

# General Plan 2045 *Culver* CITY

## Planning Commission Housing Element Kickoff

*May 12, 2021*

# Agenda

- Summary of Community Input
- Relationship between Housing and Land Use Elements
- Housing Element Basics, Requirements, Contents
- Regional Housing Needs Allocation (RHNA) Basics
- Review of 2013-2021 Housing Element RHNA Accomplishments
- Existing Housing Programs
- Housing Element Guiding Principles
- Process and Timeline

# What We Have Heard

- A **diverse and expanded range of housing options** for different income levels, household compositions, stages of life, and marginalized populations
- A culturally, racially, and economically diverse community that manages growth to prevent displacement and **provide affordable housing**
- 6<sup>th</sup> cycle Culver City Housing Element to **lead the State** in providing affordable housing
- Increase housing production to address **jobs/housing imbalance**
- Address affirmatively furthering fair housing in the distribution of new housing; **equitably distribute growth throughout the city**
- Address **gentrification and displacement; renter protections**
- Need to create more **equitable pathways to ownership for wealth building**
- Increase **missing middle housing** as part of the solution
- **Housing options** for families, seniors, artists, young adults, and homeless
- Create **funding sources** for affordable housing
- Concern about **single family zoning as exclusionary**
- Concern about **eliminating single family zoning** and overbuilding
- **Need for creativity** (affordable housing overlays, land trust)

- Community Visioning Festival 2/8/20
- GPAC 8/13/20, 9/10/20, 10/8/20, 4/8/21
- Housing Technical Advisory Committee 12/8/20, 3/11/21, 4/20/21
- Community Land Use Scenarios Workshop 1/27/21
- City Council/Planning Commission Study Session 1/27/21
- Land Use Alternatives Workshops 4/29 & 5/5/21

# Core Values



**Innovation +  
Creativity**



**Sustainability**



**Equity +  
Inclusion**



**Compassion +  
Community**

# Community Vision

**Culver City in 2045 continues to be a vibrant, unique, and diverse community with a strong social and economic fabric stitched together by its arts and cultural assets, creative enterprises, high-quality services, and inclusiveness. It is a progressive and bold city leading the region to address complex challenges in housing, transportation, public health, public safety, and the environment.**

**Its residents, workers, businesses, and visitors enjoy smart and modern infrastructure and fiscal sustainability, stewarded by a commitment to equitable planning for the future generations that will inherit Culver City as a home, as their neighbor, or as a cultural and economic destination.**

# Relationship between Housing and Land Use Elements

- Land Use Element sets stage for future development of ALL uses
- Land use distribution and development potential considered wholistically in Land Use Policy discussions
  - Three Land Use Alternatives
- Housing Element informed by Land Use Policy
  - Identification of sites must be consistent with Preferred Land Use Alternative
  - City Council and Planning Commission to determine preferred alternative in June

# Housing Element Basics

- A policy guide, part of the General Plan
- State law requires agencies to update Housing Elements by statutory deadline
  - October 15, 2021 (with 120-day grace period)
- Housing Element cycles
  - Existing: 2013-2021 (5<sup>th</sup> cycle)
  - Update: 2021-2029 (6<sup>th</sup> cycle)
- State Department of Housing and Community Development (HCD) reviews Housing Elements for compliance with State law

# Housing Element Requirements

- **Accommodate projected housing demand mandated by the State through the Regional Housing Needs Allocation (RHNA)**
- **Increase housing production to meet demand**
- **Preserve existing affordable housing stock**
- **Improve the safety, quality, and condition of existing housing**
- **Facilitate the development of housing for all income levels and household types including special needs populations**
- **Affirmatively furthering fair housing**



# Housing Element Contents

- **Housing Needs Assessment**
  - Housing and demographic trends, special needs populations
  - Preservation of affordable housing
- **Affirmatively Furthering Fair Housing**
  - Segregation, access to opportunities, displacement risks
- **Housing Constraints**
  - Market, governmental, environmental
- **Resources**
  - Adequate sites for Regional Housing Needs Allocation (RHNA)
  - Financial
- **Housing Programs**
  - Goals, policies, programs, and quantified objectives
  - Review of previous housing programs
- **Sites Inventory and Analysis**

# Adequate Sites Analysis

- Identify vacant and underutilized sites with near-term development potential within 8 years
- Assembly Bill 1397 Adequate Sites Analysis
  - Lower income
    - Default density: 30 dwelling units per acre
    - Size: at least 0.5 acre but not larger than 10 acres
- Senate Bill 166 No Net Loss
  - Applies to lower and moderate income RHNA
  - Agencies must maintain adequate sites to accommodate remaining unmet RHNA by each income category throughout the entire planning period.
  - To ensure adequate sites are maintained, HCD recommends applying a buffer of 15-30% to the number of units allocated.

*HCD = State Department of Housing and Community Development*  
*RHNA = Regional Housing Needs Allocation*

# Regional Housing Needs Allocation

- Minimum number of housing units each community is responsible to accommodate.
- Two separate requirements:
  - Adequate sites analysis at the time of Housing Element adoption
    - Must demonstrate adequate sites for Regional Housing Needs Allocation by income level
  - Production during 8-year planning period
    - Production objectives based on resources
    - Good faith efforts

# Regional Housing Needs Allocation

HCD	SCAG		LA County Nearby Cities	
Projection for statewide growth and allocates to regions in the state  3.5 million units	Imperial County	15,993	Beverly Hills	3,104
	<b>Los Angeles County</b>	<b>812,060</b>	<b>Culver City</b>	<b>3,341</b>
	Orange County	183,861	Glendale	13,425
	Riverside County	167,351	Inglewood	7,439
	San Bernardino County	138,110	Los Angeles City	456,643
	Ventura County	24,452	Santa Monica	8,895
	<b>Total SCAG</b>	<b>1,341,827</b>	West Hollywood	3,933

HCD = State Department of Housing and Community Development  
 SCAG = Southern California Association of Governments

# Regional Housing Needs Allocation

Income Level	2021 Income Limits*	6 <sup>th</sup> Cycle (2021-2029) Culver City RHNA	
Very Low (50% AMI)	\$59,100	1,108	33.1%
Low (80% AMI)	\$94,600	604	18.1%
Moderate (120% AMI)	\$96,000	560	16.8%
Above Moderate (>120% AMI)	>\$96,000	1,069	32.0%
<b>Total</b>		<b>3,341</b>	<b>100.0%</b>

*\*State income limits shown for a household of four  
AMI = Area Median Income*

# RHNA Accomplishments (2013-2021)

Income Level	5 <sup>th</sup> Cycle Culver City RHNA		Units Built	
	Count	Percentage	Count	Percentage
Very Low (50% AMI)	48	25.9%	6	12.5%
Low (80% AMI)	29	15.7%	4	13.8%
Moderate (120% AMI)	31	16.8%	4	12.9%
Above Moderate (>120% AMI)	77	41.6%	487	632.5%
<b>Total</b>	<b>185</b>	<b>100.0%</b>	<b>501*</b>	<b>270.8%</b>

\*Of the 501 units permitted, 487 units were above for moderate incomes. 14 were permitted for very low-, low-, and moderate-income categories. This satisfies 13% of the 5th Cycle RHNA for very low-, low-, and moderate-incomes and over 100% for above moderate incomes.

# Existing Housing Programs

Objectives		Programs	
New Units	Affordable Housing	<ul style="list-style-type: none"> <li>• Modular and sprung shelters</li> <li>• Gap financing to fund affordable units</li> <li>• RDA land sale very low and moderate</li> </ul>	<ul style="list-style-type: none"> <li>• Inclusionary housing</li> <li>• Administrative approval for affordable units</li> <li>• Micro units</li> </ul>
	Grants	<ul style="list-style-type: none"> <li>• SB 2 Planning</li> <li>• Measure H</li> <li>• Innovation grant</li> </ul>	<ul style="list-style-type: none"> <li>• Family self sufficiency</li> <li>• Homeless incentive program</li> <li>• First responder training Cedar Sinai</li> </ul>
	Alternative Housing	<ul style="list-style-type: none"> <li>• Homeless shelter affordable housing study</li> <li>• Motel re-use affordable housing study</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable accessory dwelling unit incentive program</li> <li>• Mobile home preservation program</li> </ul>
	Linkage Study	<ul style="list-style-type: none"> <li>• Linkage fee ordinance</li> </ul>	<ul style="list-style-type: none"> <li>• Linkage fee revenue</li> </ul>
	Reduce Permit Fees	<ul style="list-style-type: none"> <li>• Reduce building permit fees and affordable unit waivers</li> </ul>	
Neighborhood Revitalization/ Housing Preservation	<ul style="list-style-type: none"> <li>• Neighborhood preservation deferred maintenance grants</li> <li>• Safe and healthy senior and disabled rehabilitation grant</li> </ul>	<ul style="list-style-type: none"> <li>• Property maintenance and extermination</li> <li>• Jackson and Braddock rehabilitations</li> </ul>	
Homeless and Prevention Programs	<ul style="list-style-type: none"> <li>• Homeless prevention (rent/utility catchup, security deposit, incentives)</li> <li>• Rapid rehousing</li> <li>• Homeless senior to senior roommates matching</li> <li>• Housing locator</li> <li>• Outreach and emergency motel voucher program</li> </ul>	<ul style="list-style-type: none"> <li>• Rent control/tenant protection</li> <li>• Eviction moratorium</li> <li>• COVID-19 emergency rental assistance program</li> <li>• Safe parking program</li> <li>• Internal emergency motel voucher program</li> <li>• Upward Bound House</li> </ul>	
Ongoing Admin	<ul style="list-style-type: none"> <li>• Landlord fair</li> <li>• Section 8</li> <li>• Rental assistance program</li> </ul>	<ul style="list-style-type: none"> <li>• Mortgage assistance program</li> <li>• Covenant monitoring</li> <li>• Landlord Tenant mediation board expansion of scope</li> </ul>	

# Housing Element Guiding Principles

*City Council approved 4/12/21*

Purpose is to reinforce and exceed State requirements to ensure the City meets its RHNA allocation during the planning period

1. How the number of new residential units is calculated in the planning period
2. What factors are used to determine likelihood of development
3. Sites suitable for lower-income housing allow for at least 30 units per acre
4. Zoning for lower-income housing equitably distributed throughout the city
5. Capacity buffer of at least 30% to comply with the No Net Loss Law, and mid-cycle adjustment if needed
6. Site inventory to specify minimum added density on each site if capacity or distribution is inadequate after 1-5
7. Quantified objectives for each income category and adjustment if at least 50% in each category has not been permitted by mid-cycle
8. Constraints analysis to identify compliance with State law permitting requirements and concrete actions to comply as needed
9. Constraints analysis grounded in quantitative data and compare to cities where housing production has rapidly expanded
10. Gather public opinion on housing priorities with demographic information to ensure all economic segments are engaged

*RHNA = Regional Housing Needs Allocation*



# Process and Timeline

Meetings	Timeline
City Council/Planning Commission Determine Preferred Land Use Alternative	June 23, 2021
GPAC Review of Draft Housing Element and Initial Study/Mitigated Negative Declaration (IS/MND)	July 8, 2021
Planning Commission Review of Draft Housing Element and IS/MND	July 28, 2021
HCD Review of Draft Housing Element (minimum 60 days)	September-October 2021
Planning Commission Hearing Recommendation (hearing)	November 10, 2021
City Council Hearing for Housing Element Adoption and IS/MND Approval (hearing)	December 13, 2021

# Help Spread the Word

[www.pictureculvercity.com/alternatives](http://www.pictureculvercity.com/alternatives)

- Upcoming meetings
- Alternatives maps and descriptions
- Link to the alternatives survey



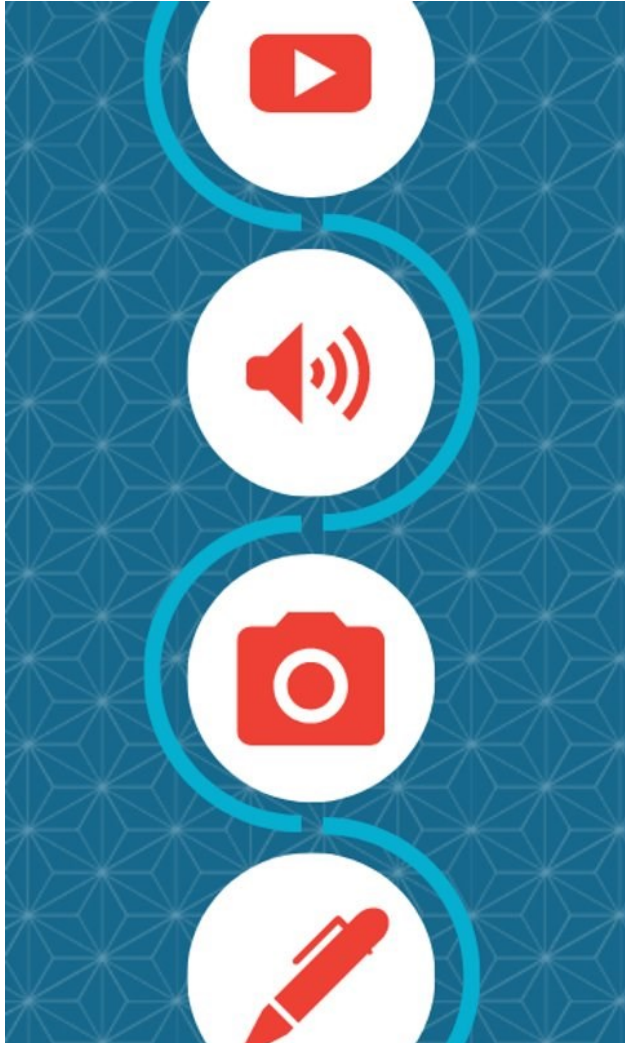
## Land Use Alternatives Survey

How should Culver City grow in the future? Provide feedback to the City of Culver City on the proposed General Plan Update land use alternatives by taking a 10-minute survey.

Take the survey at  
[www.pictureculvercity.com/alternatives](http://www.pictureculvercity.com/alternatives)  
by Sunday, June 13, 2021, 11:59 PM!



# Help Spread the Word



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Closing  
June 20



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# Comments & Questions

