

City of Culver City

Mike Balkman Council Chambers 9770 Culver Blvd. Culver City, CA 90232 (310) 253-5851

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

Phone Number: (310) 253-5710

Fiscal Impact: Yes [] No [X] General Fund: Yes [] No [X]

Public Hearing: [] Action Item: [] Attachments: [X]

Commission Action Required: Yes [] No [X] **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.

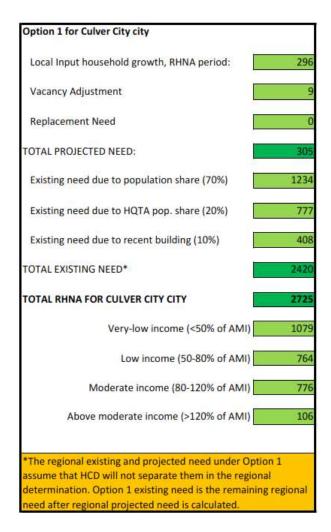
On July 8, 2019, City Council reviewed the draft SCAG methodology, housing production during the 5 th Cycle RHNA allocation and production, and provided direction to send a letter of correspondence to

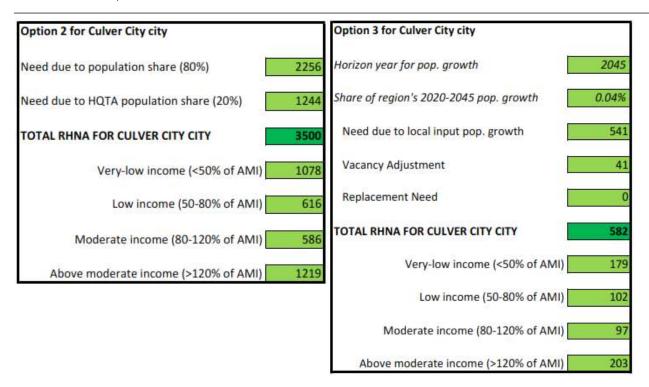
SCAG regarding the City's position as it relates to the proposed methodology.

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:





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

<u>ATTACHMENTS</u>

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

MOTION:

That the City Council:

- 1. <u>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;</u>
- 2. Discuss a response to SCAG; and

File #: 20-264, Version: 1	Item #:
•	

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