



City of Culver City

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Staff Report

File #: 20-264, **Version:** 1

Item #:

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; (2) Discussion of a Response to SCAG; and (3) Direction to the City Manager as Deemed Appropriate.

Meeting Date: September 9, 2019

Contact Person/Dept: Michael Allen/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 (09/06/19);

Department Approval: Sol Blumenfeld, Community Development Director (09/05/19)

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; (2) discuss a response to SCAG; and (3) provide direction to the City Manager as deemed appropriate.

BACKGROUND DISCUSSION

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.

On July 8, 2019, City Council reviewed the draft SCAG methodology, housing production during the 5th Cycle RHNA allocation and production, and provided direction to send a letter of correspondence to

SCAG regarding the City's position as it relates to the proposed methodology.

On August 30, 2019, SCAG released the upcoming sixth cycle RHNA projections using the following three methodologies (Attachment No. 1) and requested city responses:

- 1) Distribution formula separating existing need and projected need, based on existing overcrowding, existing cost-burden, and existing vacancy rates below fair market rates, and projected household growth, future vacancy need, and future replacement needs.
- 2) Distribution formula based on regional total provided by State Department of Housing and Community Development (HCD), and allocate based on jurisdictions share of regional population and proximity to high quality transit areas.
- 3) Distribution formula based on local input on household growth, vacancy needs, and jurisdictions share of regional growth and need.

The three proposed methodologies result in the following three allocation outcomes:

Option 1 for Culver City city	
Local Input household growth, RHNA period:	296
Vacancy Adjustment	9
Replacement Need	0
TOTAL PROJECTED NEED:	305
Existing need due to population share (70%)	1234
Existing need due to HQTa pop. share (20%)	777
Existing need due to recent building (10%)	408
TOTAL EXISTING NEED*	2420
TOTAL RHNA FOR CULVER CITY CITY	2725
Very-low income (<50% of AMI)	1079
Low income (50-80% of AMI)	764
Moderate income (80-120% of AMI)	776
Above moderate income (>120% of AMI)	106
<p>*The regional existing and projected need under Option 1 assume that HCD will not separate them in the regional determination. Option 1 existing need is the remaining regional need after regional projected need is calculated.</p>	

Option 2 for Culver City city		Option 3 for Culver City city	
Need due to population share (80%)	2256	Horizon year for pop. growth	2045
Need due to HQTa population share (20%)	1244	Share of region's 2020-2045 pop. growth	0.04%
TOTAL RHNA FOR CULVER CITY CITY	3500	Need due to local input pop. growth	541
Very-low income (<50% of AMI)	1078	Vacancy Adjustment	41
Low income (50-80% of AMI)	616	Replacement Need	0
Moderate income (80-120% of AMI)	586	TOTAL RHNA FOR CULVER CITY CITY	582
Above moderate income (>120% of AMI)	1219	Very-low income (<50% of AMI)	179
		Low income (50-80% of AMI)	102
		Moderate income (80-120% of AMI)	97
		Above moderate income (>120% of AMI)	203

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

FISCAL IMPACT

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

ATTACHMENTS

1. 2019-09-09_ATT_RHNA-Final-Proposed-Methodology

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;
2. Discuss a response to SCAG; and

3. Provide direction to the City Manager, as deemed appropriate.