



City of Culver City

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Staff Report

File #: 19-1443, **Version:** 1

Item #: A-2.

CC - (1) Discussion on the Sixth Cycle of the Regional Housing Needs Assessment (RHNA) Concerning Methodology Used by the Southern California Association of Governments (SCAG) and Housing Production Target Numbers for Each City Taking into Consideration Immigrants and Overcrowded Units; (2) Discussion of a Response to SCAG; and (3) Direction to the City Manager as Deemed Appropriate.

Meeting Date: July 8, 2019

Contact Person/Dept: Michael Allen/Current Planning
Jose Mendavil/Current Planning

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Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☒

Commission Action Required: Yes ☐ No ☒ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (07/02/19);

Department Approval: Sol Blumenfeld, Community Development Director (06/14/2019)

RECOMMENDATION

Staff recommends the City Council (1) discuss the Sixth Cycle of Regional Housing Needs Assessment (RHNA) concerning methodology used by the Southern California Association of Governments (SCAG) and housing production target numbers for each city taking into consideration immigrants, and overcrowded units; (2) discuss a response to SCAG; and (3) provide direction to the City Manager as deemed appropriate.

BACKGROUND DISCUSSION

At the May 28, 2019 City Council meeting, Council Member Fisch proposed that the City Council receive a brief report and have a full discussion regarding SCAG's methodology used in the sixth cycle of the RHNA and housing production target numbers for each city taking into consideration

immigrants and overcrowded units.

The RHNA identifies the new housing needs for all economic levels in each city and county within the six-county SCAG region and is a key element of the City's Housing Element.

For Culver City, the upcoming sixth cycle RHNA has not been published yet and is expected to be released to the public by October 2019.

The RHNA for the fifth cycle is: 185 new housing units for the 2013 - 2021 planning period. SCAG distributes the 185 units by income level - Very Low, Low, Moderate, and Above Moderate (or Market). The allocation of new units by income level was calculated by using the City's income distribution as reported in the 2010 U.S. Census.

The 5th Cycle RHNA by income distribution is as follows:

48 Very Low
29 Low
31 Moderate
77 Total

The City conservatively estimated construction and/or preservation of 79 units through 2022 with the new Housing Programs proposed in 2017 and 2018 Housing Division work plans that roughly covers the total net required in the 5th Planning cycle. The programs include:

- New citywide ADU housing adopted in 2018;
- New affordable ADU program to be considered in 2019;
- Housing site studies for season shelters, modular/manufactured, motel reuse to be completed and considered in 2019;
- Inclusionary nexus study commenced and draft Inclusionary Ordinance to be presented to City Council in August 2019;
- Code Amendments for inclusionary, alternative housing types, tax credits or rebates with large employers to be considered in 2019; and
- Reduced building fees for affordable projects to be considered in 2019.

Staff recommends the City Council discuss this matter and a response to SCAG, and provide further direction as deemed appropriate.

FISCAL IMPACT

There is no fiscal impact related to the discussion of this matter of the RHNA

ATTACHMENTS

None.

MOTION:

That the City Council:

1. Discuss the Sixth Cycle Regional Housing Needs Assessment (RHNA) concerning methodology used by the Southern California Association of Governments (SCAG), and housing production target numbers for each city taking into consideration immigrants, and overcrowded units;
2. Discuss a response to SCAG; and
3. Provide direction to the City Manager, as deemed appropriate.