

1 RESOLUTION NO. 2020-R\_\_\_\_\_

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,  
3 CALIFORNIA, APPROVING AND CONFIRMING THE FINDINGS OF THE 2019  
4 HOUSING ELEMENT ANNUAL PROGRESS REPORT.

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

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

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

14 **WHEREAS**, The City has prepared its 2019 Housing Element Annual Progress  
15 Report, attached as Exhibit A, in accordance with HCD Guidelines; and,

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

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

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

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

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

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

13           **SECTION 1.** The City of Culver City has completed the 2019 Housing Element  
14 Annual Progress Report as required by Government Code Section 65400.

15           **SECTION 2.** The City Council hereby approves the 2019 Housing Element  
16 Annual Progress Report, attached as Exhibit A to this Resolution, and finds the Report to be  
17 consistent with the requirements set forth in the HCD Guidelines.

18           **SECTION 3.** The City Manager, or his designee, is hereby authorized and  
19 directed to submit the 2019 Housing Element Annual Progress Report to HCD.  
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**SECTION 4.** In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the adoption of this Housing Element Annual Progress Report is exempt from CEQA review pursuant to California Code of Regulations Section 15306, Information Collection.

APPROVED and ADOPTED this 24<sup>th</sup> day of August, 2020.

GÖRAN ERIKSSON, Mayor  
City of Culver City, California

ATTESTED BY:

APPROVED AS TO FORM:

JEREMY GREEN, City Clerk

A20-00307

CAROL SCHWAB, City Attorney