

General Plan 2045 *Culver* CITY

Housing Element Update City Council Action Item #4

March 22, 2021

Tonight's Roadmap

- Provide brief reminder of the Housing Element and relationship to other General Plan Elements
- Highlight the policy context and Regional Housing Needs Allocation
- Tie the Regional Housing Needs Allocation to the Land Use Element and Zoning Code

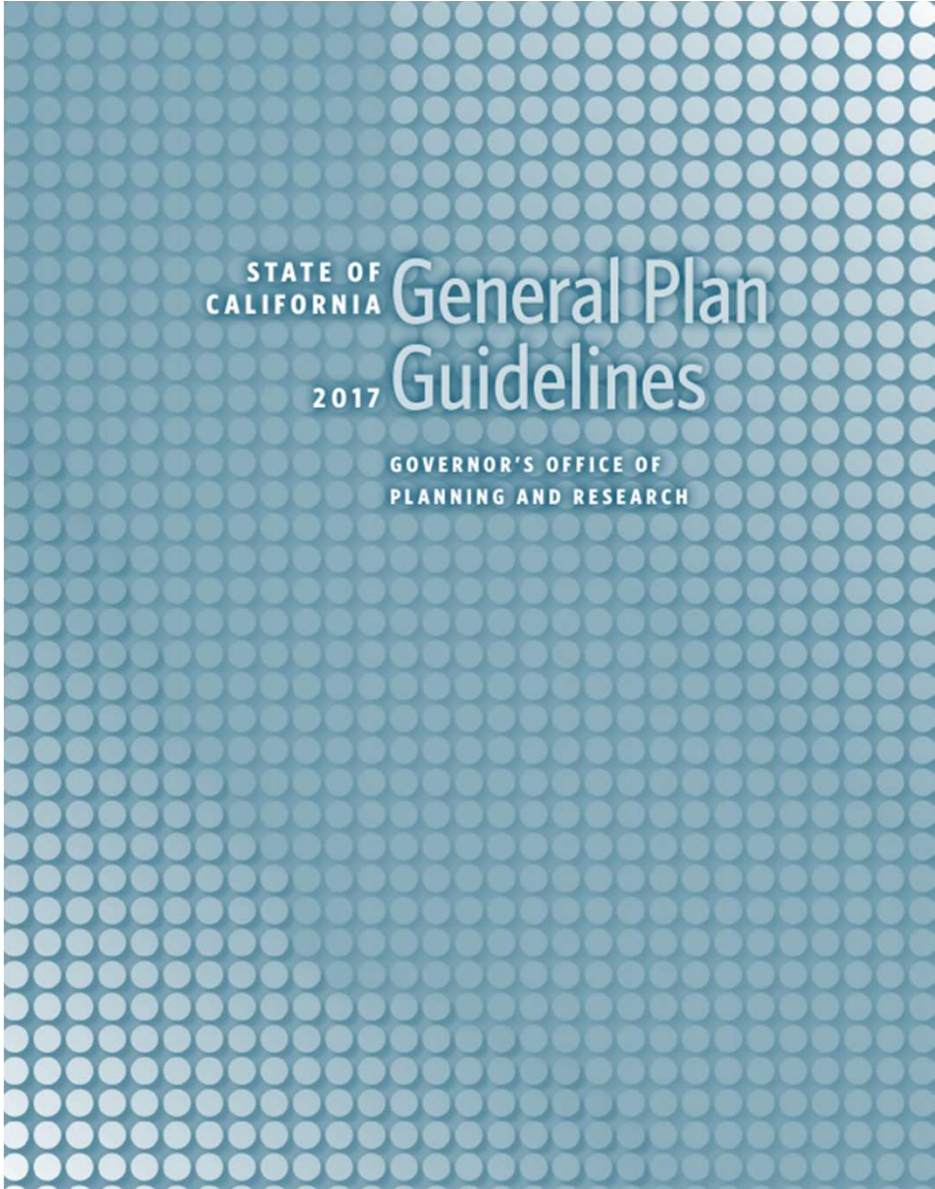
General Plan Topics

Requirements

- Land Use
- Circulation
- Housing (HE)
- Conservation
- Open Space
- Noise
- Safety
- Environmental Justice

City of Culver City General Plan will address:

 CLIMATE CHANGE + RESILIENCE	 HEALTH, ENVIRONMENTAL JUSTICE + EQUITY	 NEW MOBILITY	 SMART CITIES	 ART + CULTURE
 REIMAGINING PUBLIC SAFETY	 PUBLIC REALM/ URBAN DESIGN	 ECONOMIC DEVELOPMENT	 INFRASTRUCTURE/ PUBLIC FACILITIES AND SERVICES	 PARKS AND RECREATION



Housing Element Purpose

Provide a variety of housing types of all income groups


Assist in the development of lower and moderate-income housing

Remove constraints to housing

Conserve and improve existing housing

Promote fair housing

Housing Element Components + Process

- Housing needs assessment, including for
 - Existing and at-risk units
 - Special needs
 - Projected needs
 - Sites inventory and analysis
 - Constraints and opportunities analysis
 - Governmental and non-governmental constraints
 - Residential development, funding, and partnership opportunities
- 
- Housing plan: programs and implementation
 - Goals, objectives, and policies
 - Quantified objectives
 - Constraints removal
 - Housing production (income level, special needs)
 - Providing adequate sites
 - Improve existing housing and preserve at risk units

Housing + Housing Element Related to Other Elements

Land Use

- Existing residential uses
- Future residential location and type
 - Minimum and maximum densities
- Policy for existing and new residential areas

Safety

- Areas at risk to flooding or other hazards (including climate hazards)

Mobility

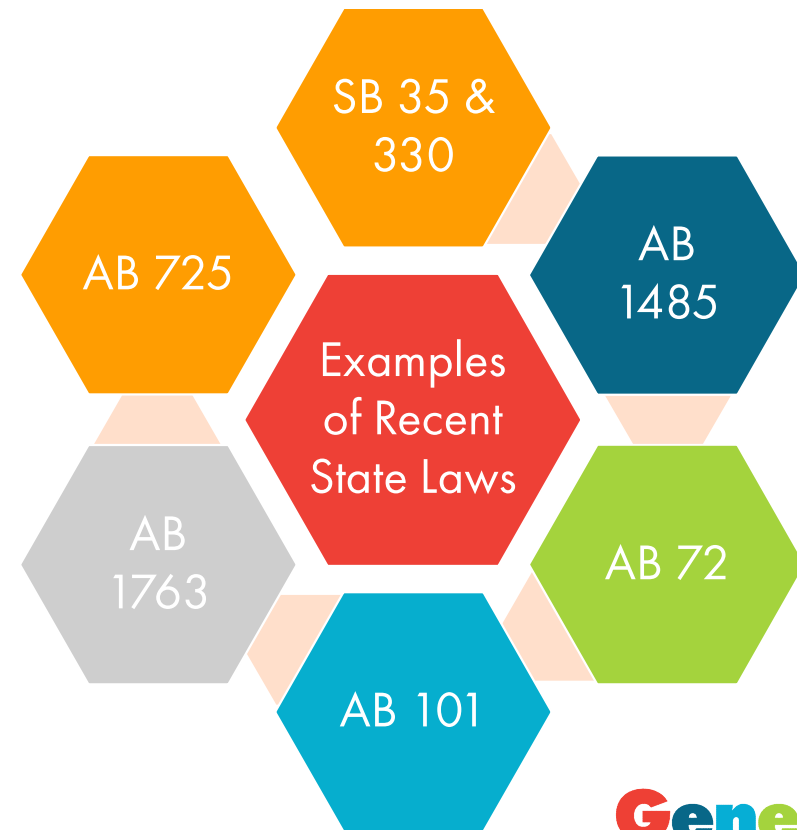
- Coordinated land use and mobility planning to reduce emissions
- Transit-oriented development
 - Parking
 - Truck routes

Health + Equity + Environmental Justice

- Safe and sanitary housing, including the location, affordability and quality of homes

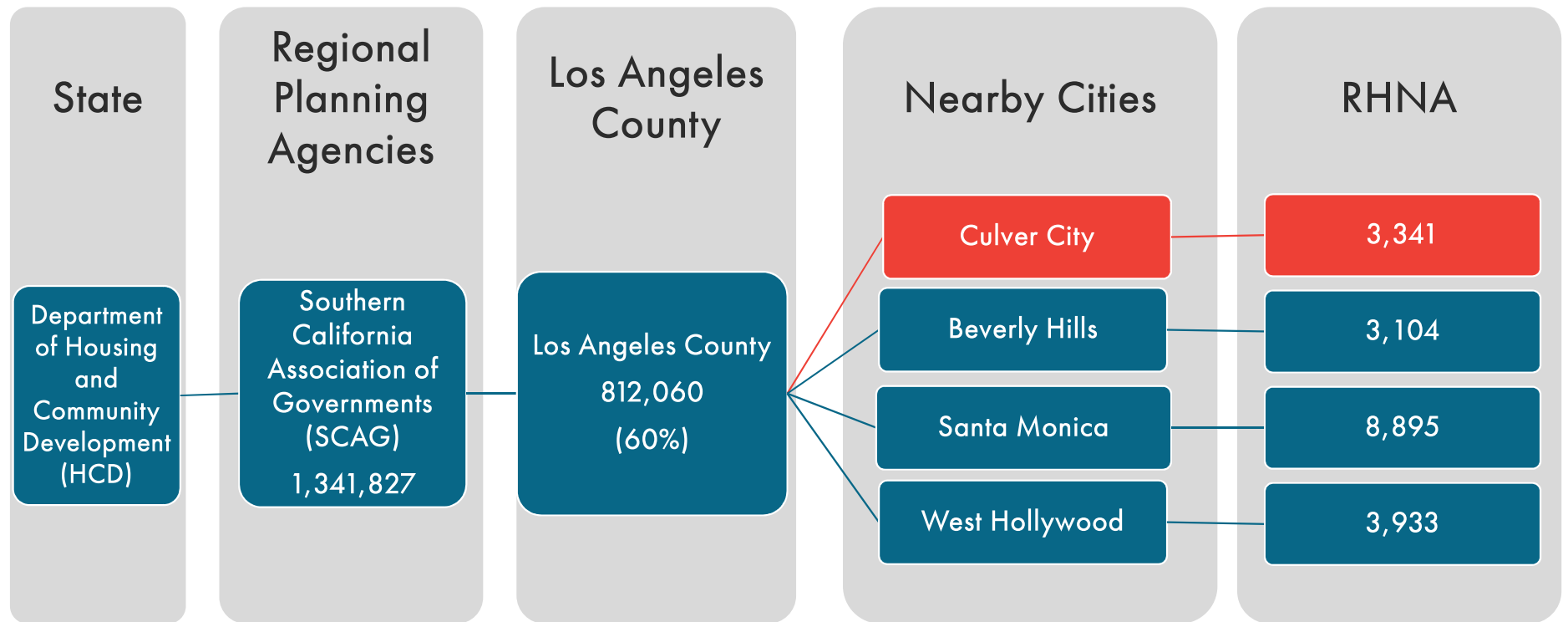
Shifting Policy Context

- Focus on facilitating production of new housing
 - Removing barriers
 - Expanding options
- More high-quality housing sites needed to accommodate the Regional Housing Needs Allocation
- Affirmatively Further Fair Housing law
- Consequences for non-compliance



SB = Senate Bill, AB = Assembly Bill

2021-2029 Regional Housing Needs Allocation (RHNA)



Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021

Regional Housing Needs Allocation Requirements

Jurisdictions must plan for their allocation of housing units per Regional Housing Needs Allocation

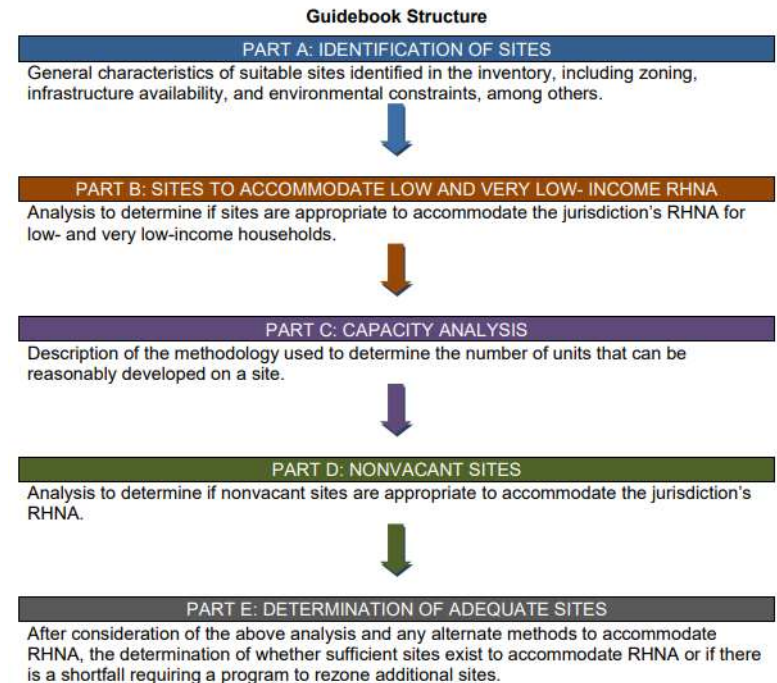
Vacant and underutilized sites with near-term development potential

Sites with appropriate density and development standards (at least 30 dwelling units per acre for lower income units)

Development process and fees that do not constrain housing development

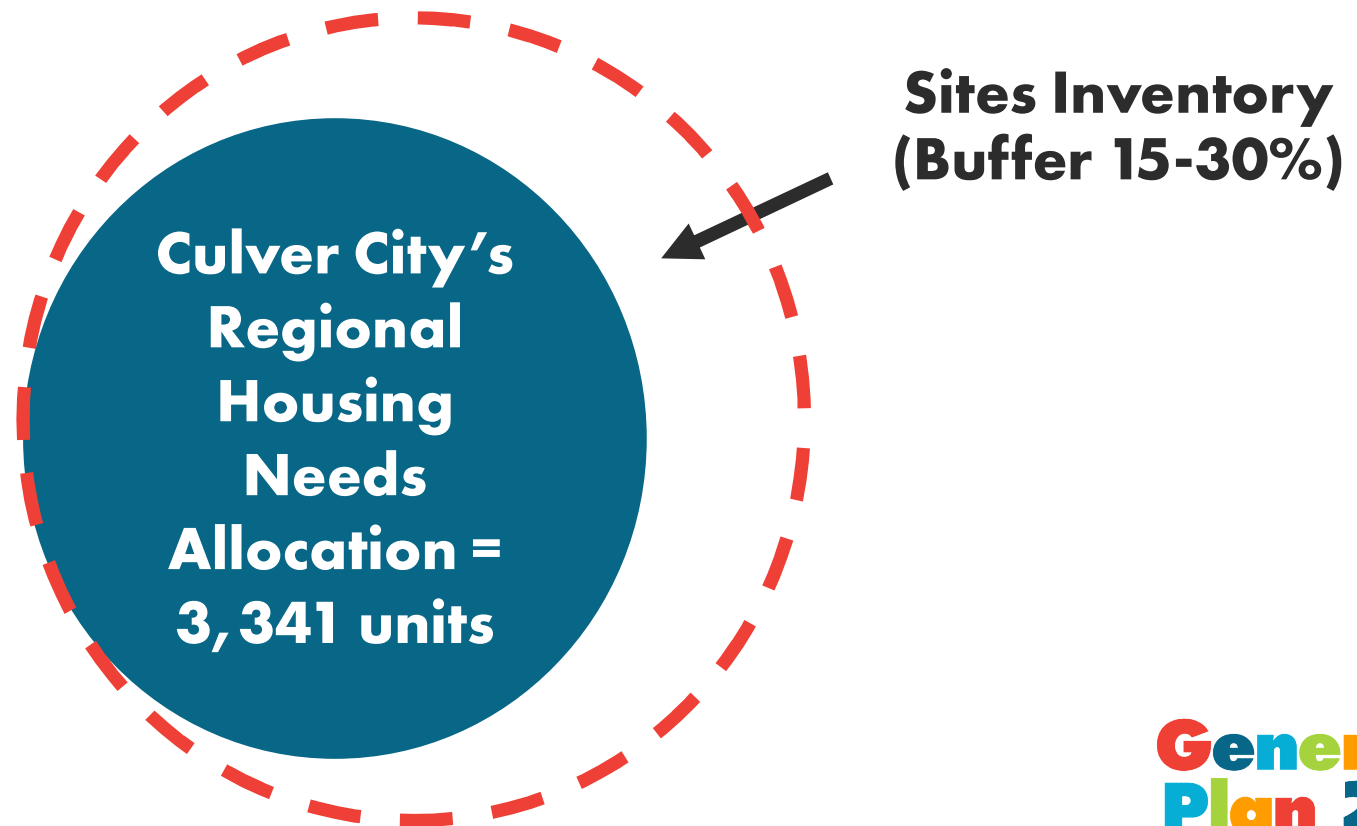
Housing Element Sites Inventory Analysis

- Inventory of land suitable for residential development and analysis to determine if sufficient to meet the Regional Housing Needs Allocation for all income levels
- Sites Inventory
 - Vacant and non-vacant sites
 - Non-residential sites that can be redeveloped for housing
- Analysis of Sites and Zoning

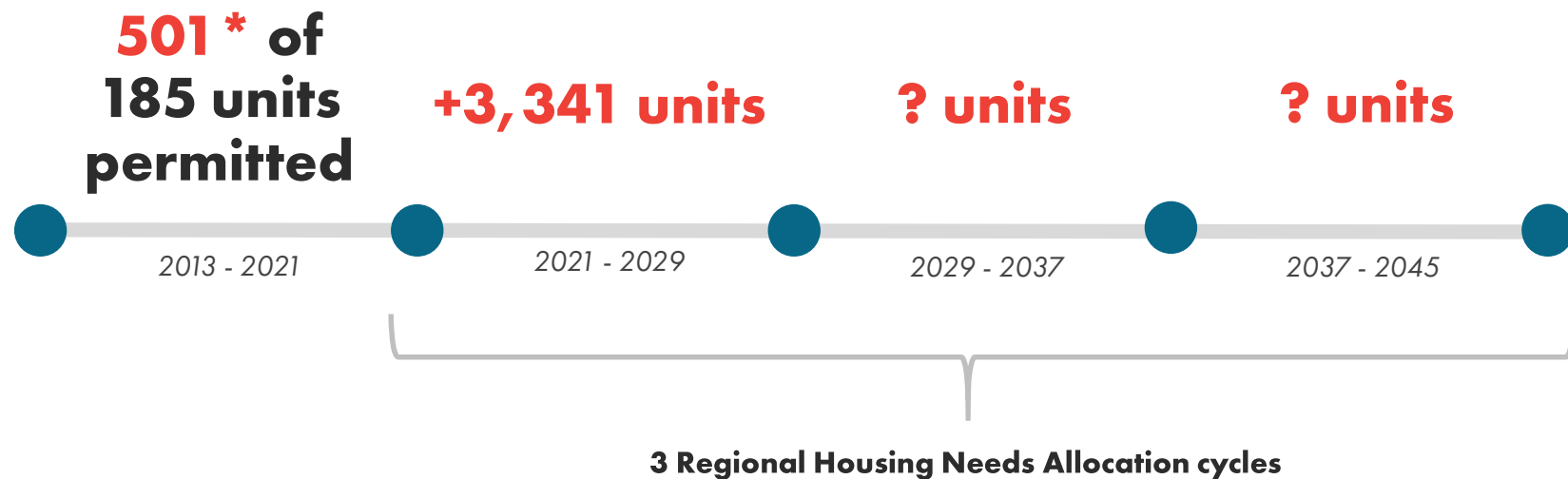


Source: State Department of
Housing and Community
Development, Housing Element Site
Inventory Guidebook

Sites Inventory Compared to Regional Housing Needs Allocation



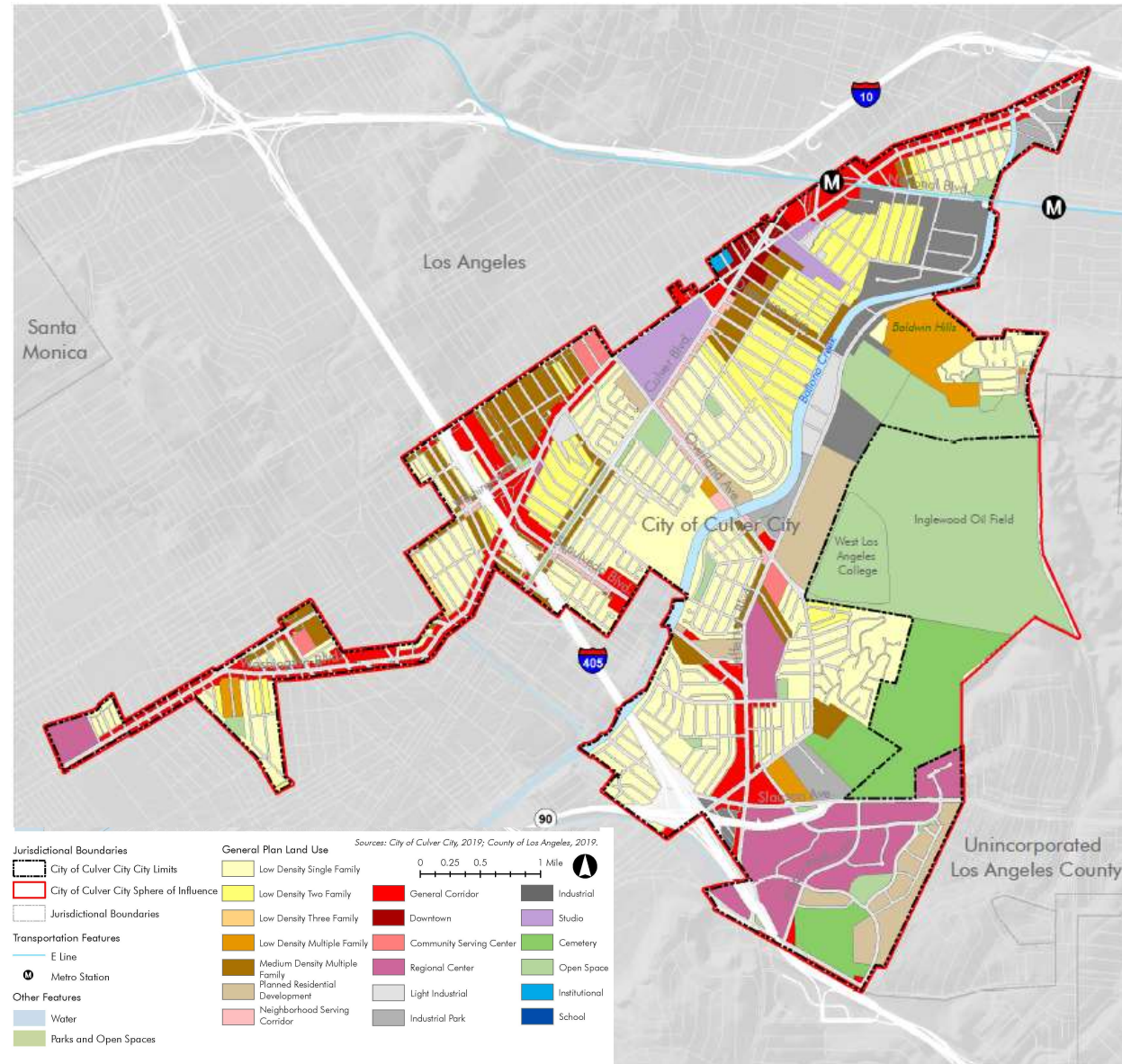
Housing Needs Over The General Plan Time Horizon

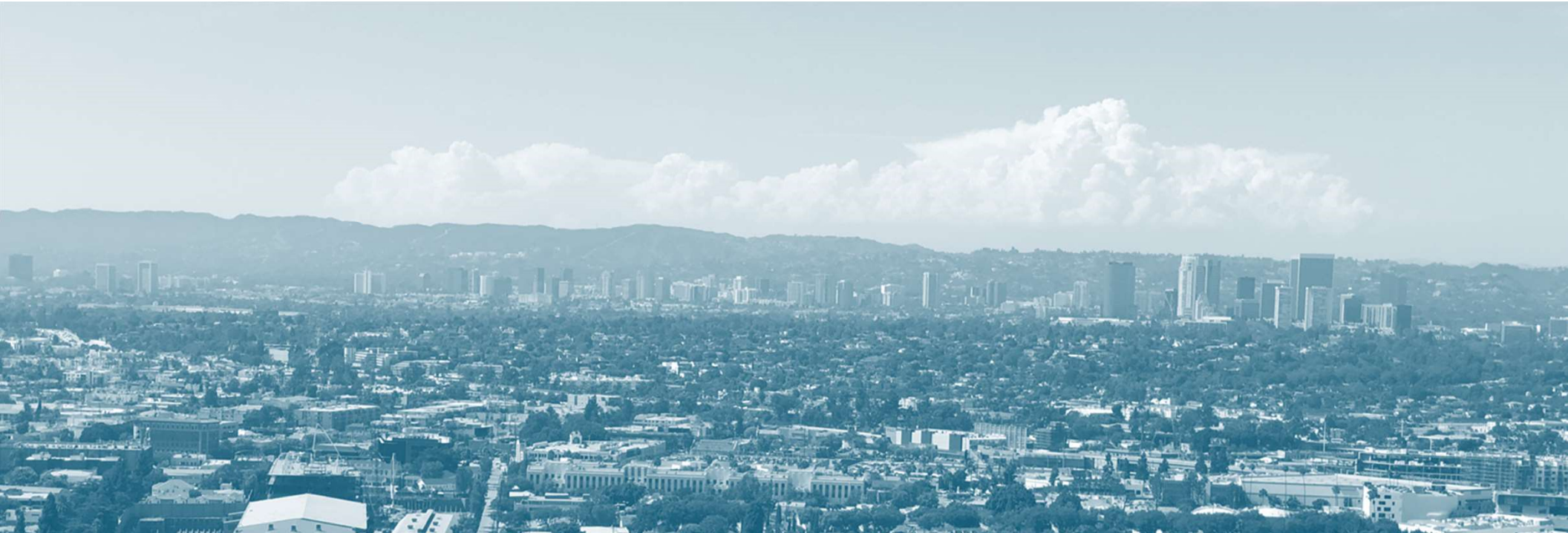


*487 of units permitted were above moderate (only 13% were permitted each for very low-, low-, and moderate-income categories).

General Plan Land Uses

- Establish policy direction
- Show the proposed distribution, location, and extent of land uses and density in the city
- Focus on future growth and physical development (*not necessarily what's on the ground now*)
- Supported by other elements and policies to ensure there is adequate infrastructure and services





Housing Element Process





- Need for housing, particularly affordable housing
- Need for ownership housing to enable wealth building
- Desire to equitably distribute growth
- Need to address homelessness crisis
- Need more renter protections to address housing displacement and gentrification
- Concern about single family zoning as an exclusionary practice
- Need for creativity (affordable housing overlays, community land trust)

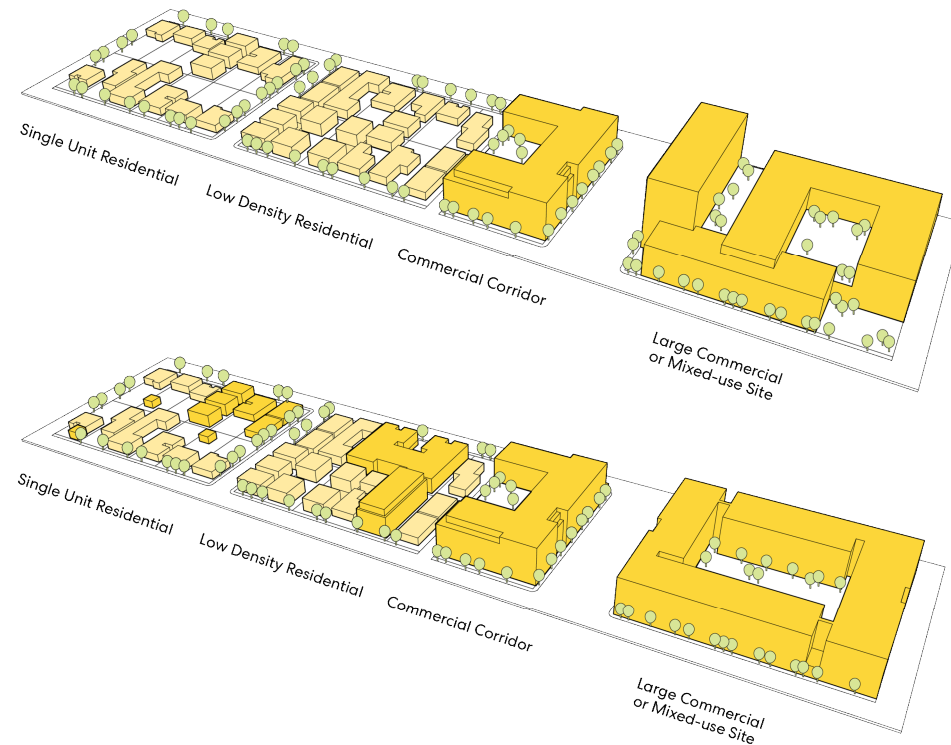
General Plan Guiding Principles

Advance continued racial, demographic, and socioeconomic diversity by supporting a range of housing types for different income levels, household compositions, stages of life, and marginalized populations, including persons experiencing homelessness, the elderly, and persons with disabilities

- Leader + Model City
- Public Services
- Public Safety
- Civic Engagement
- Climate Action
- Ecology
- Urban Design
- Diversity + Housing
- Arts + Culture
- Creative Economy
- Mobility
- Diversified + Circular Economy
- Infrastructure + Technology

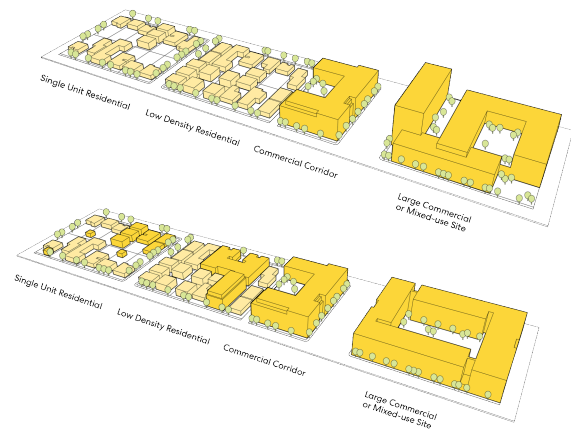
General Plan Land Use Alternatives

- Test different land use and urban design patterns
- Understand the trade-offs between the alternatives
- Make informed choices about the future
- Pivot towards the policies and implementation mechanisms needed to make these happen

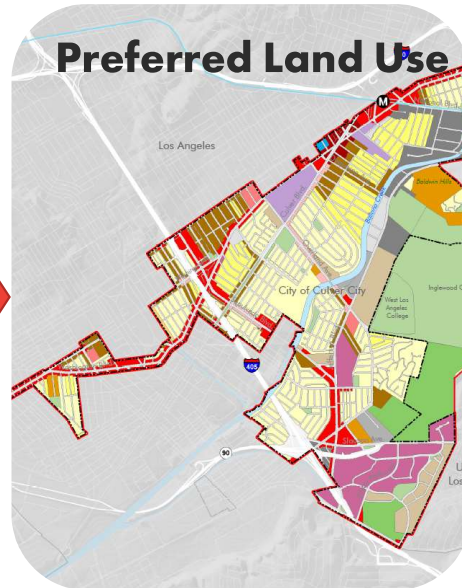


Alternatives to Housing Element

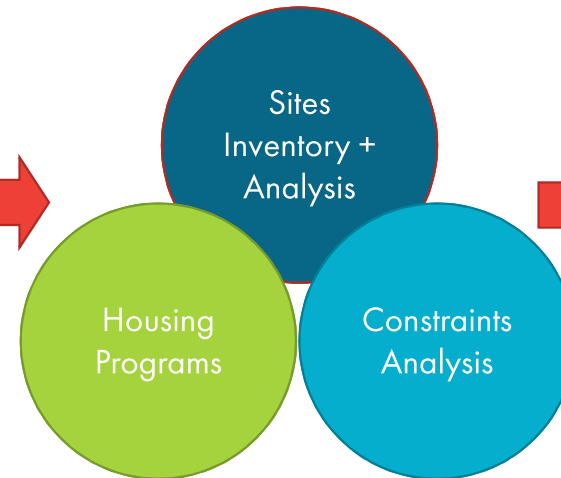
Land Use Alternatives



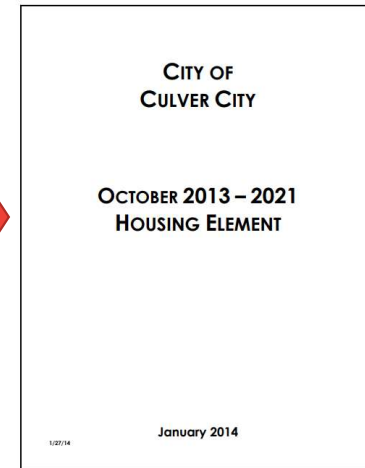
Preferred Land Use



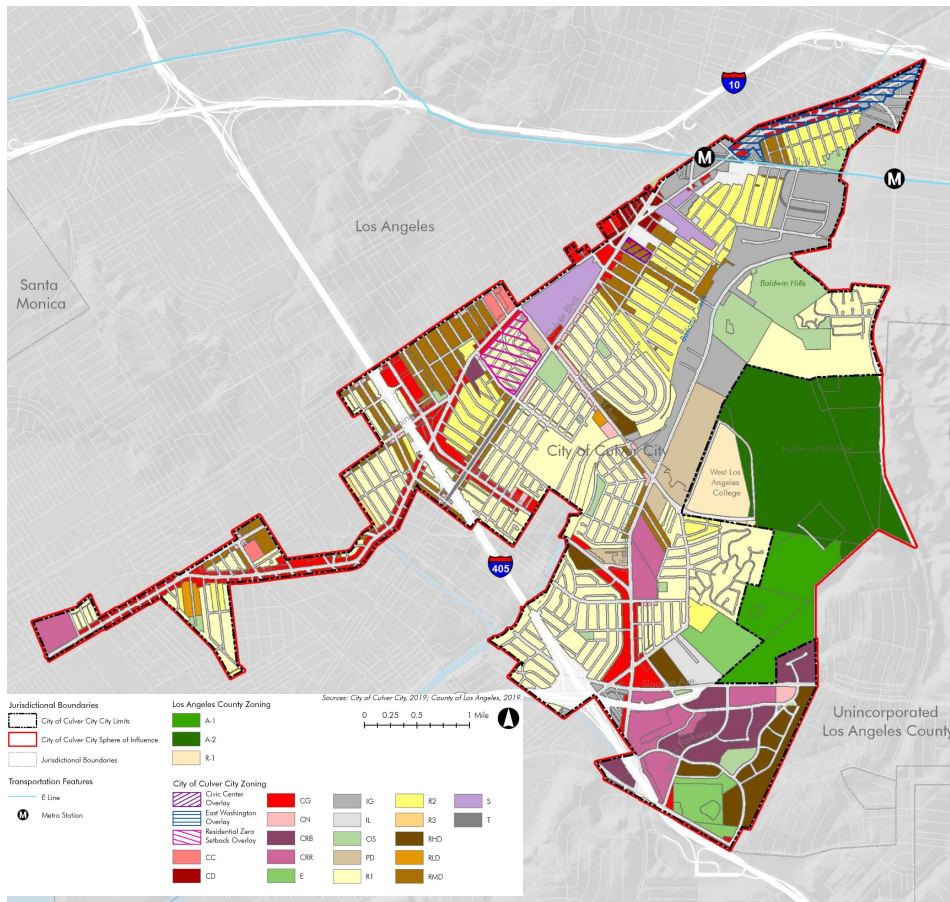
Housing Analysis



Update Element



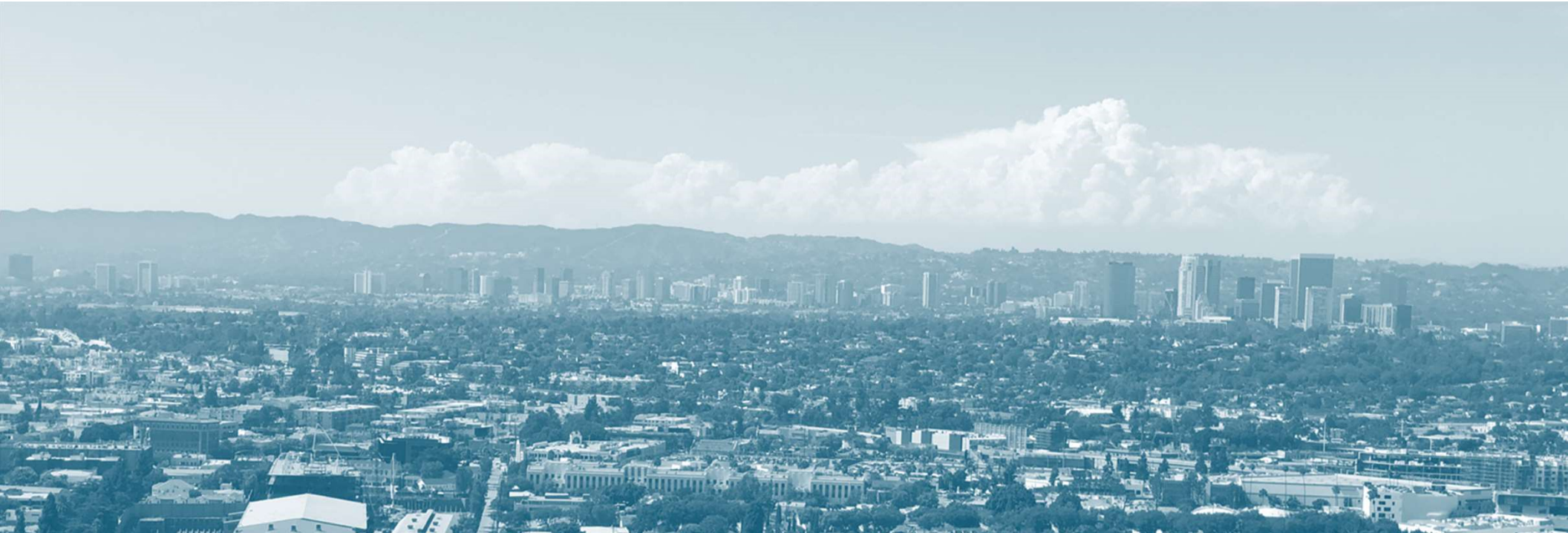
Need for Updated Zoning After General Plan Adoption



- Required by State law to be consistent with the General Plan
- Changes may include:
 - Types of uses allowed
 - Density (dwelling units per acre)
 - Required parking
 - Setbacks

**General
Plan 2045**
Culver CITY

Thank you



Extra



6th Cycle 2021-2029 RHNA Required Number of Housing Units by Income

Income Group	RHNA	Percent
Very Low Income (50% AMI)	1,108	33%
Low Income (80% AMI)	604	18%
Moderate Income (120% AMI)	560	17%
Above Moderate Income (>120% AMI)	1,069	32%
Total	3,341	100%

Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021

RHNA = Regional Housing Needs Allocation

Schedule to Housing Element Adoption

#	Date	Body/Group	Event: Topic*
1.	Apr 8	GPAC	Meeting #15: Land use + mobility alternatives – part I
2.	Apr 29	Community	Workshop #3: Land use alternatives
3.	May	Housing TAC	Meeting #3: To be determined
4.	May 12	PC**	Meeting #2: Housing Element Kick-off
5.	May 13	GPAC	Meeting #16: Land use + mobility alternatives – part II
6.	Jun 23	CC/PC**	Joint Study Session #2: Direction on preferred land use scenario
7.	Jul 15 or 22	GPAC	Meeting #17: Review Draft Housing Element
8.	Jul 14 or 28	PC	Meeting #3: Review Draft Housing Element
9.	Aug/Sep	HCD	60-Day Period: Review Draft Housing Element / Draft CEQA review
-	Oct 15	HCD	Housing Element adoption deadline
10.	Nov 10	PC	Meeting #4: Review Draft Housing Element
11.	Dec 13	CC	Meeting #3: Housing Element adoption
-	Jan 1	HCD	AB 725 penalty applies
-	Feb 12	HCD	End of 120-day adoption deadline grace period

*Event numbers reflect the total amount of project meetings held to date for each body.

**CC = City Council, PC = Planning Commission, CEQA = California Environmental Quality Act.

Process to Create Alternatives



Existing Example Goal, Objective, Policy, and Quantified Objectives

- **Goal 3.** Promote access to affordable housing for all income levels and address the housing needs of the homeless and special needs populations.
 - **Objective 4. Housing Access.** Improve access to quality housing for all members of the community by eliminating discrimination, reducing physical constraints, increasing the number of affordable housing units, and supporting access to emergency shelters.
 - **Policy 4.G.** Combat red-lining practices in mortgage lending and insurance underwriting.

**Table V-1
Quantified Objectives (2008-2014) –
Culver City**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New Construction*	0	48	29	31	77	185
Rehabilitation**	0	13	12	15	0	40
Conservation**	100	1	7	4	0	112

* Quantified objective for new construction is for the period October, 2013 – October, 2021 per the RHNA

** Rehabilitation and conservation are Culver City Housing Authority programs that were funded by Redevelopment Agency Housing Set Aside funds. These programs are currently unfunded because of State legislated elimination of redevelopment agencies. They will remain as objectives and will be reactivated when State and Federal funding sources become available.