

Housing Technical Advisory Committee (TAC)

Meeting #2

Dear TAC Members:

On March 11, 2021, from 3 – 5 PM, the City of Culver City will hold the second Housing Technical Advisory Committee (TAC) meeting. This memo provides the meeting agenda and information for you to review before the meeting. As a reminder from the first meeting, the City Council directed that the purpose of the TAC meetings is to explore innovative topics and allow for an informal exchange of information and ideas on housing-related topics beyond what the GPAC can cover, as all TACs are advisory and non-voting.

This is the second of three Housing TAC meetings the City plans to hold between December 2020 and June 2021. The full schedule and discussion topics are included below:

- Meeting #1 (December 8, 2020): Completed. Provided an overview of the Housing Element and Regional Housing Needs Allocation (RHNA) requirements. Housing TAC members discussed the Housing Element's overarching objectives.
- Meeting #2 (March 11, 2021): Discuss the City's current and contemplated housing initiatives and other housing programs and policies that other communities use.
- Meeting # 3 (Quarter 2 of 2021, TBD): Discuss policy ideas to potentially include in the Housing Element.

Agenda

Review and discuss the following for potential Housing Element programs:

- Existing and potential Culver City programs per the City Housing Initiatives table below
- Program ideas from other communities per the Other Program Ideas table below
- Policy ideas from reading materials provided by TAC members below
- All TAC members are encouraged to bring program ideas

Homework

Reading Materials

Please review the below materials from TAC members Paavo Monkkonen and Mark Lipman to discuss if specific policy/program ideas from these reports should be considered.

- *A Flawed Law: Reforming California Housing Element*
- *A New Approach to Housing Element Update*
- *Built-Out Cities: How California Cities Restrict Housing Production Through Prohibition and Process*
- *Making It Work: Legal Foundations for Administrative Reform of California's Housing Framework*
- *The Vacancy Report: How Los Angeles Leaves Homes Empty and People Unhoused*

City Housing Initiatives

The following are programs that the City of Culver City already has or is studying. Please review this matrix and be prepared to provide comments at the meeting.

#	Program	Comments/Status	Total Funds	Potential Affordable DUs	# Served
Affordable Housing Programs/Policies					
1	Venice Parking Lot - 9415-25 Venice Blvd. (modular)	10 modular residential units and 3 modular commercial units along Venice Blvd. Assume \$175K per door (\$2,275,000 + 375,000 for utilities and site work), \$1.3M for sewer, water and utilities.	\$2,500,000	10	10
2	Virginia Parking Lot- 10555 Virginia Ave. (homeless shelter)	Capital costs of 4 construction of 70 bed sprung shelter. Annual operational cost of \$1.6 million assume \$1M p/yr from LIMHAF. And assume balance from fund recovery from police reform.	\$12,000,000	70	210
3	Community Garden Site-10860 Culver Blvd. (modular)	Veteran permanent supportive housing consisting of 6 modular residential units, on 1/2 of site and balance of Community Garden site replaced in abutting parking lot. Assume \$175K per door, \$400K for sewer and utilities, and \$500K for garden space.	\$1,000,000	6	6
4	Methodist Church - 4464 Sepulveda Blvd.	100 % Affordable Housing - Gap finance funding for 100 units or 4 doors.	\$2,000,000	100 *	TBD
5	Lucky Apartments -12821 W Washington Blvd.	Project completed. RDA land sale, 3 very-low-income units.	\$0	3	7
6	Globe Estates-4044-4068 Globe Ave.	Project completed. RDA land sale for 10 very low and moderate work force homes.	\$0	10	25
7	Inclusionary Housing Ordinance	Completed with recent Ordinance adopted January 2021	\$0	N/A	N/A

#	Program	Comments/Status	Total Funds	Potential Affordable DUs	# Served
8	Inclusionary Housing Units without Re-zoning	Five-year housing forecast assumption; West Wash. - 1 per year / Mid. Wash. - 1 per year / TOD - 2 per year @ 119 Affordable Units.	\$0	119	357
9	Administrative Approval Affordable Housing	Administrative site plan review approval of 20 unit or less mixed-use development or that have at least 25% affordability. (25 units = 5 projects at 5 units per project, at 3 persons per unit = 75 served).	\$0	25	75
10	Reduce unit size to 350 sq. ft. micro units in mixed-use developments	Completed with recent Mixed-Use Text Amendment.	\$0	N/A	TBD
New Units - Grants					
11	SB2 Planning Grant	Funding awarded with contract execution with HCD on 09/16/2020. Funds to update the Housing Element.	\$160,000	TBD	TBD
12	Measure H/Cities Implementation Grant	Measure H - Funding awarded to support Homeless Outreach (\$48,832), ADU Incentive Program (\$211,300), Housing Navigator (\$65,000) Inclusionary Housing, (\$50,000) and Motel Reuse Study (\$49,868)	\$425,000	TBD	TBD
13	Innovation Grant	FY 18-19 carryover funds were awarded to the WSCCOG cities to support activities that align with the Homeless Initiative. Funds use to supportive Internal Emergency Motel Program. Currently, 7 persons served.	\$171,456	N/A	20
14	Family Self Sufficiency (FSS) Grant	HUD grant awarded January 2020 in the amount of \$36,400 for case manage and supportive services for FSS participants.	\$182,000	N/A	75
15	Homeless Incentive Program (HIP)	Funds use to support 4 unhoused with security deposits and holding fee	\$80,080	N/A	24

#	Program	Comments/Status	Total Funds	Potential Affordable DUs	# Served
Alternative Housing Types					
16	Affordable Housing Studies - Homeless Shelter	Study complete for 75-80 beds seasonal shelter. Community outreach and development next steps pending.	\$90,000	80	80
17	Affordable Housing Study - Motel Re-use	Study complete. Detail plans and motel acquisition pending.	\$49,868	TBD	TBD
18	Affordable ADU Incentive Program	Assume 43 units: 33 existing and 10 new at \$25,000 (\$1,075,000). Low mod - 4 units (2 existing and 2 new).	N/A	N/A	N/A
	Tier 1: Workforce	Assume 43 existing units and 10 new units covenants.	\$1,030,000	43	43
	Tier 2: Low / Moderate Income	Use Amnesty Program - 20 Amnesty properties @ \$50,000 each @ 5 per year = \$200K over 5 years.	\$1,000,000	41	41
	Tier 3: Homeless (Funded by Cities' Implementation Grant - Measure H. See item 12)	One year trial for the creation of homeless units through the provision of \$50,000 rehabilitation grants with 10-year covenants. ADU owners will also receive additional landlord incentives through the Homeless Incentive Program, and tenants will be paired with a Culver City Section 8 voucher.	\$211,300	4	4**
19	Mobile Home Preservation Program	Two applicants in process for new coach replacement.	\$900,000	6	6
Linkage Fee Study					
20	Linkage Fee Ordinance	Consultant approved March 2020. Study findings presented to Council March 2021.	\$41,000	TBD	TBD
21	Linkage Fee Units / Revenues	Revenue will support affordable housing programming.	TBD	TBD	TBD

#	Program	Comments/Status	Total Funds	Potential Affordable DUs	# Served
Reduce Permit Fees					
22	Reduce Building Permit Fees/Priority Placement	Provide permit fee waivers for affordable housing units. Fee waiver costs to city may range from \$12,000 to \$19,000 per door depending upon the number of dwelling units constructed per year.	\$0	N/A	TBD
Preservation – Neighborhood Revitalization / Housing Preservation / Measure H					
23	Neighborhood Preservation Deferred Maintenance \$5,000 Grants	Delayed due to COVID-19	\$250,000	TBD	60
24	Safe and Healthy Senior and Disabled Rehab Grant Program	Delayed due to COVID-19	\$50,000	TBD	30
25	Property Maintenance - Extermination (testing, extermination, remediation)	Maintenance of Authority held property including termite, mold, and bedbug testing and remediation.	\$300,000	15	27
26	Jackson Rehabilitation	Rehabilitation of roof and kitchen and bath cabinets and countertops delayed due to COVID-19.	\$100,000	9	21
27	Braddock Rehabilitation	Rehabilitation delayed due to COVID-19.	\$50,000	6	6
Homeless Programs and Prevention Programs					
28	Homeless Prevention - Rent and Utility Catch-Up Grants, Security Deposits, Incentive Grants	Security Deposit, Holding Fee and Vacancy Loss utilities at assist 4 unhoused program participants. Total expenditure \$12,200.	\$175,000	TBD	72
29	City/County Rapid Rehousing	Saint Joseph Center conducting in-take on 6 program participants	\$30,000	TBD	10
30	Homeless Senior to Senior Roommates Matching	Program impacted by COVID-19	\$300,000	5	25

#	Program	Comments/Status	Total Funds	Potential Affordable DUs	# Served
31	Housing Locator - (Funded Westside COG Innovation Grant and Cities Implementation Grant)	Housing Locator hired November 2020 to assist with ADU program and housing database.	\$130,000	N/A	N/A
32	St. Joseph Center Homeless Outreach/Emergency Motel Vouchers/Expansion of Outreach	Outreach expanded to include evenings 5 days a week and Saturdays until 2pm. A total of 107 unhoused persons enrolled in services and 6 permanently housed.	\$690,844	TBD	1,728
33	Rent Control /Tenant Protections	Recently completed with adoption of Ordinance September 2020.	\$1,950,000	TBD	25,000
34	Eviction Moratorium	Implementation of an Emergency Order to prevent residential evictions of households impacted by COVID-19. Staff has responded to 5,719 emails/152 phone calls.	\$0	N/A	12,000
35	COVID-19 Emergency Rental Assistance Program /ROUND I	11 applicants approved for 3-month catch-up and 58 applicants approved for 12-months rental assistance.	\$967,160	69	207
36	COVID-19 Emergency Rental Assistance Program/ ROUND II	Second application process to expend balance of appropriated funds. Project to serve 47 additional applicants.	\$667,515	47	141
37	Safe Parking Program	Long and Short-Term Safe Parking programs presented to Council May 2020.	\$440,000	N/A	56
38	Internal Emergency Motel Voucher Program	Program supported by \$106,000 Innovation Grant and LMIHAF. To date, 7 unhoused person assisted and \$100,526.	\$258,916	N/A	50
39	Upward Bound House	42 unhoused families served and 20 unhoused families placed in permanent housing.	\$650,000	N/A	432
Administration					

#	Program	Comments/Status	Total Funds	Potential Affordable DUs	# Served
40	Landlord Fair	Funds reprogrammed to develop public outreach and messaging to attract and retain property owners to participate in housing programs. Ongoing	\$5,000	N/A	N/A
41	Section 8	Federally funded rental assistance for very-low and low-income households. Ongoing	N/A	TBD	280
42	Rental Assistance Program (RAP)	Program winding down due to attrition. 16 program participants at \$19,935 monthly (\$239,220). Ongoing	\$1,196,100	TBD	16
43	Mortgage Assistance Program (MAP)	13 outstanding loans totaling \$570,740. Ongoing	\$6,250	N/A	13
44	Covenant Monitoring	Monitoring commences in November annually of 413 units. Ongoing	\$0	N/A	400
45	Landlord Tenant Mediation Board/Expansion of Scope	LTMB Bylaws updated and Chapter 15.09 of CCMC amended. No mediation request since 01/02/2020. Ongoing	\$0	N/A	TBD
Total			\$30,057,489	674	41,569

* Subsidy TBD.

** Use of Measure H funds for Affordable ADU program = \$211,300. Assume 10 year affordability covenant @ \$50K each unit = 4 units.

Other Program Ideas

Below is a list of other housing programs that some jurisdictions in Southern California are implementing. Please review this list to discuss ideas for the Culver City Housing Element.

Program	Description	Examples
Land Use Policies/New Units		

Program	Description	Examples
Public land for affordable housing	Sovereign immunity for City/County-owned land	<ul style="list-style-type: none"> • Los Angeles • Long Beach
Religious facility housing	Create an overlay to allow housing on religious facility properties, including on properties on land zoned to exclude residential uses	<ul style="list-style-type: none"> • Escondido • Pasadena • Yorba Linda • Sierra Madre
Adaptive Reuse of Commercial Space	Allow second floor office space to be converted into housing	<ul style="list-style-type: none"> • Carmel • Seaside • Laguna Beach
Adaptive Reuse of Nonresidential Buildings	Allow existing, nonresidential building to be converted into housing	<ul style="list-style-type: none"> • Los Angeles • Long Beach • Pasadena
Housing Density Pool	Excess density from developments that built below the targeted density in specific neighborhoods or districts will be “deposited” into a density pool to be awarded to future developments that request increased density beyond maximum allowable density. Different from traditional Transferrable Development Rights as the excess density is not tied to specific donor/recipient properties.	Escondido Downtown Density Transfer Program (will be extending to the new East Valley Specific Plan [EVSP])
In-Lieu Fee for Building below Targeted Density	Developers must pay an in-lieu fee to build below the targeted density	<ul style="list-style-type: none"> • Ojai • Laguna Beach • Escondido (EVSP)
Affordable Housing Overlay	Allow affordable housing only in areas not zoned for residential use (such as General Commercial) and/or offer significantly increased incentives (beyond State density bonus law)	<ul style="list-style-type: none"> • San Clemente • Maywood • Laguna Beach
Artist Live/Work	Unlimited density for artist live/work units in industrial zones (typically at about 50 units/acre)	<ul style="list-style-type: none"> • Laguna Beach
Enhanced Density	Enhanced density bonus program beyond State law	<ul style="list-style-type: none"> • Long Beach • Los Angeles County
Micro Units	Create micro unit ordinance to allow units smaller than 350 square feet	<ul style="list-style-type: none"> • Long Beach
Affordability		

Program	Description	Examples
Middle Income Rental Housing Bond Issuance	California Community Housing Authority – joint power authority to issue bonds to purchase Class A apartments for lower and moderate-income households. Long Beach only has a pilot project testing benefits but based on market conditions, the program does not provide significant rent reductions.	<ul style="list-style-type: none"> • Dublin • Long Beach • Monrovia • San Diego • Walnut Creek
Community Land Trust	A community land trust (CLT) is a nonprofit corporation that holds land on behalf of a place-based community, while serving as the long-term steward for affordable housing, community gardens, civic buildings, commercial spaces, and other community assets on behalf of a community. Land costs may be prohibitive – many land trusts are no longer active.	<ul style="list-style-type: none"> • Irvine • San Diego • Oakland • San Francisco
Preference Points for Inclusionary Units	<p>A preference point system to allocate inclusionary housing units to households based on factors like:</p> <ul style="list-style-type: none"> - Displaced by new development - Extent of housing cost burden - Currently experiencing homelessness - First responders - Community service - Years lived and worked in community 	<ul style="list-style-type: none"> • East Palo Alto
Preservation		
Amnesty for Illegal Units	Amnesty for illegal units beyond ADU illegal conversions, which are permitted under state law. Long Beach pilot program to provide amnesty of illegal units in all zones except heavy industrial if unit has been occupied for 30 days consecutively subject to building permit.	<ul style="list-style-type: none"> • Santa Monica • West Hollywood • Long Beach
Affordability Covenant	Seek longer term affordability covenants – preference is in perpetuity.	<ul style="list-style-type: none"> • Boston
Extend Affordability of At-risk Projects	Renegotiate projects' expiring affordability covenants for extensions. This may be structured to receive RHNA credits, but would be challenging due to the stringent requirements.	Irvine used to allow developers to extend affordability on expiring contracts in-lieu of providing inclusionary housing units.
Displaced Residents Right of First Refusal	When new development physically (not economically) displaces existing residents, these residents have right of first refusal to the inclusionary units – but must be income-eligible	

Program	Description	Examples
Rent Escrow Account Program	Hold rents in escrow accounts until property owner fixes repeated code violations	<ul style="list-style-type: none"><li data-bbox="1493 272 1690 297">• Los Angeles