

EXPENDITURES OF HOUSING FUNDS

		Programs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total	POTENTIAL AFFORDABLE DWELLING UNITS	PERSONS SERVED	Comments (See Attached Staff Report)	
NEW UNITS	LAND USE PLANNING/ POLICIES	1. Mixed Use Affordable Housing Program	\$2,000,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$9,500,000	25		Mixed Use Affordable Housing Incentive Program - Combines Community Benefit provisions of the Mixed Use Ordinance with Density Bonus Law (DBL) established under State SB 1818. Provides CCHA Housing subsidies for 4 to 5 low/moderate income units.	
		2. Inclusionary Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	24		Inclusionary Housing - Mandatory affordable housing units with mixed use development projects. May be combined with other programs. Will also create additional Low/Mod funding collected through in lieu fees to be deposited in LMIHF for future projects.	
		3. Administrative Approval Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	30		Administrative Approval Affordable Housing - Administrative site plan review approval of mixed-use housing developments of 20 units or less that have at least 25% affordability.	
	REDUCED UNIT SIZE	4. Reduce Unit Size to 300 sq. ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0		TBD	Reduce Unit Size - Reduce allowable minimum DU size to 300 sq. ft. from 500 sq. ft. for low/moderate income units.	
		5. Affordable Housing Studies (Seasonal/Regional Homeless Shelters, Containers/Kasita, Motels, Mobile Home Replacement Program)	\$320,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,320,000		TBD	Affordable Housing Studies - Manufactured Housing, motel reuse, shipping containers, to create new affordable housing units. The studies can be prepared over a one year period and look at alternative housing costs, siting potential, building reuse and other implementation measures. Hotel reuse funding of \$1 million provided in FY 19/20.
	ALTERNATIVE HOUSING TYPES	6. Accessory Dwelling Unit Incentives	\$0	\$175,000	\$0	\$0	\$0	\$0	\$0	\$175,000	7	14	Accessory Dwelling Unit Incentive Program - One year trial for the creation of workforce units through the provision of \$25,000 rehabilitation grants with 10 year covenants.
		7. Senior/Disabled Hoarding Prevention	\$125,000	\$125,000	\$125,000	\$125,000	\$0	\$0	\$0	\$500,000	TBD	TBD	Senior/Disabled Hoarding Prevention - In collaboration with Code Enforcement, PRHS, and Fire to clear, find alternative housing and counseling for extreme hoarding.
		8. Enhanced Infrastructure Financing District (EIFD)	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	TBD	TBD	Enhanced Infrastructure Financing District - Creation of one or more of districts to finance construction or rehabilitation public infrastructure and private facilities. The cost savings offered by the EIFD may help defray the cost of building affordable units with net property tax increment proceeds. Total cost TBD based upon proposed projects.
	TAXATION AND FINANCIAL INCENTIVES	9. Linkage Fee Study/Employer Affordable Housing "Tax Credit" Study	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$200,000	TBD	TBD	Employer Tax Credit - Legal and financial studies for tax credit incentives for Culver City large employers who contribute 50% of their business tax into the City's Low/Moderate Income Housing Fund to construct new affordable housing units. City to contribute 50% of the tax to the Low Moderate Income Housing Fund.
		10. Reduce Building Permit Fees/Priority Placement	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000		TBD	Reduce Building Permit Fees - Provide permit fee waivers for affordable housing units. Fee waiver costs to city may range from \$12,000 to \$19,000 per door depending upon the number of dwelling units constructed per year.
PRESERVATION	NEIGHBORHOOD REVITALIZATION / HOUSING PRESERVATION / MEASURE H	11. New Low and Moderate Income Housing Fund (LMIHF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0		TBD	Establishment of New Culver City Low/Moderate Income Housing Fund - Establish a New Culver City Low/Moderate Income Housing Fund (CCLMIHF) to assist affordable housing projects and/or to provide rental subsidies in newly constructed affordable housing projects. Total cost in FY 19/20 TBD based upon proposed project(s).	
		12. Neighborhood Preservation Deferred Maintenance \$5,000 Grants	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000		60	Neighborhood Revitalization / Housing Preservation - Neighborhood Preservation Grants/Senior Grants in Targeted Deferred Maintenance Areas. Grants to assist low and moderate income residents (up to 10 units) with deferred maintenance work on their homes. The grants are offered at up to \$5,000 per property. \$2,000 grants can be offered to low/moderate income seniors and disabled to address health and safety issues to support aging in place.	
		13. Safe and Healthy Senior and Disabled Rehab Grant Program	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$60,000		30	Safe and Healthy Senior/Disabled Grant - Grants of up to \$2,000 provided for up to 5 elderly and/or disabled households to address health and safety issues in their homes.	
		14. Property Maintenance - Extermination (testing, extermination, remediation)	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$360,000		TBD	Property Maintenance - Maintenance of Authority held property including termite, mold, and bedbug testing and remediation.	
		15. Jackson Rehabilitation	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000		9	Jackson Rehabilitation - CCHA 9 unit affordable housing apartment requires replacement of failing kitchen cabinets and mold remediation. The cost will be covered by rent proceeds.	
		16. Braddock Rehabilitation	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000		6	Braddock Rehabilitation - The Braddock site is leased by Home Ownership Made Easy (HOME) and provides independent living for persons with developmental disabilities. The grant will address issues with the sub-flooring and ADA compliance.	
HOMELESS PROGRAMS	HOMELESS PREVENTION	17. Homeless Prevention - Rent and Utility Catch-Up Grants, Security Deposits, Incentive Grants	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$210,000		72	Homeless Prevention - One-time utility and rent catch-up program to assist 20 households in preventing families and individuals from losing their housing by assisting with one-time rent catch-up grants of up to \$1,000 and one-time utility grants of \$500. In addition, provide assistance for homeless persons for security deposits of up to \$1,500 and incentives to property owners with signing bonus, damage claims and vacancy loss.	
		18. Measure H	\$330,000	\$0	\$0	\$0	\$0	\$0	\$330,000		TBD	Measure H - Culver City awarded \$50,000 under the Homeless Planning Grant. Culver City awarded an additional \$280,000 for feasibility studies.	
		19. City/County Rapid Rehousing	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$60,000		10	City/County Rapid Rehousing - The city can provide up to \$500 per month with county match of \$1,500 per month for a \$2,000 per month rental unit and provide 5 rental assistance subsidies for a total cost of \$30,000 (City share).	
		20. Homeless Senior to Senior Roommates Matching	\$0	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000	5	25	Homeless Senior Roommate Matching - Program to match homeless senior with local housed senior through roommate matching.	
		21. Housing Locator	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000	10		Housing Locator - Through an 18 month grant under Measure H, provide housing liaison for homeless, rental assistance and ADU participants.	
		22. St. Joseph Center Homeless Outreach/Emergency Motel Vouchers/Expansion of Outreach	\$123,441	\$675,174	\$0	\$0	\$0	\$0	\$798,615		1728	St. Joseph Center Homeless Outreach/Emergency Motel Vouchers - Expand outreach to evenings and weekends.	
ADMINISTRATION	ON-GOING	23. Landlord Fair	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000		N/A	Landlord Fair - Event to attract and retain property owners to participate in housing programs. The first event will be held in 2018 with the intent of making this an annual outreach effort. The expense is \$5,000 per year.	
		24. Section 8	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$8,400,000		280	Section 8 - Federally funded rental assistance for very-low and low income households.	
		25. Rental Assistance Program (RAP)	\$202,644	\$202,644	\$202,644	\$202,644	\$202,644	\$202,644	\$1,215,864		19	Rental Assistance Program (RAP) - Rental subsidy to the homeless, elderly and disabled created under the former RDA that is winding down. The programs size has been reduced to 19 households and will sunset in several years. The monthly rental subsidy expense is \$16,887.	
		26. Upward Bound House	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$780,000		432	Upward Bound House - Case management and supportive services to homeless children and their families and homeless children at the CCUSD. Second year of 3 year annual contract.	
		27. Mortgage Assistance Program (MAP)	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$7,500		29	Mortgage Assistance Program (MAP) - Expand outreach to evenings and weekends.	
		28. Covenant Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0		430	Covenant Monitoring - Compliance monitoring of income and rent restricted affordable units. Monitoring starts in November annually. There are currently 430 active covenants monitored.	
		29. Landlord Tenant Mediation Board/Expansion of Scope	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000		TBD	Landlord Tenant Mediation Board/Expansion of Scope - From the Community Conversation on Affordable Housing, enact an ordinance that requires landlords to add a provision to every lease (or addendum) informing tenant of mediation services available and require landlords to include a notice of availability of mediation services, along with any notice of rent increase. In addition, expand scope to include violations of the lease, conditions of the unit and habitability issues.	
Sub Total		\$5,092,335	\$5,754,068	\$3,573,894	\$3,573,894	\$3,448,894	\$3,448,894	\$24,891,979	Units 101	Served 3144			

* Does not reflect potential in-lieu inclusionary payments or tax credit proceeds of additional affordable housing - State funding - or administrative expenditures

** Federal Funds not included