

EXPENDITURES OF HOUSING FUNDS

Programs		FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total	POTENTIAL AFFORDABLE DWELLING UNITS	NUMBER SERVED	DEMOGRAPHIC INFORMATION #	Comments / Status (See Attached Staff Report)
AFFORDABLE HOUSING PROGRAMS / POLICIES	1 Venice Parking Lot - 9415-25 Venice Blvd. (modular)	\$0	\$3,000,000	\$0	\$0	\$0	\$3,000,000	10	10	TBD	<u>Venice Parking Lot Site</u> - 10 modular residential units and 3 modular commercial units along Venice Blvd. Assume \$175K per door (\$2,275,000 + \$375,000 for utilities, site work + contingency).
	1 A Venice Parking Lot - Sprung Shelter	\$0	\$2,000,000	\$1,600,000	\$1,600,000	\$1,600,000	\$6,800,000	70	210	TBD	<u>Venice Parking Lot Site</u> - Capital costs of construction for 70 bed sprung shelter. Assumes annual operating cost of \$1.6 M with possible County funding or 1 M per year, from LMIHAF.
	2 Virginia Parking Lot- 10555 Virginia Ave. (homeless shelter)	\$0	\$2,000,000	\$1,600,000****	\$1,600,000	\$1,600,000	\$12,000,000	70	210	TBD	<u>Virginia Parking Lot</u> -Capital cost of construction for 70 bed sprung shelter. Assumes annual operating cost of \$1.6 M with possible County funding or 1 M per year, from LMIHAF.
	3 Community Garden Site-10860 Culver Blvd. (modular)	\$0	\$1,000,000	\$0	\$0	\$0	\$1,000,000	6	6	TBD	<u>Community Garden Site</u> - Permanent supportive housing consisting of 6 modular units on ½ of site and remainder for Community Garden including abutting parking (8-9 stalls).
	4 Methodist Church - 4464 Sepulveda Blvd.	\$0	\$2,000,000	\$0	\$0	\$0	\$2,000,000	100****	TBD	TBD	<u>100 % Affordable Housing</u> - Gap finance funding for 100 units or 4 doors.
	5 Lucky Apartments -12821 W Washington Blvd.	\$0	\$0	\$0	\$0	\$0	\$0	3	7	3 - Latinx	<u>Lucky Apartments</u> - Project completed. RDA land sale, 3 very-low-income units.
	6 Globe Estates-4044-4068 Globe Ave.	\$0	\$0	\$0	\$0	\$0	\$0	10	25	7 - White, 6- Black/African American, 5 - Asian, 1 - Hispanic, 1- Mixed Race	<u>Globe Estates</u> - Project completed. RDA land sale for 10 very low and moderate work force homes.
	7 Inclusionary Housing Ordinance	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	<u>Inclusionary Housing</u> - Completed with recent Ordinance adopted January 2021.
	8 Inclusionary Housing Units without Re-zoning	\$0	\$0	\$0	\$0	\$0	\$0	119	357	TBD	<u>Five year housing forecast assumption:</u> West Wash. - 1 per year / Mid. Wash. - 1 per year / TOD - 2 per year @ 119 Affordable Units.
	9 Administrative Approval Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	25	75	N/A	<u>Administrative Approval Affordable Housing</u> - Administrative site plan review approval of 20 unit or less mixed-use development or that have at least 25% affordability. (25 units = 5 projects at 5 units per project, at 3 persons per unit = 75 served).
	10 Reduce unit size to 350 sq. ft. micro units in mixed-use developments	\$0	\$0	\$0	\$0	\$0	\$0	N/A	TBD	N/A	<u>Reduce Unit Size</u> - Completed with recent Mixed-Use Text Amendment.
GRANTS	11 SB2 Planning Grant.	\$160,000	\$0	\$0	\$0	\$0	\$160,000	TBD	TBD	N/A	<u>SB2 Planning Grant</u> - Funding awarded with contract execution with HCD on 09/16/2020. Funds to update the Housing Element.
	12 Measure H/Cities Implementation Grant	\$425,000	\$0	\$0	\$0	\$0	\$425,000	TBD	TBD	N/A	<u>Measure H</u> - Funding awarded to support Homeless Outreach (\$48,832), ADU Incentive Program (\$211,300), Housing Navigator (\$65,000) Inclusionary Housing, (\$50,000) and Motel Reuse Study (\$49,868).
	13 Innovation Grant	\$171,456	\$0	\$0	\$0	\$0	\$171,456	N/A	20	N/A	<u>Innovation Grant</u> - FY 18-19 carryover funds were awarded to the WSCCOG cities to support activities that align with the Homeless Initiative. Funds use to supportive Internal Emergency Motel Program. Currently, 7 persons served.
	14 Family Self Sufficiency (FSS) Grant	\$36,400	\$36,400	\$36,400	\$36,400	\$36,400	\$182,000	N/A	75	N/A	<u>FSS Grant</u> - HUD grant awarded January 2020 in the amount of \$36,400 for case manage and supportive services for FSS participants.
	15 Homeless Incentive Program (HIP)	\$22,880	\$22,880	\$11,440	\$11,440	\$11,440	\$80,080	N/A	24	3 - Latinx	<u>HIP Program</u> - Funds use to support 4 unhoused with security deposits and holding fee.
	Subtotal:*	\$815,736								N/A	
ALTERNATIVE HOUSING TYPES	16 Affordable Housing Studies - Homeless Shelter	\$90,000	\$0	\$0	\$0	\$0	\$90,000	80	80	N/A	<u>Homeless Shelter</u> - Study complete for 75-80 beds seasonal shelter. Community outreach and development next steps pending.
	17 Affordable Housing Study - Motel Re-use	\$49,868	\$0	\$0	\$0	\$0	\$49,868	TBD	TBD	N/A	<u>Motel Re-use</u> - Study complete. Detail plans and motel acquisition pending.
	18 Affordable ADU Incentive Program	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	TBD	<u>Affordable ADU</u> - Assume 43 units: 33 existing and 10 new at \$25,000 (\$1,075,000). Low mod - 4 units (2 existing and 2 new).
	Tier 1: Workforce	n/a	\$250,000	\$280,000	\$250,000	\$250,000	\$1,030,000	43	43	TBD	<u>Workforce</u> - Assume 43 existing units and 10 new units covenants.
	Tier 2: Low / Moderate Income	\$0	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000	41	41	TBD	<u>Low/Mod</u> - Use Amnesty Program - 20 Amnesty properties @ \$50,000 each @ 5 per year = \$200K over 5 years.
	Tier 3: Homeless (Funded by Cities' Implementation Grant - Measure H. See item 12)	\$0	\$211,300	\$0	\$0	\$0	\$211,300	4	4**	TBD	<u>Homeless</u> - One year trial for the creation of homeless units through the provision of \$50,000 rehabilitation grants with 10 year covenants. ADU owners will also receive additional landlord incentives through the Homeless Incentive Program, and tenants will be paired with a Culver City Section 8 voucher.
LINKAGE FEE STUDY	19 Mobile Home Preservation Program	\$300,000	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000	6	6	2 - White	<u>Mobile Home Preservation Program</u> - Two applicants in process for new coach replacement.
	20 Linkage Fee Ordinance	\$41,000	\$0	\$0	\$0	\$0	\$41,000	TBD	TBD	N/A	<u>Linkage Fee Ordinance</u> - Consultant approved March 2020. Study findings presented to Council March 2021.
	21 Linkage Fee Units / Revenues	TBD	\$0	\$0	\$0	\$0	TBD	TBD	TBD	N/A	<u>Linkage Fee Revenue</u> - Revenue will support affordable housing programming.
REDUCE PERMIT FEES	22 Reduce Building Permit Fees/Priority Placement	\$0	\$0	\$0	\$0	\$0	\$0	N/A	TBD	N/A	<u>Reduce Building Permit Fees</u> - 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.

* Difference between revenue and expenditure
 ** Use of Measure H funds for Affordable ADU program = \$211,300. Assume 10 year affordability covenant @ \$50K each unit = 4 units.
 *** Assumes parcel tax, inclusionary, in-lieu, linkage fee and Section 8.
 **** Assumes annual operating costs-based on LAHSA rate of \$60 bed rate per day.
 ***** Subsidy TBD.
 ***** Federal funds
 # Demographic information not collected for all Housing Program
 NOTE: Total Asset fund = \$23M. Total Expenditures = \$30M (Net funded through linkage fees and police reforms)

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