

Housing Technical Advisory Committee (HTAC) Meeting #1

Dear HTAC Members,

On Tuesday, December 8th, 2020, from 2:00 – 4:00 PM, the City of Culver City will hold its first HTAC meeting. Veronica Tam (Veronica Tam & Associates) will facilitate the meeting and cover:

- Team Introductions
- Key Component of Housing Element – RHNA, including:
 - Location of new housing
 - Diversity of housing options
 - Encouraging housing production
 - Incentivizing affordable housing

The memo outlines background information and questions for you to consider before the meeting.

Regional Housing Needs Assessment Background

The California Department of Housing and Community Development (HCD) requires that cities accommodate housing by meeting the Regional Housing Needs Assessment (RHNA). In various planning periods or “cycles,” HCD calculates the number of new homes each city or region must build and how affordable those homes should be to meet the supply of housing for people across different income levels. Meeting the RHNA is critical for the Housing Element, a required chapter in the General Plan. To ensure the City’s Housing Element gets certified, the City must show that it can accommodate the RHNA through land use policy and development standards to achieve certification of the Housing Element.

The sixth cycle update to the Housing Element presents a significant challenge to most communities in the Southern California Association of Governments (SCAG) region. SCAG is an association of governments and agencies that include Los Angeles County and the City of Culver City. For the sixth RHNA cycle, cities in the SCAG region are allocated 1.34 million housing units. The City of Culver City’s allocation is 3,333 of those units, including:

- 1,105 Very Low Income units
- 603 Low Income units
- 559 Moderate Income units
- 1,066 Above Moderate Income units

General Plan and Meeting the RHNA

The City’s current General Plan would not provide adequate capacity for this RHNA. Through this General Plan Update (GPU), the City will revisit its land use policies and provide adequate capacity to ensure they help the City meet current and future RHNA cycle requirements. In identifying appropriate areas for residential growth, the following factors should be considered:

- General Plan Horizon vs. RHNA Planning Period
- RHNA and Income Distribution
- Accessory Dwelling Units and RHNA
- Affirmatively Furthering Fair Housing (AFFH) Rule and RHNA
- RHNA is a Planning Goal...but Production Matters^[ML1]

General Plan Horizon vs. RHNA Planning Period

The General Plan has a 25-year horizon but the Housing Element and associated RHNA have an eight-year planning period. The General Plan should consider growth and affordable housing needs beyond this immediate RHNA cycle. While we cannot predict our RHNA for future cycles, the City should plan to provide at least two to three times the sixth cycle RHNA over the next 25 years.

How much residential growth should the City plan for in the GPU and where should it distribute the growth? Where are some opportunity sites?

RHNA and Income Distribution

RHNA identifies four income categories. State law uses housing density (the number of housing units per acre of land) to determine affordability levels. Specifically, the State established a default density to facilitate lower income affordable housing development. ^[ML2]For Culver City and other communities in urbanized metropolitan areas, the default density considered to facilitate lower income (very low and low) housing development is 30 units per acre. At this density, State law assumes that the number of subsidies required to produce affordable housing would be reasonable. It does not mean that at 30 units per acre, the market can develop affordable housing without subsidies.

State law, however, does not specify the density requirements for moderate income and above moderate income housing. In general, single-family housing is considered above moderate income housing. Apartments, townhomes, and condominiums may be considered moderate income housing.

How should the General Plan facilitate a range of housing options for all income groups? What could be the incentives and what barriers should the City address?

Accessory Dwelling Units and RHNA

Accessory Dwelling Units (ADUs) represent an important option for affordable (or moderately priced) housing and can receive credits for RHNA. However, ADUs credits must be based on trends, not capacity.

What role should ADUs play in Culver City's housing strategy?

Affirmatively Furthering Fair Housing (AFFH) Rule and RHNA

In 2017, the State Housing Element law adopted the 2016 Federal Affirmatively Furthering Fair Housing (AFFH) Rule, requiring the Housing Element to address the AFFH Rule's concerns. HUD has since suspended (in 2018) and repealed (in 2020) the AFFH Rule. Despite repealing the AFFH Rule, the Housing Element AFFH requirement stands.

The AFFH Rule's key themes or concerns are access to opportunities, racial integration, and deconcentrating poverty. For the RHNA, HCD interprets the AFFH Rule to ensuring that available sites for lower income RHNA are not concentrated in neighborhoods with few resources or high poverty rates.

RHNA is a Planning Goal...but Production Matters

RHNA is a planning goal. The City is not required to produce the units but must show good faith efforts to remove constraints to housing development. Where appropriate and legal, the City must mitigate governmental constraints that may constrain housing development. Such constraints must be evaluated in the Housing Element:

- Development standards
 - Allowable and achievable density
 - Height, parking, open space requirements, etc.
- Range of housing options offered
- Fees
- Review and approval process

While the RHNA is not a production obligation, the City must show that it continues to have adequate sites for its full RHNA allocation by income category. As sites identified in the Housing Element are being developed with fewer than the anticipated number of units or not in the same income category, SB 166 (No Net Loss) mandates the City replenishes the sites inventory when a shortfall in sites is identified. Therefore, planning beyond the 6th cycle RHNA provides a necessary buffer for the No Net Loss requirement.

What are mechanisms to ensure we efficiently use land and mitigate No Net Loss?

HTAC

The purpose of the HTAC is to serve as a technical advisory body for City staff and the consultant team. HTAC Members will discuss potential policy approaches and solutions to incorporate into the GPU. The HTAC will meet three times. Each meeting be a focused working session. HTAC meetings will be informal, open to the public, and allow public comment. HTAC members include:

- Christine Anderson
- Nancy Barba
- Patricia Bijvoet
- Alex Fisch
- Johanna Gullick
- Mark Lipman
- Christine Mirasy-Glasco
- Paavo Monkkonen
- George Montgomery

TAC members have the chance to make brief (approximately [3-minute^[ML3]]) presentations or TED talks on research, concepts, ideas, or other proposals that Culver City should be considered in the GPU. The TAC Members can present TED talks alone or in groups if TAC members choose to team up and present together.

Attachments

The project team added materials to the Microsoft Teams Housing TAC folder for you to review. Please pay special attention to the materials listed below.

- [Brief Existing Conditions Summary Video](#)
- [Culver City Existing Conditions Memo](#)
- [Draft Regional Housing Needs Assessment, SCAG, September 3, 2020](#)
- [HCD Sites Inventory Memo, June 10, 2020](#)
- UCLA Comprehensive Project Reports:
 - [Toward a Proactive Local Affordable Housing Agenda](#)

Should you have any questions before the meeting, please feel free to reach out. Thank you and we look forward to seeing you on Tuesday the 8th at 2 PM sharp. Please plan for the meeting to end around 4 PM.

- The General Plan Team