



City of Culver City

Staff Report

File #: 21-54, **Version:** 1

Item #: C-3.

CC - Adoption of a Resolution Approving and Confirming the Findings of the 2019 Annual Housing Element Progress Report.

Meeting Date: September 14, 2020

Contact Person/Dept: Michael Allen/Current Planning Manager

William Kavadas/Assistant Planner

Phone Number: (310) 253-5727 / (310) 253-5706

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 (09/10/2020); (Posted) City Website (09/14/2020)

Department Approval: Sol Blumenfeld, Community Development Director (08/17/2020)

RECOMMENDATION

Staff recommends the City Council adopt a Resolution approving and confirming the findings from the 2019 Housing Element Annual Progress Report submittal as required by State of California Department of Housing and Community Development (Attachment 1).

BACKGROUND

The State of California Department of Housing and Community Development requests data on Housing Element implementation from jurisdictions on an annual basis. The State requests information related to the number of new housing units constructed and goal and policy achievements. This data is used to assess jurisdiction-specific progress in meeting the Regional Housing Needs Assessment (RHNA) allocation. The Current Planning Division worked with the Housing Division to prepare the 2019 Annual Progress Report.

ANALYSIS

The City continued to make progress to meet State mandated RHNA goals during the 2019 calendar year. State mandates require the City to track the following new housing unit related data as seen in Table 1.

Table 1: New Housing Unit Review 2019

Type of Housing Review	Total Number (Unit)
Total Housing Unit Submitted	243
Total Housing Unit Approved	78
Total Entitlements Approved	14
Total Building Permits Issued	63
Total Building Permits Finaled	58

Applications included building permit applications for 74 net new units and planning entitlement applications for 169 net new units, including 134 senior assisted living units, one (1) low-income unit, and one (1) moderate-income unit. Entitlement requests also included one (1) unit of workforce housing, (limited to 129% median area income) and does not count towards state affordability limits related to RHNA. Seventy-eight (78) new units were approved by the Building Safety Division and/or Current Planning Division, with the remaining 165 units in various stages of plan review. Fourteen (14) net new housing units were entitled in 2019. Building permits were issued for a total of 63 net new units including 60 accessory dwelling units (ADU). Fifty-eight (58) market-rate units were issued certificates of occupancy in 2019 including two (2) affordable units.

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. A full tabulation of the housing production and project descriptions can be found in Table A and A2 of Attachment 2. Total net new units are determined to count towards RHNA numbers only when the permit is issued. Even though Culver City did issue two (2) certificates of occupancy and reviewed three (3) units of affordable housing during 2019, none of the units were issued permits in the calendar year so the total housing production numbers including these units will be reflected in future HCD reports.

Table 2: RHNA Allocation 2013-2021

Income Level	RHNA Allocation by Income Level	2013-2016*	2017	2018	2019	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	48	-	6	-	-	6	42
Low	29	-	-	4	-	4	25
Moderate	31	-	-	4	-	4	27
Market Rate	77	-	83	271	63	417	0
Total	185	44	89	279	63	431	94

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

The Planning Division and Housing Division also continued to make progress on implementing the goals and policies of the Housing Element as described in Table D of Attachment 2.

The goal of HCD in requiring status updates is to ensure that that each jurisdiction in California is making progress in achieving the RHNA during the current planning phase through 2021. Any RHNA numbers not achieved will be rolled over to the next planning phase. New State housing laws and new City housing initiatives including the General Plan Update may create increased opportunities to facilitate housing production over the remainder of the planning period to achieve the RHNA.

FISCAL ANALYSIS

There is no fiscal impact associated with the adoption of the Resolution approving and confirming the findings of the 2019 Housing Element Annual Progress Report.

ATTACHMENTS

1. 2020-09-14_ATT - Proposed Resolution
2. 2020-09-14_ATT - Exhibit A - 2019 Housing Element Annual Progress Report

MOTION

That the City Council:

Adopt a Resolution approving and confirming the findings of the 2019 Housing Element Annual Progress Report.