



City of Culver City

Staff Report

File #: 23-402, Version: 1

Item #: C-3.

CC - CONSENT ITEM: Adoption of a Resolution Approving and Confirming the Findings of the 2021 Annual Housing Element Progress Report.

Meeting Date: December 5, 2022

Contact Person/Dept: William Kavadas/Assistant Planner

Erika Ramirez/Current Planning Manager

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

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 (11/30/2022);

Department Approval: Jesse Mays, Assistant City Manager (11/17/2022)

RECOMMENDATION

Staff recommends the City Council adopt a Resolution approving and confirming the findings from the 2021 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 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 2021 Annual Progress Report and submitted it to HCD on April 15, 2022 via their web portal.

DISCUSSION

The City continued to make progress to meet State mandated RHNA goals during the 2021 calendar year. State mandates require the City to track the following new housing unit related data as seen in Table 1.

Table 1 - 2021 New Housing Unit Review

	Housing Applications	Total Number of Dwelling Units
1.	Total Housing Unit Submitted (Building Permit)	97
2.	Total Housing Unit Submitted (Planning Entitlement)	347
3.	Total Housing Unit Approved	298
4.	Total Entitlements Approved	236
5.	Total Building Permits Issued	107
6.	Total Building Permits Finaled	115

1. A total of 444 Housing Applications were submitted to the City consisting of 97 net new units through Building Permits and 347 net new units through entitlement requests to the Current Planning Division.
2. Of the 97 Housing Applications submitted in 2021, 61 new units were deemed approved by Building Safety and/or Current Planning Division, with the remaining 36 units in various stages of plan review.
3. 236 net new housing units were entitled in 2021, including 19 low-income units. Six of the 236 units were submitted for entitlement during the previous calendar year.
4. Building permits were issued for a total of 107 net new units including 96 accessory dwelling units (ADU).
5. 115 market-rate units were issued certificates of occupancy in 2021.

Plan review and construction timeframes vary. While many units are submitted, approved, issued, and finaled 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 27 more very low-income housing units, 16 more low-income housing units, and 6 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 entitled 19 low-income units in 2021, the 19 units will only be counted towards RHNA in the future year when they are permitted.

Table 2: RHNA Allocation 2013-2021

Income Level	RHNA Allocation by Income Level	2013-2016	2017	2018	2019	2020	2021	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
<i>Very Low</i>	48	14	6		1	-	-	21	27
<i>Low</i>	29	9	-	4	-	-	-	13	16
<i>Moderate</i>	31	21	-	4	-	-	-	25	6
<i>Market Rate</i>	77	-	83	271	63	70	87	574	0
Total	185	44	89	279	64	70	87	632	50

*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 2021 Housing Element Annual Progress Report is exempt from CEQA Review pursuant to California Code of Regulations Article 14, 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. 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. 2022-12-05_ATT - Proposed Resolution
2. 2022-12-05_ATT - 2021 Housing Element Annual Progress Report

MOTION

That the City Council:

Adopt a Resolution approving and confirming the findings of the 2021 Housing Element Annual Progress Report.