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Appendix C: Inventory of Affordable Housing Units

Introduction

This appendix identifies all multi-family rental housing projects in Culver City that are under an affordability covenant, along with those housing projects that are at risk of losing their affordability restrictions within the ten-year period of October 2021 to October 2031. This information is used in establishing quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal, state, or local program.

Inventory of Assisted Units

Table C- 1 provides an inventory of all government assisted rental properties in Culver City. Generally, the inventory consists of HUD 202 and 811, former Culver City Redevelopment Agency Housing Set-Aside Fund, and density bonus properties. Target income affordability levels include very low, low, and moderate income groups. A total of 319 assisted rental housing units were identified in Culver City.

Units at Risk

Affordable units that are at-risk of conversion during the period between 2021 and 2031 are included at the top of Table C- 1. As shown in the table, there are a total of 231 units that are at risk during this period: 59 very low income units, 134 low income units, and 38 moderate income units. The analysis of preservation options for these units is contained in Section II, Housing Needs Assessment.

Table C- 1: Inventory of Income-Restricted Rental Units in Culver City

Address	Covenant Expires	Description	# of Units	Income Level	Owner
Units At Risk of Conversion, 2021-2031					
5100 Overland Avenue	2022	Multi-unit complex for up-to-low income seniors. Purchased property for \$800,000 from Agency. Must submit HUD forms.	100	100 Up-to-Low	Rotary Plaza c/o Gloria Caster, Regional Mgr. Retirement Housing Foundation 911 No. Studebaker Road Long Beach, CA 90815
8692 Washington Blvd.	2027	Multi-family complex for low-to-moderate	20	10 Low 10 Moderate	Tina and Anthony Mollica 3928 Van Buren Avenue Culver City, CA 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
		income households at affordable rents. Received total of \$329,000 in loans from Agency.			
5166 Sepulveda Blvd.	2029	Multi-unit complex for elderly and low-income seniors with disabilities. Section 202 program. Purchased property for \$400,000 from Agency.	48	48 Very Low	Menorah Housing Foundation 10991 W. Pico Bl Los Angeles, CA 90064
3434 Caroline Avenue	2030	Group home for low income at a total house rent no more than \$781. Purchased from Agency with a forgivable loan of \$91,500.	3	3 Low	Caroline House Corp. Norma Delgado, General Mgr. 5601 W. Slauson Ave., Suite 180 Culver City, CA 90230
3975 Overland Avenue (Studio Royale)	In Perpetuity Studio Royale (1 VL & 2 L units) - 2031	Multi-unit complex for seniors. Agency provided tax exempt financing of \$4,638,000. Palm Court units transferred to Studio Royale (3995 Overland).	42	11 Very Low 21 Low 10 Moderate	G & K Management Gabby Chavez Head of Compliance P.O. Box 3623 Culver City, CA 90231
11124 Fairbanks Way	2031	Group home for low-to-moderate income for those with developmental disabilities at affordable rents. Received	6	6 Up-to-Moderate	Kayne/ERAS Center 5350 Machado Lane Culver City, CA 90230

Address	Covenant Expires	Description	# of Units	Income Level	Owner
		\$319,211 grant.			
10918 Barman Avenue	2031	Group home for low-to-moderate income for those with developmental disabilities at affordable rents. Received \$390,500 for purchase of property.	6	6 Up-to-Moderate	Exceptional Children Foundation (ECF) Attn: Scott Bowling 8740 Washington Bl Culver City, CA 90230
10181 Braddock Drive/4180 Jasmine Avenue	2032	Group home for low-to-moderate income persons with developmental disabilities at affordable rents. Purchased property from Agency for \$412,250.	6	6 Up-to-Moderate	Home Ownership Made Easy (HOME) Norma Delgado, General Mgr. 5601 W. Slauson Ave., Suite 180 Culver City, CA 90230
Total At Risk			231	59 Very Low 134 Low 38 Moderate	

Address	Covenant Expires	Description	# of Units	Income Level	Owner
Units Not at Risk of Conversion					
4061 Grandview Bl.	DOBI – 2036 CCRA – 2061	Senior Assisted Living CCRA: 1 Low and 3 Moderate units Density Bonus: 8 Low and 11 Moderate units	23	9 Low 14 Moderate	Management Company: Sunrise Senior Living Attn: Janice Johndrow Janice.johndrow@sunriseseniorliving.com 206-618-7549
Culver Villas 4043 Irving Place	2068	Culver Villas-Low to Moderate-Pay \$5,000 check to Housing each monitoring cycle.	12	3 Low 9 Moderate	George Matsonsus Sal Gonzales Lonsdale Real Estate 4043 Irving Place, Unit #206 Culver City, CA 90232 (323)788-9309
Tilden Terrace 11042-11056 West Washington Blvd.	2069	Mixed income, mixed-use multi-family rental housing.	32	14 Very Low 6 Low 12 Moderate 1 Manager	Los Angeles Housing Partnership, Inc. (LAHP) Attn: Charles Kim 800 South Figueroa, Suite 1270 Los Angeles, CA 90017
Baldwin Project/Lucky Apartments 12821 Washington Blvd.	2075	Upward Bound House Preference Density Bonus	3	3 - Very Low	Jim Suhr Tooley Asset Services Company (424) 291-6580
4031-35 Jackson Avenue	In Perpetuity	Multi-family complex for low-to-moderate income households. Purchased by CCRA in 2002 for \$1,010,000.	9	3 Very Low 3 Low 3 Moderate	Culver City Housing Authority (CCHA) c/o Metropolitan 12240 Venice Blvd. #23 Los Angeles, CA 90066
Total Not At Risk			79	20 Very Low 21 Low 38 Moderate	
Total Units			310	79 Very Low 155 Low 76 Moderate	

Source: City of Culver City, Housing Division, 2021.