



City of Culver City

Staff Report

File #: 19-1221, **Version:** 1

Item #: C-8.

CC - Adoption of a Resolution Approving and Confirming the Findings of the 2018 Annual Housing Element Progress Report.

Meeting Date: May 13, 2019

Contact Person/Dept: William Kavadas/Assistant Planner

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Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing: **Action Item:** **Attachments:**

Planning Commission Action Required: Yes No **Date:** N/A

Public Notification: (E-Mail) Meetings and Agendas - City Council (05/08/19); (Posted) City Website (05/08/19)

Department Approval: Sol Blumenfeld, Community Development Director (05/02/19)

RECOMMENDATION

Staff recommends the City Council adopt a Resolution approving and confirming the findings from the 2018 Housing Element Annual Progress Report as required by State of California Department of Housing and Community Development (HCD).

BACKGROUND

On an annual basis, HCD requests data on Housing Element implementation from jurisdictions, including the number of new housing units approved and built, and goal and policy achievement of the General Plan related to housing. This data is used to assess jurisdiction-specific progress in meeting Regional Housing Needs Allocation (RHNA) numbers. The Current Planning and Housing Divisions prepared the 2018 Annual Progress Report for City Council review and approval.

DISCUSSION

Illustrated below, the City continued to meet State mandated RHNA goals between January and December of 2018. New State mandates required the City to track the following:

- Total number of housing units applied to either Building Safety or Planning;
- Total number of units deemed complete or approved by Building Safety or Planning;
- Total number of entitlements approved by Planning;
- Total number of building permits issued by Building Safety; and
- Total number of projects completed and signed off by Building Safety.

During the 2018 calendar year, sixty-four (64) units were submitted for building permit review and five (5) units were submitted to Planning for entitlement review. Fifty-seven (59) new units were deemed to have submitted all applicable information to complete a full review, with the remaining ten (10) units in various stages of plan review. A total of 279 units were issued building permits in 2018. Of these, 200 were issued permits as a part of the Ivy Station Development and 44 were issued permits as accessory dwelling units (ADU). An additional four (4) deed restricted low-income units and four (4) deed restricted moderate-income units were issued permits as part of a Habitat for Humanity project on Globe Avenue. Twenty-one (21) market-rate units were issued certificates of occupancy in 2018.

Type of Housing Review	Total Number
Total Housing Unit Submitted	69
Total Housing Unit Approved	59
Total Entitlements Approved	0
Total Building Permits Issued	279
Total Building Permits Finaled	21

Including the number of affordable units built since 2013, the City would need to build 28 more very low-income housing units, 16 more low income housing units, and 6 more moderate income housing units in order to reach RHNA goals. Full numbers and project descriptions can be found in Table A and A2 of Attachment 2. Please note that before 2016, charter cities did not need to complete the annual Housing Element update report. Market rate units were built between 2013 and 2016 but were not included in this report as market rate unit numbers from 2017 and 2018 alone allowed Culver City to meet market rate RHNA allocation numbers.

Income Level	RHNA Allocation by Income Level	2013-2016*	2017	2018	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	48	14	6	-	20	28
Low	29	9	-	4	13	16
Moderate	31	21	-	4	25	6
Market Rate	77	-	83	271	354	0
Total	185		89	279	412	50

*Before 2017, charter cities did not need to complete this annual report.

The Current Planning and Housing Divisions also continue to make progress on implementing the

goals and policies of the Housing Element and described in Table D of Attachment 2.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the adoption of the 2018 Housing Element Annual Progress Report is exempt from CEQA review pursuant to California Code of Regulations Section 15306, Information Collection.

CONCLUSION

The goal of HCD is for each jurisdiction in California to have achieved all RHNA numbers during the current planning phase through 2021. Any RHNA numbers not addressed may be rolled over to the next planning phase. State housing laws, new City housing initiatives and the General Plan Update could create numerous opportunities to construct additional needed housing in the coming years.

ATTACHMENTS

1. Resolution No. 2019- Housing Element Annual Progress Report
2. 2018 Housing Element Annual Progress Report

MOTION

That the City Council:

1. Adopt a resolution approving and confirming the findings of the 2018 Housing Element Annual Progress Report.