

General Plan 2045 *Culver* CITY

PC Meeting Draft Housing Element Review

July 28, 2021

Agenda



- Summary of Community Input
- Review of Draft Housing Element
- City Council Guiding Principles Compliance
- Next Steps

What We Have Heard

6/14/21 City Council Report

- 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**
- 6th 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, 6/10/21, 7/22/21
- 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
- City Council/Planning Commission Joint Session 6/23 and 6/28/21

GPAC HE Review Meeting Comments

Inventory / Map

- Concern draft doesn't comply with City Council's Housing Element Guiding Principles
- Desire to suggest new opportunity sites for the inventory
- More data on likelihood of development
- Concern with Fair Housing Assessment and lower income units should be more equitably distributed

Policy

- Concern draft doesn't comply with City Council's Housing Element Guiding Principles
- Need for stronger tenant and existing affordable unit protections
- Need to be creative about affordability in lower density areas
- Programs should have measurable objectives
- Desire for aging in place/senior housing/assisted living incentives
- New future requires change
- Need to represent and plan for the youth

**Does not capture all comments, just some big picture takeaways.*

Housing TAC HE Review Meeting Comments

Inventory / Map

- Concern draft doesn't comply with City Council's Housing Element Guiding Principles
- If another method is better to use vs. a Principle, explain why and show the work
- Desire to suggest new opportunity sites for the inventory, being mindful of equitable distribution
- More data on likelihood of development
- Concern with Fair Housing Assessment and lower income units should be more equitably distributed

Policy

- Concern draft doesn't comply with City Council's Housing Element Guiding Principles
- Expand and detail programs for affordable housing funding
- More policies and programs around homelessness
- City should consider moratorium on reduction of existing units
- City should explore getting largest companies to support affordable housing subsidies

**Does not capture all comments, just some big picture takeaways.*



Draft Housing Element Review



Meeting the RHNA

Housing Element and GP Preferred Land Use Map

- **Housing Element does not set the amount or intensity of residential land use; the General Plan Land Use Element does**
 - Housing Element conforms with the Preferred Land Use Map
- **Housing Element Sites Inventory is not the universe of all sites that may be redeveloped, but just a snapshot of potential sites**
 - Sites not identified in the Sites Inventory can be similarly developed according to GP and Zoning
 - Housing Element proposes to extend by-right approval of all affordable projects with 20% lower income
- **Adoption of Housing Element requires the following finding:**
 - Based on substantial evidence, existing uses on nonvacant sites to accommodate lower income RHNA are likely to be discontinued during the planning period

Selecting Sites for RHNA

- **AB 1397 sets strict standards for lower income RHNA**
 - Maximum density must be at least 30 dwelling units per acre
 - Sites must be at least 0.5 acre
 - Sites requiring rezoning after October 15, 2021 – must be able to accommodate at least 16 units on site
- **Cannot factor in density bonus or inclusionary housing units**
- **Objective criteria for selecting potential sites**
- **Distribution of sites throughout the community**
- **Multiple strategies for reaching the RHNA**
 - ADUs
 - Pipeline projects
 - Incremental infill
 - Opportunity sites
 - Intensifying existing multi-family neighborhoods
 - Integrating residential uses in commercial areas

Incremental Infill – Two Potential Scenarios:

- **Conversion and/or Addition**
 - Essentially an ADU scenario
 - State law does not allow estimating RHNA units based on capacity
 - Based on a trend of 50 units per year, inflating to 75 units per year due to incentives
- **Redevelopment**
 - 5,598 parcels meet 4,950-square-foot threshold
 - Eliminate parcels based on:
 - Existing uses
 - Age of structure
 - Improvement to land ratio
 - Existing floor area ratio
 - Net increase
 - 1,410 eligible parcels remain
 - Assume 15% to be redeveloped (4% of parcels meeting size requirement)

Intensifying Existing Multi-Family Neighborhoods

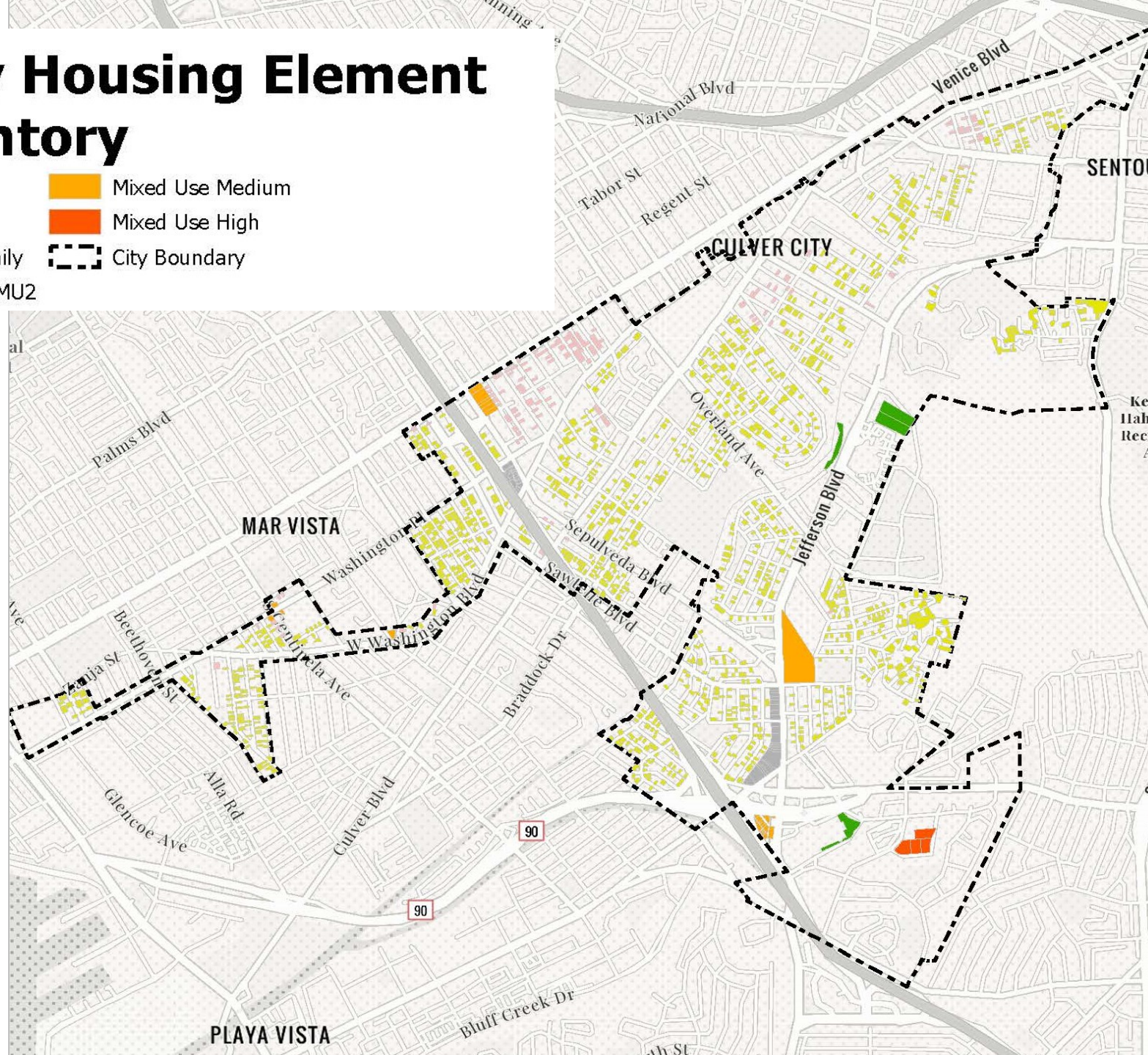
- **Land use designations**
 - Corridor Multi-Family (30 dwelling units per acre)
 - Neighborhood Multi-Family (50 dwelling units per acre)
- **Criteria used for screening**
 - Existing use (not condos/townhomes)
 - Age of structure (at least 30 years)
 - Improvement-to-land ratio (less than 1.0)
 - Returns 809 parcels
 - Increase is at least 4 times the existing number of units on site
 - 162 parcels (20%) in inventory

Integrating Residential Uses in Commercial and Industrial Areas

- **Land use designations**
 - Neighborhood/Corridor Mixed Use (50 dwelling units per acre)
 - Mixed Use Medium (65 dwelling units per acre)
 - Mixed Use High (100 dwelling units per acre)
- **Criteria used for screening**
 - Existing use (not condo/townhomes)
 - Age of structure (at least 30 years)
 - Improvement-to-land ratio (less than 1.0)
 - Existing floor area ratio (less than 0.5-1.0)
 - Returns - 700 parcels
 - 75 parcels (11%) in inventory

Culver City Housing Element Sites Inventory

- Incremental Infill
- Opportunity Sites
- Neighborhood Multi-Family
- Neighborhood/Corridor MU2
- Mixed Use Medium
- Mixed Use High
- City Boundary



Sites Inventory

	Lower	Moderate	Above Moderate	Total
RHNA	1,712	560	1,069	3,341
Approved/Entitled/Proposed/Pipeline Projects	122	20	358	500
Current General Plan				
Projected ADUs (Conversion/Expansion)	360	36	204	600
Low Density Two-Family/Medium Density Multi-Family	0	196	0	196
CG/CN	681	25	0	706
Capacity (Projects + Sites)	1,163	277	562	2,002
Surplus/(Shortfall)	(549)	(283)	(507)	(1,339)
2045 General Plan Preferred Land Use Map				
Incremental Infill				
Conversion/Expansion Scenario	360	36	204	600
Redevelopment Scenario	---	212	424	636
Opportunity Sites	60	40	493	593
Neighborhood Multi-Family (50 du/ac)	184	477	0	661
Mixed Use Medium (65 du/ac)	682	0	0	682
Mixed Use High (100 du/ac)	619	0	0	619
Neighborhood/Corridor MU2	691	0	0	691
Capacity (Projects + Sites)	2,718	1,209	1,055	4,982
Surplus/(Shortfall)	1,006	225	410	1,641
% Buffer	58%	40%	38%	49%

Quantified Objectives

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,108	604	560	1,069	3,341
New Construction	400	400	600	1,200	2,600
Preservation	60	60	0	0	120
Conservation	59	134	38	0	231

Progress in Achieving Quantified Objectives, 2013-2021

Program Category	Quantified Objective	Progress 2013-2021
New Construction*		
Very Low	48	39
Low	29	13
Moderate	31	25
Above Moderate	77	717
Total	185	890
Rehabilitation		
Very Low	13	
Low	12	
Moderate	15	
Above Moderate	0	
Total	40	
Conservation		
Very Low	101	
Low	7	
Moderate	4	
Above Moderate	0	
Total	112	

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

Housing Goals

- **Goal 1:** A city that proactively provides equitable access to affordable housing for all income levels and one that has multiple programs to address the housing needs of persons experiencing homelessness and special needs populations.
- **Goal 2:** A city with a variety of housing opportunities that complement and enhance the city's goals for continued economic vitality and prosperity.
- **Goal 3:** A city that plans to grow sustainably and intelligently by revisiting policies and programs frequently to update and adjust if they are not meeting goals.
- **Goal 4:** A city that affirmatively furthers fair housing to reverse the legacy of segregation and provide housing and opportunity for historically disenfranchised groups.

Housing Objectives

Objective 1. Housing Maintenance. Encourage a high level of housing maintenance to promote the availability of decent housing and to protect the quality of neighborhood environments.

Objective 2. Housing Supply. Expand opportunities for developing a variety of housing types.

Objective 3. Housing Affordability. Provide rental and ownership housing opportunities that are compatible with the range of income levels of Culver City residents.

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.

Objective 5. Housing Production Accountability. Monitor housing production effectiveness throughout the planning period and adjust as necessary.

Housing Programs:

Measure 1. Enhancing Housing Affordability

Program	Status
Housing Choice Voucher	Existing
Rental Assistance	Existing
Shared Housing	Existing
Existing Covenant Buildings	Existing
Preservation of At-Risk Affordable Housing Units	Existing, updated to reflect new State law on noticing requirements
Affordable Housing Development Assistance	Existing, updated to include pipeline projects
Inclusionary Housing	Existing, with modified actions to ensure consistency with 2045 General Plan
Linkage Fee	Existing, with modified actions to ensure consistency with 2045 General Plan

Housing Programs:

Measure 2. Addressing Special Housing Needs

Program	Status
Homeless and Special Needs Housing	Existing, expanded to include pipeline projects
Zoning Code Amendments	New, homeless, Low Barrier Navigation Center, Supportive Housing, Employee Housing etc.
Homeless Service Referrals	Existing
Emergency Shelters	Existing
Group Homes	Existing

Housing Programs:

Measure 3. Improving Housing and Neighborhood Conditions

Program	Status
Neighborhood Preservation Program	Existing
Healthy and Safe Grant	Existing
Graffiti Removal	Existing

Housing Programs:

Measure 4. Facilitating Additional Housing

Program	Status
Adequate Sites for RHNA and Monitoring No Net Loss	New, with built in monitoring requirement and mid-term review of trend and adjustment to policies/actions if necessary
By-Right Approval	New, and expanding to cover all projects with 20% affordable units
Density Bonus	Existing
Accessory Dwelling Unit Ordinance	New, amend to implement Incremental Infill and with built in monitoring
Affordable ADU Incentive Program	Existing, pilot program
Affordable Housing Tools and Best Practices	New, Council direction to prioritize
Hotel/Motel Conversion	New
Objective Design Standards	New

Housing Programs: Measure 35 Affirmatively Furthering Fair Housing

Program	Status
Fair Housing Counseling	Existing
Source of Income Protection	New
Permanent Rent Control Ordinance	Existing
Landlord-Tenant Mediation Board	Existing
Housing Replacement	New
Promotion of Housing Programs	New

Housing Programs: Measure 6. To be Initiated or Reinstated with Additional Funding

Program	Status
Temporary Emergency Rental and Relocation Assistance	Discontinued, to be reinstated
Property Acquisition and Rehabilitation	Discontinued, to be reinstated
West Culver City Residential Rehabilitation Program	Discontinued, to be reinstated
Surcharge Fee for New Construction	Discontinued, to be reinstated
Homebuyer Assistance	New



Guiding Principles Compliance



City Council Guiding Principles

Principle	Ph 1	Ph 2	Compliance Status
1. Sites Realistic Capacity	?		GPU Team found Element in compliance in Phase 1; however, will review public input questioning compliance and suggestions to incorporate.
2. Likelihood of Development	?	_	The GPU Team will work towards analyzing data on the parcel level in the coming months and will review public input with suggestions to incorporate.
3. Zoning for Lower-Income Housing	X		GPU Team found Element in compliance in Phase 1.
4. Distribution of Lower-Income RHNA Sites	?		GPU Team found Element in compliance in Phase 1; however, will review public input questioning compliance and suggestions to incorporate.
5. Capacity Buffer	X		GPU Team found Element in compliance in Phase 1.
6. Minimum Additional Density	?		GPU Team found Element in compliance in Phase 1; however, will review public input questioning compliance and suggestions to incorporate.
7. Quantified Objectives / Mid-cycle Adjustments	?		GPU Team found Element in compliance in Phase 1; however, will review public input questioning compliance and suggestions to incorporate.
8. Constraints Analysis / Objective Standards	?	_	GPU Team found Element in compliance in Phase 1; however, will review public input questioning compliance and suggestions to incorporate. In Phase 2, City may amend the Housing Element to integrate REAP project results along with the remainder of the General Plan Update in Fall 2022.
9. Quantitative Data	X	_	GPU Team found Element in compliance in Phase 1. In Phase 2, City may amend the Housing Element to integrate REAP project results along with the remainder of the General Plan Update in Fall 2022.
10. Public Participation	X		GPU Team found Element in compliance in Phase 1. Comments on demographically representative survey; however, Council changed principle to elicit basic demographic information, which has been done for all engagement activities.

X = Complies, ? = Will review further for compliance, _ = Upcoming in Phase 2



What's Next?



HOUSING ELEMENT

The City of Culver City is in the process of updating the 2021-2029 Housing Element Update. This page outlines frequently asked questions, provides information on participating, documentation prepared, and upcoming events.

THE FIRST PUBLIC DRAFT OF THE HOUSING ELEMENT IS NOW AVAILABLE FOR REVIEW BY CULVER CITY STAKEHOLDERS. PLEASE VISIT THE DRAFT HOUSING ELEMENT PAGE TO REVIEW THE DRAFT HOUSING ELEMENT.

PARTICIPATE IN THE UPDATE PROCESS

There are numerous ways to participate throughout the planning process. Attend one of the several events coming up on the Housing Element:

Upcoming Events



GPAC Meeting #18 - Housing Element

JUL 22, 2021 •
7:00 PM - 10:00 PM



Housing TAC Meeting #4

JUL 28, 2021 •
10:00 AM - 12:00 PM



Draft Housing Element Presentation at Planning Commission

JUL 28, 2021 •
7:00 PM - 9:00 PM



State Review of Draft Housing Element

AUG 1, 2021 - SEP 30, 2021 •
12:01 AM



Project Updates at Planning Commission

NOV 10, 2021 •
7:00 PM - 11:59 PM

What's Next?

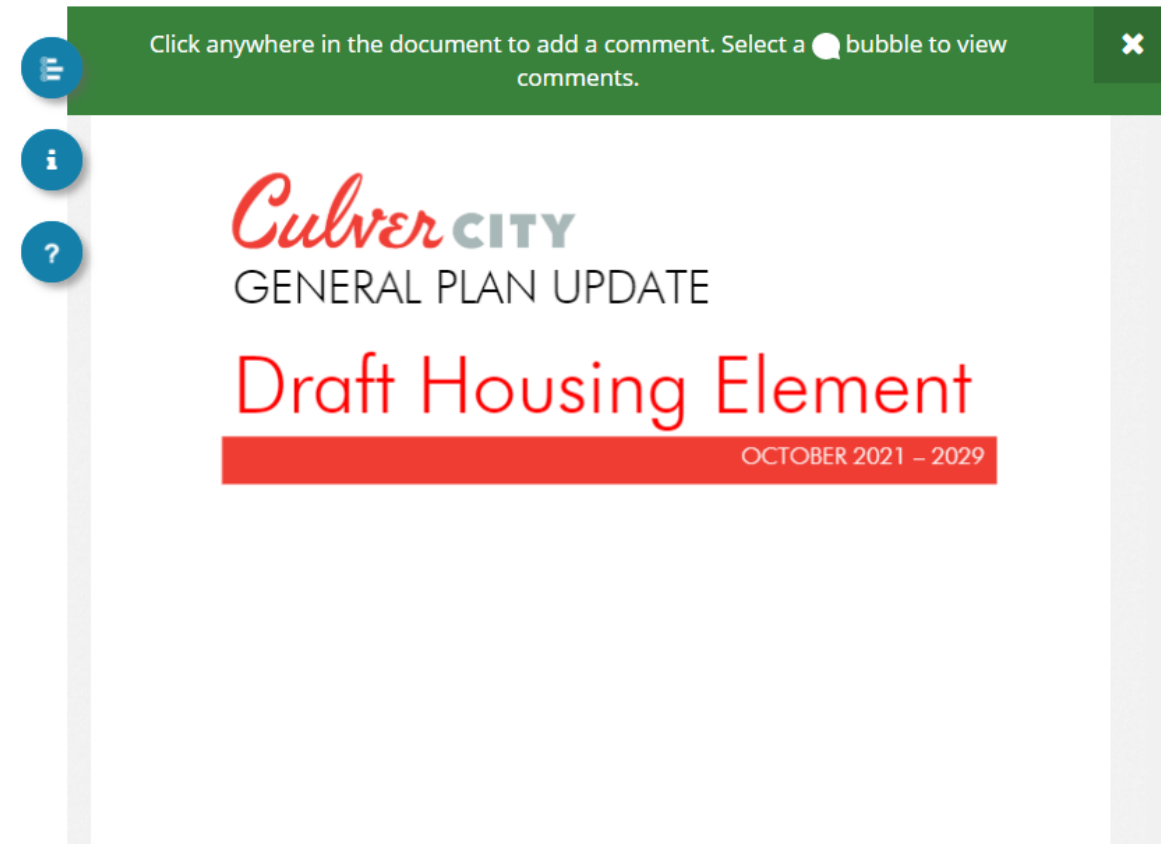
Housing TAC: July 28
Planning Commission: July 28

HCD Review: Aug-Sept
Planning Commission: Nov
City Council Adoption: Dec

Stay tuned:
www.pictureculvercity.com

We Want to Hear from You!

- **Housing Element Webpage**
(pictureculvercity.com/housing-element)
 - Upcoming meetings
 - Past engagement
 - FAQ
- **Public Review Draft Housing Element**
 - Review the Draft Housing Element
 - Comment and provide thumbs up/thumbs down
 - Comment period open until Oct. 1, 2021



General Plan 2045 *Culver* CITY

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