of funding from the Redevelopment Agency.

1D Existing Covenanted Buildings	Compliance with affordability agreement, Housing Quality Standard, and occupancy requirements.	Ongoing	Per California Redevelopment Law regulations, monitoring of income and affordable rent restricted units is conducted annually and starts in November. Monitoiring for compliance continues on all Mortgage Assistance Program (MAP), senior housing, mobile home park units, group homes for persons with disabilities, and multi- family housing units with income and rent restrictions. A total of 504 income and rent restricted units are monitored.
1E Preserve At-Risk Affordable Housing Units	Monitor the at-risk status of 231 affordable units that are potentially at risk of converting to market-rate housing.	Ongoing	Program eliminated due to lack of funding (2021)
1F Affordable Housing Development Assistance	Facilitate the development of 250 affordable units over eight years.	Ongoing	Due to the DOF approval of ERAF payment, this program will be reintroduced. In January 2021, the Council adopted an Inclusionary Mixed Use Ordinance including the approval of micro-units of 350 sq. ft. A total of 357 new units is projected over the next 5 fiscal years. Other incentive includes Administrative Approval of affordable housing units and reduction of Building permit fees for affordable and workforce housing units.
1G Inclusionary Housing	Monitor to ensure the Mixed Use Ordinance effectively supports Affordable Housing production, review and revise as necessary.	Ongoing	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including the study and potential implementation of programs like an affordable housing overlay or other incentives. This work is anticipated to be completed in the spring or summer of 2024.
2A Housing for Homeless and Special Needs	Pursue modular housing on city-owned lots for homeless and supportive housing.	Ongoing	These projects are pending Council direction.
2B Zoning Code Amendments to Address Special Needs Housing	Amend the zoning code to comply with various state laws.	2023	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including amendments to comply with state laws on special needs housing, by October 2024.

2C Homeless Service Referrals	Continue to work with St. Joseph and/or another homeless service provider to conduct homeless outreach and connect individuals experiencing homelessness to services.	Ongoing	Through a contract with Saint Joseph Center (SJC), the city provides homeless outreach, data collection, service referral, and emergency motel voucher. Homeless outreach was expanded to include evenings until 10pm and Saturdays. Since July 1, 2022 to February 2023, the following number of unhoused were served: Total # of unhoused enrolled:209/Total # of unhoused engaged:124/ Total # unhoused referred to supportive services: 154/ Total # persons placed in permanent housing: 9. The City has also utilized motels to provided interim shelter. Since July 1, 2022 to current, 15 participants were served and \$190,000 was expended. The City is also activating a Safe Sleep site which will serve up to 40 unhoused residents. This is scheduled to come online April/May 2023.
2D Emergency Shelters	Provide 18 year-round beds for women with dependent children through Upward Bound House Family Shelter.	Ongoing	Upward Bound House (UBH) Family Shelter provides 18 beds of emergency housing for unhoused children and their families. Through a contract with UBH, the city provides case management and supportive services to unhoused children and their families as well as homeless children attending the Culver City Unified School District. Since July 2022 to February 2023, the following number of unhoused children and their families were served: Total # of Persons served: 78/ Total # of Families served: 33 / Total # of Children served:40/Total # of Persons placed in Permanent Housing: 37 / Total # of Families placed in Permanent Housing: 14/Total # of Children placed in Permanent Housing:18.
2E Group Homes	Monitor six group homes for persons with developmental disabilities annually.	Ongoing	Through rent and income restricted covenants, the City provides six group homes that provided affordable service enriched housing to 30 persons with development disabilities.
3A Neighborhood Preservation Program	Provide 10 NPP Deferred Maintenance Grants.	Ongoing	Due to DOF (Department of Finance) approval of ERAF payments, this program was re- introduced FY 2019/20. Neighborhood Preservation Grants of up to \$5,000 are provided to multi-family property owners who will lease to a Section 8 or unhoused household. Healthy and Safe Senior Grants of up to \$1,500 are provided to low income seniors to address life safey and code enforcment violations.
3B Healthy and Safe Grant	Provide 5 Safe and Healthy Senior and Disabled Rehabilitation Grants.	Ongoing	Due to the DOF (Department of Finance) approval of ERAF payments, this program will be re- introduced. The Healthy and Safe Grant Program provides rehabilitation grants up to \$1,500 to low income and/or disabled households to address health and safety issues in their homes.

3C Graffiti Removal	Remove graffiti within 48 hours.	Ongoing	The Culver City Graffiti Crew continues to work with local business and homeowners within the city to abate graffiti.
4A Adequate Sites for RHNA and Monitoring of No Net Loss (SB 166)	Adopt 2045 General Plan and update the zoning code for consistency. Develop procedure to monitor for No Net Loss (AB 166), and update sites inventory to determine adequate capacity for RHNA.	2023	A procedure for monitoring No Net Loss (AB 166) as well as RHNA Sites Inventory updates is in progress. The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element to accomodate RHNA capacity by October 2024.
4B By-Right Approval	As part of the Comprehensive Zoning Code Update to implement 2045 General Plan, amend the Zoning Code to provide by-right approval of projects that set aside 20% affordable units for lower income households.	2023	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including by-right approval policies, by October 2024.
4C Density Bonus Program	Continue to promote the various density bonus incentives to residential and mixed use development applicants.	Ongoing	Information is provided to applicants who inquire about construction of new housing units.
4D Accessory Dwelling Units Ordinance	Update the ADU ordinance for consistency with the 2045 General Plan and SB 9 requirements.	Ongoing	The City continues to process ADU applications in line with State law and adopted City Codes.
	Provide information on the various incentives the City offers to facilitate affordable ADUs.	Ongoing	Not yet implemented.
4F Affordable Housing Tools and	Study and prioritize the various affordable housing tools for research and analysis, such as Affordable Housing Overlay Zones, Transit Oriented Communities (TOCs) programs, affordable housing funding opportunities, and Livable Communities Initiative.	2022	The study is in the beginning stages of planning and may be informed by the zoning code update process.

4G Hotel/Motel Conversion	Continue to identify properties and negotiate for acquisition and adaptive reduce or redevelopment as affordable and special needs housing, pursue funding through Project Homekey.	Ongoing	The City was awarded \$26.6 million under the HCD Homekey Round 2 for the production of 73 units of interim and permanent supportive housing for the chronically unhoused. The interim housing units are located at 3868 Sepulveda (formerly Deano's Motel). The permanent supportive housing units are located at 3900 Sepulveda (fomerly Sunburst Motel). As of February 22, 2023, the interim housing site is 78% completed and the permanent supportive housing site is 88% completed. The units are scheduled to come online July 2023.
4H Objective Design Standards	Develop Objective Design Standards to comply with SB 330.	Ongoing	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including new zoning designations and associated objective development standards, by the end of 2023.
4I Permit Streamlining and Monitoring	Establish a permit processing time tracking, monitoring, and reporting system.	Ongoing	The City has made efforts in streamlining applications with affordable housing components. This is currently done with no special application fee or request by the developer.
4J Zoning Code Review and Amendment to Address Constraints to Housing Production	Consider and implement updates to the zoning code to address constraints to housing production, including expansion of SROs, development standards, parking requirements, and building height limits.	2023	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element including these considerations, to be completed by October 2024.
5A Fair Housing Counseling	Provide fair housing counseling services.	Ongoing	The City has contracted with Bet Tzedek to provide Fair Housing counseling services. The City enacted Permanent Rent Control and Tenant Protection Ordinances (Ordinances) in September 2020. Bet Tzedek provides legal services for Culver City residents under the Ordinances. Bet Tzedek also provides legal services for Culver City resident under the Statewide Eviction Moratorium. A monthly legal clinic is held and 65 persons have participanted.
5B Source of Income Protection	Develop outreach and education materials and implement an outreach campaign, Include a fair housing factsheet in ADU, Incremental Infill, and SB9 application packets.	Ongoing	Not yet implemented.
5C Landlord Roundtable	Hold joint roundtable discussions with LTMB and ACOHH.	2023	Due to the pandemic this was delayed until 2023.

5D Community Conversation on	Conduct community meetings on affordable	2023	Not yet implemented.
Affordable Housing	housing issues.	2023	
5E Landlord Fair	Host landlord fairs.	2023	In an effort to attract and retain property owners to participate in affordable housing programs, an Owner Fair was approved for the 2022-23 FY. This program is on hold due to the COVID-19 pandemic is projected to take place 2023. The program will promote incentives to propety owners to lease to Section 8 and unhouseed residents. Incentives include signing bonuses, rehabilitation grants, vacancy loss and assistance with security deposits.
5F Inter-Agency Agreement with HACLA	Establish agreement with HACLA to allow use of City vouchers within one mile from city limits.	2023	This agreement will be presented to Council in 2023.
5G Accessory Commercial Uses	Initiate study to integrate accessory commercial uses in single-family neighborhoods.	2024	Not yet implemented.
5H Permanent Rent Control Ordinance	Continue to implement the Rent Control Ordinance.	Ongoing	The City enacted a Permanent Rent Control/Tenant Protections Ordinances in September 2020. Since July 1, 2022, Rent Control staff has responded to 784 telephone calls, 30 walk-ins and 1,263 emails related to the various provision of the ordinances.
5I Landlord-Tenant Mediation Board	Provide services as requested throughout the planning period	Ongoing	Since July 2022, 2 mediations were requested or conducted. This is largely a result of the pandemic.
5J Landlord Incentive	Increase landlord participation by 15 landlords annually (5 at the County level, 10 at the local level)	Ongoing	Not yet implemented.
5K Plan to Prevent and Combat Homelessness	Update plan to address homelessness	2023	Not yet implemented.
5L Replacement Housing	Continue to use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Successor Agency actions as applicable.	Ongoing	Ongoing.
5M Promotion of Housing Programs	Market the availability of various housing programs with brochures, flyers, and other public information materials. Specifically, focus promotion of housing programs to neighborhoods with concentrated areas of housing issues.	2023	Not yet implemented.

6A Temporary Emergency Rental	Explore available funding from County, State,	When funding becomes	
	and Federal programs.	available	To be initiated or reinstated with additional funding; funding not yet secured.
6B Property Acquisition and	Explore available funding from County, State,	When funding becomes	
Rehabilitation Program	and Federal programs.	available	To be initiated or reinstated with additional funding; funding not yet secured.
6C West Culver City Residential	Explore available funding from County, State,	When funding becomes	
Rehabilitation	and Federal programs.	available	To be initiated or reinstated with additional funding; funding not yet secured.
	Explore available funding from County, State,	When funding becomes	
Construction/Other Fees	and Federal programs.	available	To be initiated or reinstated with additional funding; funding not yet secured.
	Pursue funding sources available from HCD and		
6E Homebuyer Assistance	HUD and to seek partnership with nonprofits	When funding becomes	To be initiated or reinstated with additional funding; funding not yet secured.
·	and lenders to provide homebuyer assistance.	available	
	Explore resources, financing mechanisms,	When funding becomes	
6F Community Land Trust	and/or partnership with nonprofits and lenders		To be initiated or reinstated with additional funding; funding not yet secured.
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		l	

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

### **Housing Element Implementation**

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

. (CCR Title 25 §6202)

-	Table E           Commercial Development Bonus Approved pursuant to GC Section 65915.7										
	Project I	Identifier		Commercial Develo		cted as Part of Agreem	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved			
	:	1				2		3	4		
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID <sup>*</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved		
Summary Row: Start D	ata Entry Below										
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		1									
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Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

					Table F					
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)										
		· · · · · · · · · · · · · · · · · · ·		structures that are cor		itial to residential			nobilehome park preservation, consistent with the standards set ction 65583.1(c)(1)(D) are considered net-new housing units and	
Activity Type		Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only			Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>*</sup> . For detailed reporting requirements, see the chcklist here:	
	Extremely Low- Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low- Income <sup>+</sup>	Very Low- Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf	
	1	1								
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Mobilehome Park Preservation										
Total Units by Income										

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

				Abo	vo Modorato	Incomoli	Inite Converter		ble F2 e Income Pursua	nt to Covernm	ant Code contier	65400.2				
or up to 25 perce	ent of a jurisdiction's me	oderate-income regional housing	need allocation, the plan		clude the numbe	er of units in a	an existing multifarr	nily building that		d-restricted rental h	ousing for moderate-i		y the imposit	ion of affordability covenants and r	estrictions for the un	t. Before adding information
		Project Identifier			Unit Ty	/pes		Aff	ordability by Hou	sehold Income	es After Convers	on		Units credited toward Ab RHNA	ove Moderate	Notes
		1			2	3				4				5		6
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>
mmary Row: St	art Data Entry Below	1			T	T		r			1		T			
			-													
			-													
						1										

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory Note: "+" indicates an optional field contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

				Table G		
	Locally Owr	ed Lands Included in t	he Housing Element Si	tes Inventory that have	e been sold, leased, or otherwise d	isposed of
	Project	Identifier				
		1		2	3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Star	Data Entry Below					
						<u> </u>
	1					<u> </u>

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing E	lement	Impl	emen	tation
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For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999											
	Table H           Locally Owned Surplus Sites										
	Parcel Identifier	Designation	Size	Notes							
1	2	3	4	5	6	7					
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes					
Summary Row: Start D	ata Entry Below		[	[	[						
				<u> </u>	<u> </u>						
			1	1	I	I					

Jurisdiction	Culver City		
			NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units
Reporting Period	2022	(Jan. 1 - Dec. 31)	constructed pursuant to 65852.21.
			Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must
Planning Period	6th Cycle	10/15/2021 - 10/15/2029	be reported in Table A.

## **Housing Element Implementation**

optional field

Cells in grey contain autocalculation formulas

	Table I								
	Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)								
Project Identifier			Project Type	Date		Unit Constructed			
	1			2	3			4	
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: Start D									
4216-003-013	5452 Janisann Ave			Unit Constructed	12/6/2022				1

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

Housing Element Implementation

	Table J											
	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915											
Project Identifier     Project Type     Date     Units (Beds/Student Capacity) Approved												
		1		2	3				4			
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted         Very Low- Income Non Deed Restricted         Low- Income Deed Restricted         Low- Income Non Deed Restricted         Moderate- Income Deed Restricted         Moderate- Income Non Deed Restricted         Above Moderate- Income					Moderate-	
Summary Row: Start Data Entry Below												

#### Cells in

No

Jurisdiction	Culver City			
Reporting Year	2022	(Jan. 1 - Dec. 31)		
Planning Period	6th Cycle	10/15/2021 - 10/15/2029		

Building Permits Issued by Affordability Summary				
Income Level	Current Year			
Verylow	73			
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
LOW	Non-Deed Restricted	0		
Moderate Deed Restricted		0		
Woderate	Non-Deed Restricted	0		
Above Moderate	93			
Total Units		166		

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	2
SFD	0	3	7
2 to 4	8	3	3
5+	141	73	0
ADU	0	87	67
МН	0	0	0
Total	149	166	79

Housing Applications Summary				
Total Housing Applications Submitted:	107			
Number of Proposed Units in All Applications Received:	224			
Total Housing Units Approved:	166			
Total Housing Units Disapproved:	0			

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits					
Income	Rental	Ownership	Total		
Very Low	0	0	0		
Low	0	0	0		
Moderate	0	0	0		
Above Moderate	0	0	0		
Total	0	0	0		

Cells in grey contain auto-calculation formulas

Jurisdiction	Culver City	
Reporting Year	2022	(Jan. 1 - Dec. 31)

#### ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202) Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable. Total Award Amount 150,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26. \$ Cumulative Reimbursement Requested Task Status \$ Amount Awarded Other Funding Task Notes Develop Retail Demand Model \$21,000.00 \$20,000.00 36000 Completed 20000 Completed Property Assessment Concept Design Studies Pro Forma Analysis of Development 20000 \$3,375.00 Completed In Progress \$0.00 24000 Feasibility Indentives/Standards to Increase \$0.00 In Progress 30000 Housing Production 12500 \$0.00 In Progress General Plan Integration Administrative costs 7500 \$505.54 In Progress

#### Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary						
Income Level	Current Year					
Very Low	Deed Restricted	7				
Very LOW	Non-Deed Restricted	0				
Low	Deed Restricted	0				
	Non-Deed Restricted	0				
Moderate	Deed Restricted	15				
Woderate	Non-Deed Restricted	0				
Above Moderate	127					
Total Units		149				

Building Permits Issued by Affordability Summary				
Income Level		Current Year		
Very Low	Deed Restricted	73		
	Non-Deed Restricted	0		
Low	Deed Restricted	0		
	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
	Non-Deed Restricted	0		
Above Moderate		93		
otal Units		166		

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	0	
Above Moderate		79	
Total Units		79	

Exhibit B - 2022 General Plan Annual Progress Report

## City of Culver City Advance Planning Division

# General Plan Annual Progress Report 2022 Reporting Period

March 3, 2023

## Table of Contents

Introduction	2
General Plan Elements and Updates	3
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Compliance with OPR General Plan Guidelines	5

## Introduction

The State of California, under Government Code Section 65300, requires that each local jurisdiction adopt a General Plan to guide the development of the built environment, with specific elements covering a range of issues. Culver City's existing General Plan includes ten elements that were adopted or updated between 1968 and 2022, and guide the City's land use, open space, and circulation, as well as the safety and enjoyment of the city's residents.

Government Code Section 6400 and 65700 requires cities to submit an annual report on General Plan implementation status each year to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The purpose of the Annual Progress Report (APR) is to update the legislative body and the public on the progress made in implementing the General Plan's policies, goals, and actions. This 2022 General Plan APR covers the period from January 1, 2022 to December 31, 2022.

## **Existing General Plan Elements**

Culver City adopted its 2021-2029 Housing Element in August 2022.

Table 1: General Plan Elements, year of adoption or latest major update		
Name	Adopted Year	
Recreation Element	1968	
Conservation Element	1973	
Seismic Safety Element	1974	
Public Safety Element	1975	
General Plan Overview	1995	
Noise Element	1995	
Open Space Element	1995	
Circulation Element	2004	
Land Use Element	2004	
Housing Element	2022	

## Ongoing General Plan Update - Elements in Progress

Culver City began a comprehensive update to the General Plan in 2019. After an extensive community engagement process, drafts of the following elements were under review by City staff throughout 2022, with a public draft and Council adoption planned for 2023.

Table 2: General Plan Element drafts in progress		
Name	Adoption Goal	
Introduction	2023	
Equity, Community Health, and Environmental Justice	2023	
Governance and Leadership	2023	
Arts and Culture	2023	
Reimagining Public Safety	2023	
Land Use and Community Design	2023	
Economic Development	2023	
Mobility	2023	
Parks, Recreation, and Public Facilities	2023	
Infrastructure	2023	
Greenhouse Gas Reduction	2023	
Conservation and Open Space	2023	
Safety	2023	
Noise	2023	
Implementation	2023	

## General Plan Implementation City Projects

- The City's 2021-2029 Housing Element was adopted by the City Council in August 2022 and certified by HCD in October 2022. The Housing Element accounts for 223% of the 3,341 dwelling units required by the Regional Housing Needs Assessment, and ensures adequate opportunities to meet that number over the course of the 8-year cycle. The Housing Element also addresses the need to maintain and improve the city's existing housing stock, provide housing for special needs groups, and affirmatively further fair housing practices.
- 2. The City Council passed an ordinance for the **Removal of Parking Minimums** from the City's Zoning Code for all types of development citywide. The 2004 Circulation Element includes Implementation Measure #7, which suggests revisions to the Zoning Code to establish appropriate parking requirements for "adequate but not excessive" parking.
- 3. The City Council passed an amendment to the Zoning Code to allow for a wider range of ground-floor retail uses in the Downtown area, supporting the 2004 Land Use Element's Objective #5 for Economic Diversity to support surrounding retail and business uses, and Objective #22 to encourage reinvestment in the Downtown area.
- 4. The Culver Boulevard Realignment widened Culver Boulevard between Elenda Street and Sepulveda Boulevard, and added a raised, landscaped median with a bikeway and pedestrian path. The project also includes stormwater treatment and storage facilities underneath the new median. The project was completed and opened in 2022. The 2004 Circulation Element includes Implementation Measure #2, which suggests streetscape improvements along Culver Boulevard including a linear park and bikeway.
- 5. MOVE Culver City is a quick-build mobility pilot project that was implemented in late 2021. The project added dedicated bike and bus lanes connecting the City's Downtown and Arts District areas by way of the Culver City E Line Metro station. The mid-pilot report was released in 2022 and showed that the new bike and bus facilities resulted in increased bike and pedestrian activity, increased bus ridership, and had only minimal impacts on peak vehicle travel times through the corridor. The 2004 Circulation Element includes many policies that aim to improve and increase bike and pedestrian amenities in high-traffic areas.

#### **Significant Development Projects**

The following significant development projects address goals of the General Plan including increasing housing stock and expanding the creative economy.

- The 9763 Culver mixed-use project received entitlements from the Planning Commission in September 2022 and includes 34 new residential dwelling units, including 2 affordable units for Very-Low Income households, and 4 Workforce/Moderate-Income units.
- The 12727 Washington mixed-use project received entitlements from the Planning Commission in October 2022 and includes 104 new residential dwelling units, including 5 affordable units for Very Low-Income households, and 11 Workforce/Moderate-Income units.
- Crossings Campus, a new office development for Apple Inc., was approved by the City Council in December 2022. The site is situated in both Culver City and the City of Los Angeles near the Culver City E Line Metro station and will include over 500,000 square feet of office space.

### Compliance with OPR General Plan Guidelines

#### **General Plan Update**

The City is currently in the process of updating its General Plan, which will address the OPR Guidelines and state legislation made since the last update to the General Plan. The updated General Plan will include all required elements plus several optional elements. Each element includes goals, policies, actions, and implementation measures to effectively monitor the progress of the Plan. A summary of each element follows:

- **1)** The **Introduction** summarizes the General Plan, guiding principles, equity framework, and history and demographics of the city, as well as the outreach process.
- 2) The Equity, Community Health, and Environmental Justice Element identifies SB 1000 disadvantaged communities in the city and sets goals and policies to address compounded health risks.
- **3)** The **Governance and Leadership Element** aims to increase governmental transparency, broaden outreach and engagement, and center equity in local decision-making.
- 4) The Arts, Culture, and the Creative Economy Element discusses how the City can reimagine its investments and partnerships with the arts, culture, and the creative economy, and innovate in civic issues.

- **5)** The **Reimagining Public Safety Element** addresses community safety, programming that provides alternatives to incarceration, surveillance, and data privacy.
- **6)** The **Land Use and Community Design Element** sets forth the proposed distribution and location of different land uses, as well as community intentions for urban form and design.
- 7) The Housing Element was adopted and certified in 2022 and provides for 223% of the city's Regional Housing Needs Assessment allocation.
- 8) The Economic Development Element addresses sustainable economic development, community benefits to be provided by new development, a balanced housing supply, and equitable opportunity for wealth creation.
- **9)** The **Infrastructure Element** addresses the equitable distribution and resiliency of water and energy infrastructure.
- **10)** The **Mobility Element** sets policies to create and bolster a transportation system that improves all transportation options, including transit, cyclists, and pedestrians.
- **11)** The **Parks, Recreation, and Public Facilities Element** aims to preserve, expand, and improve parks and open spaces, encourage healthy lifestyles, and maintain and upgrade public facilities.
- **12)** The **Greenhouse Gas Reduction Element** addresses environmental, social equity, and economic impacts from climate change.
- 13) The Conservation and Open Space Element addresses the stewardship and conservation of cultural and natural resources.
- 14) The Safety Element evaluates and mitigates the risk of climate change and associated natural hazards.
- **15)** The **Noise Element** identifies and evaluates noise problems in the community from a range of sources like highways, arterial streets, rail, aviation, and industrial plants.