



City of Culver City

Staff Report

File #: 21-1009, Version: 1

Item #: C-15

CC - Adoption of a Resolution Approving and Confirming the Findings of the 2020 Annual Housing Element Progress Report.

Meeting Date: May 24, 2021

Contact Person/Dept: Michael Allen/Current Planning Manager

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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 (05/20/2021); (Posted) City Website (05/20/2021)

Department Approval: Sol Blumenfeld, Community Development Director (05/18/2021)

RECOMMENDATION

Staff recommends the City Council adopt a Resolution approving and confirming the findings from the 2020 Housing Element Annual Progress Report as required by State of California Department of Housing and Community Development.

BACKGROUND

The State of California Department of Housing and Community Development (HCD) requests data on Housing Element implementation from jurisdictions on an annual basis. The State requests information related to the number of net new housing units and goal and policy achievement. HCD tracks net new housing development to determine the number of units added within a calendar year. For example, the demolition of a single-family home to construct a triplex would be recorded by HCD as two (2) new dwelling units.

This data is used to assess jurisdiction-specific progress in meeting Regional Housing Needs Allocation (RHNA) numbers. The Current Planning Division and Housing Division prepared the 2020

Annual Progress Report for City Council review.

ANALYSIS

The City continued to make progress to meet State mandated RHNA goals during the 2020 calendar year. State mandates require the City to track the following new housing unit related data as seen in Table 1.

Table 1 - 2020 New Housing Unit Review

	Housing Applications	Total Number of Dwelling Units
1.	Total Housing Unit Submitted (Building Permit)	80
2.	Total Housing Unit Submitted (Planning Entitlement)	18
3.	Total Housing Unit Approved	63
4.	Total Entitlements Approved	174
5.	Total Building Permits Issued	70
6.	Total Building Permits Finaled	111

1. A total of 98 Housing Applications were submitted to the City consisting of 80 net new units through Building Permits and 18 net new units through entitlement requests to the Current Planning Division.
2. Of the 98 Housing Applications submitted in 2020, sixty-three (63) new units were deemed approved by Building Safety and/or Current Planning Division, with the remaining 35 units in various stages of plan review.
3. 174 net new housing units were entitled in 2020, including 134 senior housing units and one (1) unit of low-income housing and one (1) unit of moderate-income housing. Eleven of the 174 units were also submitted for entitlement during the 2020 calendar year.
4. Building permits were issued for a total of 70 net new units including 65 accessory dwelling units (ADU).
5. 111 market-rate units were issued certificates of occupancy in 2020 including three (3) very low-income units.

Plan review and construction timeframes vary. While many units are submitted, approved, issued, and finalized within a calendar year, there is some crossover from previous years and there will be crossover into future HCD Annual Progress Reports.

Culver City would need to build 41 more very low-income housing units, 25 more low-income housing units, and 27 more moderate-income housing units to reach 5th Cycle RHNA goals (2013 - 2021). Full numbers 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. Although Culver City issued three (3) certificates of occupancy and reviewed two (2) units of affordable housing during 2020, none of the units were issued permits in the current calendar year, the units issued certificates of occupancy were reflected in a previous year when the permit was issued, and the units reviewed will be reflected in a future year when the permit is issued.

Table 2: RHNA Allocation 2013-2021

Income Level	RHNA Allocation by Income Level	2013-2016	2017	2018	2019	2020	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	48	-	6	-	1	-	7	41
Low	29	-	-	4	-	-	4	25
Moderate	31	-	-	4	-	-	4	27
Market Rate	77	129	83	271	77	70	630	0
Total	185	129	89	279	78	70	645	93

*Prior to 2017, charter cities did not need to complete the HCD Annual Report

The Current Planning and Housing Divisions also continued 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 2020 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 have been rolled over to the next planning phase, Cycle 6. State housing laws and City initiatives including the General Plan Update could create numerous opportunities to construct additional needed housing in the coming years.

ATTACHMENTS

1. 2021-05-24_ATT - Resolution Confirming 2020 Housing Element Annual Progress Report

MOTION

That the City Council:

Adoption of a Resolution approving and confirming the findings of the 2020 Housing Element Annual Progress Report.