

Attachment No. 4 – Housing Element Existing Approach and Schedule

Completed Engagement and Tasks

To date, the GPU team has conducted community engagement and completed several tasks to support the development of the Housing Element as follows:

#	Date	Body	Event*: Topic
1.	Feb 2020	Community	Workshop #1: Community visioning festival
2.	Jun 2020	Community	Report: Housing Element existing conditions
3.	Jun 2020	Community	Video/Survey: Housing existing conditions
4.	Aug 2020	GPAC**	Meeting #7: Land use, design + housing
5.	Sep 2020	GPAC	Meeting #8: Land use areas of change – part I
6.	Oct 2020	GPAC	Meeting #10: Land use areas of change – part II
7.	Dec 2020	Housing TAC**	Meeting #1: Housing Element sections/RHNA
8.	Jan 2021	Community	Workshop #2: Land use strategies
9.	Feb 2021	COH	Meeting #1: GPU and housing/inequity
10.	Mar 2021	Housing TAC	Meeting #2: Housing policy and programs

*Event numbers reflect the total amount of project meetings held to date for each body.

**GPAC = General Plan Advisory Committee, TAC = Technical Advisory Committee, COH = Committee on Homelessness.

- **Task 2.6: Stakeholder Interviews.** Interviews with representatives from the City Council, Planning Commission, Committee on Homelessness, and Upward Bound House provided early input on housing issues.
- **Task 2.7: General Plan Advisory Committee (GPAC) Meetings.** Four GPAC meetings to date focused mainly on housing. The GPAC Members provided input on existing conditions, conceptual scenarios for land use and change, and the types of policies needed to achieve the community's vision for safe, affordable, equitable, and diverse housing. Though the focus was housing at these four meetings, housing regularly comes up in discussion at most GPAC meetings.
- **Task 2.8: Housing Technical Advisory Committee (TAC) Meetings.** Two of the three Housing TAC meetings focused on a more granular level of input on housing policy than what is possible at GPAC meetings. The first meeting focused on reviewing and discussing existing conditions, issues, and opportunities and the second focused on reviewing and discussing the City's and other jurisdictions existing programs.
- **Task 2.9: Workshops and Community Events.** The community shared their input on housing issues during the Community Visioning Festival and Land Use Strategies and Land Use Alternatives Community Workshops.
- **Task 2.10: Online Engagement and Surveys.** Most of the 271 community members who responded to the Visioning Issues and Opportunities Survey identified housing as one of the city's primary issues/challenges. The survey summary posted on the project website includes a summary of respondents' demographic information.
- **Task 2.11: Housing Report Educational Video and Survey.** In June 2020, the General Plan Update (GPU) team released a video and survey with the Housing Element Existing Conditions Report. The survey asked about priority housing issues, groups that should be targeted for new housing, what types of housing the community is interested in, and what long-term policies the GPU should explore. The survey received

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71 responses and gathered demographic information like age, race, how long the respondent has lived in the city, their neighborhood, and the industry they work in.

- **Task 3.16: Housing Element Technical Report.** In June 2020, the GPU team completed a Housing Element Technical Report documenting conditions like population trends and characteristics, housing inventory and market characteristics, housing costs and affordability gap analysis, and housing assistance needs.
- **Task 4.2: Vision + Guiding Principles.** The GPU team drafted the GPU's Vision and Guiding Principles through an iterative process and posted them online for community input. The vision imagines the city leading the region in addressing housing issues. The housing and diversity guiding principle seeks to advance continued racial, demographic, and socioeconomic diversity by supporting a range of housing types for different income levels, household compositions, people in various stages of life, and marginalized populations, including persons experiencing homelessness, the elderly, and persons with disabilities.

Approach and Schedule to Adoption

Elements must be adopted by October 15, 2021, with a 120-day grace period ending February 12, 2022. The GPU team plans for City Council to adopt Culver City's Housing Element by December 2021, which is within the grace period and avoids the AB 725 penalties. Before this adoption date, the GPU team scheduled public meetings and events that align with the GPU team's work behind the scenes to develop the Housing Element deliverables for adoption. Meetings and milestones remaining for Housing Element adoption in 2021 are as follows:

#	Date	Body/Group	Event*: Topic
1.	Apr 8	GPAC	Meeting #15: Land use + mobility alternatives – part I
2.	Apr 29	Community	Workshop #3: Land use alternatives
3.	May	Housing TAC	Meeting #3: To be determined
4.	May 12	PC**	Meeting #2: Housing Element Kick-off
5.	May 13	GPAC	Meeting #16: Land use + mobility alternatives – part II
6.	Jun 23	CC/PC**	Joint Study Session #2: Direction on preferred land use scenario
7.	Jul 15 or 22	GPAC	Meeting #17: Review Draft Housing Element
8.	Jul 14 or 28	PC	Meeting #3: Review Draft Housing Element
9.	Aug/Sep	HCD	60-Day Period: Review Draft Housing Element
10.	Nov 10	PC	Meeting #4: Review Draft Housing Element
11.	Dec 13	CC	Meeting #3: Housing Element adoption

*Event numbers reflect the total amount of project meetings held to date for each body.

**CC = City Council, PC = Planning Commission.

- **Task 2.7: General Plan Advisory Committee (GPAC) Meetings.** The GPAC will review and provide input on the land use and mobility alternatives and Draft Housing Element at three meetings.
- **Task 2.8: Housing Technical Advisory Committee (TAC) Meetings.** The Housing TAC will discuss housing policy options at its last meeting.

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- **Task 6.13: Policy Framework/Technical Analysis - Housing Constraints and Opportunities.** The sites inventory analysis will identify residential development opportunities, funding, and partnerships to accommodate Regional Housing Needs Assessment (RHNA). It will assess available sites considering new stringent standards, identify opportunity areas for various housing types, prioritize areas ready for near-term development, and identify incentives to facilitate development.
- **Task 6.14: Policy Framework/Technical Analysis - Housing Implementation Plan.** The Housing Implementation Plan will update goals and policies and specify actions and objectives for the eight-year RHNA planning period. It will outline an implementation timeframe, specific objectives, funding sources, and responsible agencies to satisfy the requirements of Government Code Sections 65583(b) and (c).
- **Task 7: General Plan Development - Housing Element.** The GPU team will prepare the Housing Element's outline and various drafts. The housing subconsultant will serve as a liaison between HCD and the City while HCD reviews the draft Housing Element during its 60-day review period. The GPAC and Planning Commission will review the draft before City Council adopts it.
- **Task 8: Environmental Review.** As the Housing Element will be adopted before the rest of the GPU, the GPU team will prepare a separate initial study and negative/mitigated negative declaration for environmental review. This will inform the housing analysis section in the GPU's environmental impact report.
- **Task 10: Plan Implementation.** Implementing the GPU will include a zoning code assessment and summary matrix to show where codes require updating and recommendations to comply with the GPU. It includes a detailed implementation strategy plan focused on immediate implementation steps that can be routinely compared against capital improvement programs and department work plans. It will also identify a timeframe and method to regularly review and update the General Plan, how the metrics should be used to track plan progress, and ongoing community engagement methods.
- **Task 14: Local Early Action Planning (LEAP) Grant Housing Production Studies.** The City was awarded California Department of Housing and Community Development's LEAP grant to assess the potential for housing production along Sepulveda Blvd. This task will include a retail demand model to identify impacts on real estate and typology, an assessment of commercially zoned properties to be considered for residential and mixed-use development, concept design studies, development feasibility analysis, incentives, and standards to increase housing production, and a guide on how the studies will inform and integrate with the GPU.