

**General  
Plan 2045**  
*Culver CITY*

# HOUSING ELEMENT

---

October 2021-2029



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# Introduction

Incorporated in 1917, Culver City is centrally located between Venice Beach and Marina Del Rey to the west and downtown Los Angeles. Culver City is a community of just under 40,000 residents and measures approximately five square miles in area. According to the City's 2019-2020 Comprehensive Annual Financial Report, Culver City's top employers include Sony Pictures Entertainment, the Westfield Shopping Mall, Southern California Hospital at Culver City, Culver City Unified School District, City of Culver City, Target, and West Los Angeles College. Once their development projects are complete, Apple, Amazon Studios, and HBO will likely join that list.

Today, Culver City is a destination filled with outdoor cafes, unique shops and galleries opening onto pedestrian-friendly boulevards, nationally recognized historic buildings, media facilities, creative offices, transit-oriented development, and the Hayden Tract, which serves as a creative industries hub. Throughout its history, Culver City has maintained a small-town atmosphere for its community members, preserved single- and two-family neighborhoods, and nurtured medium-density multiple-family apartments and condominiums.

## Purpose of the Housing Element

The Housing Element's purpose is to identify the City's housing needs and outline goals, policies, and programs to address them. The Housing Element is an eight-year plan, extending from October 15, 2021, through October 15, 2029. The Housing Element will primarily address these issues: 1) preserving and improving the existing housing stock, 2) providing housing for special needs populations, 3) supplying enough new housing to meet the City's fair share of the region's need, and 4) affirmatively furthering fair housing.

## Overview

State law requires that jurisdictions prepare a Housing Element as part of its General Plan, which the State also requires (*Government Code §65302(c)*). Since a General Plan serves as a jurisdiction's blueprint for future development and growth, the Housing Element plays a critical role in the overall Plan. A Housing Element is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the City and determine ways to best meet these needs while balancing community objectives and resources.

The 2021-2029 Housing Element has five chapters: 1) Introduction, 2) Housing Needs Assessment, 3) Resources and Opportunities, 4) Constraints, 5) Housing Plan, and Appendices. Appendix A evaluates the 2013-2021 Housing Element and Appendix B contains background information on the City's inventory of sites for housing development. Appendix C identifies affordable housing units that are at risk of converting to market rate during the next ten years and outlines potential resources and methods that could be used to preserve their affordability. Appendix D summarizes

the public participation program and Appendix E lists the Acronyms used throughout the Housing Element.

Importantly, the Housing Element quantifies how many new housing units the city needs to accommodate growth in the region as part of the Regional Housing Needs Assessment (RHNA). The State and Southern California Association of Governments (SCAG) (our metropolitan planning organization) carry out this process and allocates to each jurisdiction a share of California's new housing need based on the community's demographic trends, proximity to transit and employment, and other characteristics. As part of the Housing Element, the City must identify adequate land with appropriate zoning and development standards to accommodate the City's RHNA allocation.

When preparing the Housing Element, jurisdictions must consider California Department of Housing and Community Development's Guidelines (*Government Code §65585*). Jurisdictions must periodically review the Housing Element to evaluate (1) the appropriateness of its goals, objectives and policies in meeting the state's housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (*Government Code §65588*).

## Public Participation

The 2021-2029 Housing Element update (6th cycle) is being prepared as part of the comprehensive update to the Culver City 2045 General Plan. Outreach and public participation materials are available on the dedicated website: [www.pictureculvercity.com](http://www.pictureculvercity.com), which will be summarized in Appendix D. Throughout the General Plan update process, numerous opportunities were afforded the public to discuss housing-related issues. These included:

- Interactive Project Website
- Educational Forum Video Series that includes a video on existing housing conditions and a related microsurvey (<https://www.pictureculvercity.com/latest-news/ecr-housing>)
- Online public input for the draft Housing Element (<https://www.pictureculvercity.com/housing-element>)
- Stakeholder and Community Leader Meetings
- General Plan Advisory Committee (GPAC) Meetings
- Housing Technical Advisory Committee (TAC) Meetings
- Advisory Committee on Housing and Homelessness Meeting
- Community Workshops + Festivals
- Pop-Up Workshops + Community Events
- Online Engagement + Surveys

Key public participation events and comments received related to the Housing Element are summarized in Appendix D. The Draft Housing Element was made available for public review between July 19 and October 1, 2021. In response to public comments, changes made to the Draft Housing Element included:

- Expanded the needs assessment with additional technical information, including providing a regional comparison

- Expanded the sites inventory to include additional opportunities in mixed use areas and multi-family areas
- Refined the estimated potential in the Incremental Infill areas based on a study of the recycling trend in single-family neighborhoods
- Removed neighborhoods that currently prohibit accessory dwelling units due to high fire hazards and topological constraints from the Incremental Infill designation
- Increased commitments to quantified objectives for constructing new housing
- Expanded City efforts to explore affordable housing tools and best practices, including:
  - ADU pre-approved standard plans
  - Right to Return program
- Included the Permit Streamlining and Monitoring program that will increase the unit threshold that triggers discretionary site plan review
- Expanded the Property Acquisition and Rehabilitation Program
- Included a program to explore the feasibility of establishing a Community Land Trust

## Housing Element Requirements

All Housing Elements must comply with several State laws. The preparation of the Housing Element is guided by California *Government Code*, Article 10.6. The law governing the contents of Housing Elements is among the most detailed of all elements of the General Plan. According to Section 65583 of the *Government Code*:

*The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

## Consistency with Other Elements of the General Plan

Housing is considered in other General Plan elements, such as land use, mobility, and environmental justice. For example, this Housing Element relies on the Preferred Land Use Map of the General Plan update to provide adequate sites for RHNA. As portions of the General Plan are amended in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained. The objectives and measures of the 2021 – 2029 Housing Element will not conflict with any of the objectives found in other elements of the City’s General Plan. Some examples of how the Housing Element is consistent with other Elements of the General Plan are discussed below.

A new requirement enacted since the fifth Housing Element cycle is Senate Bill 1000 (SB 1000). SB 1000 requires policies to ensure healthy and safe housing, such as addressing

the presence of lead-based building materials, which has shown to be a factor in Culver City's SB 1000 priority neighborhoods (portions of Clarkdale and Culver/West). This will be addressed in the General Plan's Equity, Community Health, and Environmental Justice Element and be consistent with Objective 1 in the Housing Element. Similarly, ensuring low-income and senior housing are sufficiently upgraded to protect those residents from climate and hazard impacts is considered in the Safety Element. This helps advance Objective 1 in the Housing Element.

Other sections in the General Plan include goals and actions related to Objectives 1 and 5 in the Housing Element. For example, the Safety Element discusses how housing units damaged during natural disasters will be repaired or replaced during rebuilding and recovery efforts such that they advance the General Plan's policies, objectives. It also states that the City will prioritize retrofitting more vulnerable structures to seismic activity, including lower-income housing. These goals in the Safety Element align with Objective 1 in the Housing Element. The Equity, Community Health, and Environmental Justice Element also discusses the need to reduce economic uncertainty by protecting vulnerable households from economic and housing displacement. This aligns with Objective 5 in the Housing Element.

The Arts and Culture and the Economic Development Elements in the General Plan include goals, policies, and actions related to Objectives 3, 4, and 6 in the Housing Element. The Arts and Culture Element considers the high and rising costs of space and housing for the creative sector and how to ensure that Culver City offers affordable live/work spaces for artists and creatives. This aligns with Objective 4 in the Housing Element. The Economic Development Element discusses the community's job and housing imbalance, consistent with Objective 6 in the Housing Element, and considers how community benefit agreements can support the City's housing planning and development strategies. It also includes a goal to streamline the development process to increase the potential for housing and mixed-uses. Part of that strategy includes adaptive re-use development, which is aligned with Objective 3 in the Housing Element. These considerations related to development in the Economic Development Element align with Objective 4 in the Housing Element.

Objective 2 in the Housing Element is considered in other sections in the General Plan. The Mobility Element includes a goal around creating transit-oriented communities in which residents and workers have equitable and affordable access to transit and other mobility services through mobility planning in travel demand management and transit-oriented districts, and transit-oriented development. Additionally, the Infrastructure Element discusses maintaining, upgrading, and expanding the community's utility and infrastructure networks to support new development and growth. The Noise Element considers how to protect existing and future residents from noise impacts from development. These considerations relate to Objective 2 in the Housing Element.

Senate Bill (SB) 1087 of 2005 (*Government Code* §65589.7) requires Cities to provide a copy of the adopted Housing Element to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

## City Council Guiding Principles

On April 12, 2021, the City of Culver City City Council adopted a set of Housing Element Guiding Principles, with the intention to aim higher than the State requirements and guidelines, to inform the adoption and implementation of this Housing Element. Resolution No. 2021-R034 established these Guiding Principles and is included in Appendix D. This draft Housing Element is informed by the Guiding Principles and has been revised based on public comment received as of this drafting related to the Principles.

## Adoption Hearings

The City of Culver City conducted four public meetings to consider adoption of the 2021-2029 Housing Element, which was revised to address HCD and public comments. The City conducted two study sessions on the Revised Draft Housing Element before the Planning Commission (November 30, 2021) and the City Council (December 10, 2021). The Revised Draft Housing Element was available for public review on November 24, 2021 prior to the Planning Commission meeting and on December 7, prior to the December 10, 2021 City Council meeting.

On January 6, 2022, the City conducted a public hearing before the Planning Commission to consider recommending the Housing Element for City Council adoption. On January 24, 2022, the City Council conducted a public hearing and adopted the 2021-2029 Housing Element. The Final Draft Housing Element was available for public review on December 29, 2021 prior to the Planning Commission hearing and on January 20, 2022 prior to the City Council hearing. Emails notifying all commenters were sent pursuant to AB 215.

# Housing Needs Assessment

This chapter examines the City's general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, and costs) are also addressed. Finally, the City's projected housing growth needs based on the 2021 RHNA are examined. The Housing Needs Assessment uses the most recent data from the U.S. Census Bureau's American Community Survey (ACS), data compiled by SCAG, Department of Finance (DOF) Housing and Population data, and other sources such as the Westside Regional Center (WRC) which serves persons with developmental disabilities.

Many of the data sets in this chapter rely on ACS rather than Decennial Census data. Most data produced from the Decennial Census result from a "short form" questionnaire mailed to all known residential addresses. The short form asks for limited information. Most of the data needed to provide a profile of the City's characteristics are found in the ACS which is released annually. The data are extrapolated from a "long form" questionnaire which is mailed out to a random cross-section of the population. It provides a more detailed picture of the City's population, housing, income, economic, and employment characteristics. This detailed information cannot always be found in the Decennial Census data sets.

## Population Trends & Characteristics

### Growth Trends

Following its incorporation in 1917, Culver City's population grew rapidly. Culver City had its most dramatic population increase in the decade after it incorporated when the City's population grew from 503 to 5,669 (1,027% increase). The following decades saw continued rapid population growth and the City's population was about 32,000 in 1960.

However, the population growth rate began declining after 1960. Between 1970 and 1980, the population growth rate decreased to 7.1% and has remained below 2% since the 1990s. The DOF estimates that as of April 2020, Culver City's population was 39,075, representing a 0.7% growth since 2000 (see Table 1). This trend contrasts with other Westside cities and Los Angeles County, which grew by 5.0% and 6.9% between 2000 and 2020, respectively. As an essentially built-out community, there have been few opportunities for growth during the last 30 years, except through redevelopment and urban infill.

Table 1: Population Trends in Culver City, Westside Cities, and Los Angeles County

Jurisdiction	Population by Year			% Change		
	2000	2010	2020	2000-2010	2010-2020	2000-2020
<b>Culver City</b>	38,816	38,883	39,075	0.2	0.5	0.7
<b>Westside Cities*</b>	192,400	197,127	202,040	2.5	2.5	5.0
<b>Los Angeles County</b>	9,519,338	9,818,605	10,172,951	3.1	3.6	6.9

Sources: BOC, 2000 & 2010 Census; DOF, Table E-1, 2020

\*Note: Westside Cities includes Culver City, Santa Monica, Beverly Hills, and West Hollywood.

Table 2 shows population, household, and employment projections for Culver City for the years 2020, 2035, and 2045 based on data compiled and analyzed by SCAG using 2016 as the base year for the projections. According to SCAG, the City's estimated population in 2020 would be 40,257, which is slightly higher than HCD's certified 2020 estimates shown in Table 2. The population's growth rate is expected to increase over the next 25 years to 3.3%. With a low expected population growth rate, the number of households is also not expected to increase by a significant amount (868 households, or 5.1%). However, the projected increase in new jobs over the same period is 3,759 jobs or 6.2%.

Table 2: Culver City Projected Population, Household, and Employment Trends

Jurisdiction	2020	2035	2045	Growth (%) 2020-2045
Population	40,257	41,011	41,573	3.3
Households	17,146	17,675	18,014	5.1
Employment	60,312	62,303	64,071	6.2

Source: SCAG, 2020 Regional Transportation Plan/Sustainable Communities Strategy Data/Map Book, 2017.

However, 2045 General Plan reexamines the City's land use distribution and intensity of uses. The Preferred Land Use Map provides increased opportunities for residential growth – estimated 11,500 net new units (about 67% increase) between 2019 baseline and planning horizon of the General Plan by 2045.

## Age Composition

The age characteristics of residents partially influence Culver City's housing needs. Persons of different ages often have different lifestyles, family structures, and income levels that affect their housing preferences and ability to afford housing. Typically, young adult households may occupy apartments, condominiums, and smaller single-family homes because of size and affordability. Middle-aged adults, those between the ages of 45 and 64, may prefer larger homes as they begin to raise their families. In contrast, seniors (aged 65 and older) may prefer apartments, condominiums, mobile homes, or smaller single-family homes that have lower costs and less extensive maintenance needs. Moreover, housing needs also change over time as people age. As a result, evaluating changes in the age groups in a community can provide insight into changing housing needs in Culver City.

Table 3 shows that the median age of residents in Culver City increased notably from 40.5 to 42.3 from 2010 to 2019. While the median age of Los Angeles County residents is

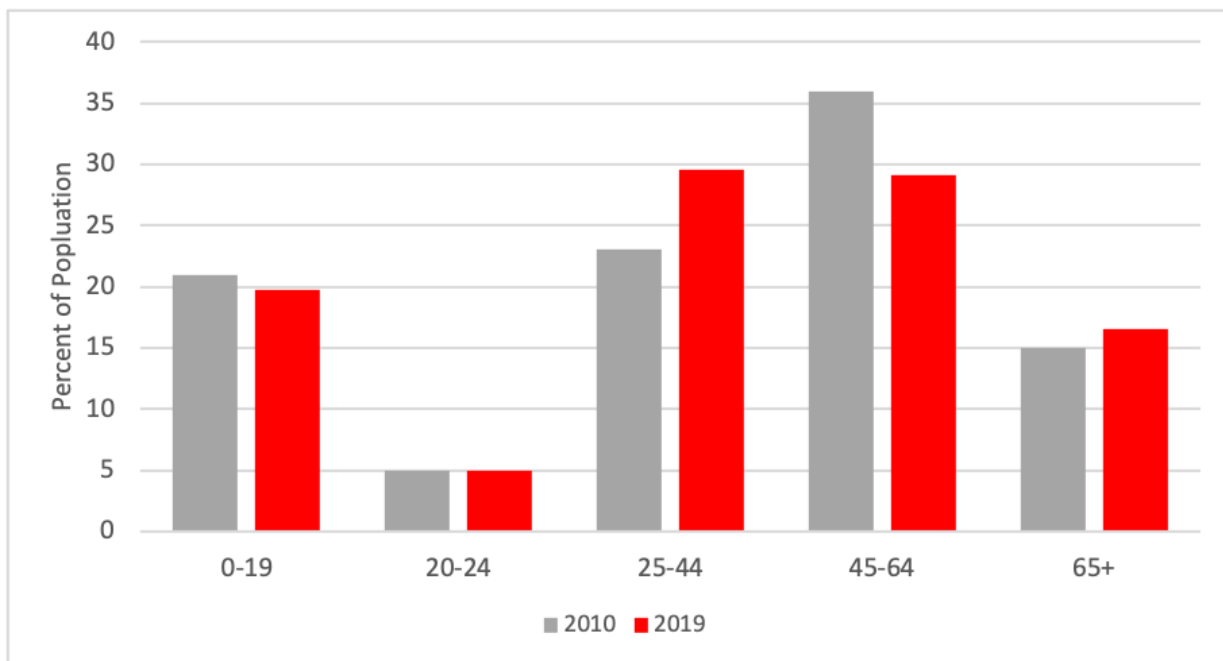
significantly lower than Culver City, it has also increased over the same period. The City's population between the ages of 25 and 44 is the fastest-growing age group, having increased by 28% from 2010 to 2019. In contrast, the population of middle-aged adults decreased significantly by 18% while the senior population (age 65 and older) increased by 12%. Table 3 shows the changes in the population shares by age and that the share of adults increased most notably, and the share of middle-aged adults decreased. These changes reflect a community that is attracting young adults but not families as the share of children aged 18 and under decreased. In contrast, seniors were the fastest growing population group in the County and there was a very slight decrease in the young adult population County-wide.

Table 3: Culver City Age Characteristics and Trends

Age	2010 Estimates			2019 Estimates			2010-2019 % Change	
	#	%	LA County %	#	%	LA County %	Culver City	LA County
0-19 (children)	8,023	21	28	7,745	20	25	-3.5	-13.1
20-24 (college)	2,000	5	8	1,936	5	7	-3.2	-5.3
25-44 (adults)	9,056	23	30	11,586	30	30	27.9	-1.3
45-64 (middle age)	13,998	36	24	11,426	29	25	-18.4	6.8
65+ (seniors)	5,806	15	11	6,476	17	13	11.5	26.7
<b>Total</b>	<b>38,883</b>	<b>100</b>	<b>100</b>	<b>39,169</b>	<b>100</b>	<b>100</b>	<b>0.7</b>	<b>3.3</b>
<b>Median Age</b>	<b>40.5</b>	<b>-</b>	<b>34.3</b>	<b>42.3</b>	<b>-</b>	<b>36.5</b>	<b>-</b>	<b>-</b>

Sources: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S0101

Figure 1. Culver City Population Share by Age



Sources: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S0101



## Race and Ethnicity

Cultural practices sometimes influence housing needs and preferences and the nation's demographics are becoming increasingly diverse by race and ethnicity. Culver City also reflected these trends, with 39% of the population identifying as non-White (Table 4). However, Culver City is somewhat less diverse than Los Angeles County as a whole, where 49% of the population is non-White. Further, 24% of Culver City residents identified as Hispanic or Latino, compared with 49% of Los Angeles County residents.

As shown in Table 4, White residents made up the largest racial group in Culver City at 61% in 2019. Asians made up 16% of the population and Black residents comprised 9% of the population. The population of Black residents and residents categorized as "All Others" declined by 18% and 28%, respectively. Similarly, the population of Black residents and residents categorized as "All Others" declined in the County as a whole (by 4% and 3%, respectively). Meanwhile, the population of Asian residents and residents indicating two or more races increased by 12% and 24%, respectively. Countywide, the population of Asian residents and residents indicated two or more races also increased (by 10% and 30.1%, respectively). The population of Hispanic or Latino origin increased by 2% between 2010 and 2019. Countywide, the population of Hispanic or Latino origin residents increased by 6%.

Table 4: Culver City Demographic Breakdown and Trends by Race and Ethnicity

Racial and Ethnic Category	2010			2019			2010-2019 % Change	
	#	%	LA County %	#	%	LA County %	Culver City	LA County
<b>Race</b>								
White	23,033	59	51	23,981	61	51	4.1	4.2
Asian	5,736	15	14	6,396	16	15	11.5	9.9
Black or African American	4,173	11	9	3,429	9	8	-17.8	-3.8
Two or more races	2,185	6	3	2,707	7	4	23.9	30.1
All Others <sup>1</sup>	3,700	10	24	2,656	7	22	-28.2	-3.4
Total	38,827	100	100	39,169	100	100	0.9	3.3
<b>Ethnic Identity</b>								
Hispanic or Latino (of any race)	9,118	23	47	9,291	24	49	1.9	6.3
Not Hispanic or Latino	29,709	77	53	29,878	76	52	0.6	0.7
White	18,314	47	28	17,937	46	26	-2.1	-4.7
Asian	5,680	15	14	6,329	16	14	11.4	9.9
Black or African American	4,043	10	9	3,403	9	8	-15.8	-4.4
All Others <sup>1</sup>	288	1	1	312	1	1	8.3	9.5
Two or more races	1,384	4	2	1,897	5	2	37.1	38.9

Sources: BOC, 2006-2010 & 2015-2019 American Community Survey, 5-Year Estimates, Table DP05

Note: 1. All Others includes residents that identified as American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, and "Some other race."

## Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

### Current Employment

Current employment has a significant influence on the housing needs of the City's residents. Factors which may influence housing needs include the income earned for various jobs, where jobs are located, and whether employees are able to afford to live within a reasonable distance of their workplace. According to the 2015-2019 ACS, the City had an employed population (or workforce) of 22,132 persons. Four of the top five industries in Culver City match those in the County, except that for the City, information is the top sector, with 19% of the job share. Four of the top five industries in Culver City match those in the County, except that for the City, Information is the top sector, with 19% of the job share.

Table 5 shows that the two industries with the largest number of employed Culver City residents were educational services and health care and social assistance (23% of total) and professional, scientific, and management, and administrative and waste management services (21% of total).

While the majority of Culver City's employed residents (54%) are employed in the top three industries, the jobs available within Culver City are more evenly spread out among industries ([Table 5](#)). Educational services, healthcare, and social service jobs constitute only 15% of the jobs in Culver City (compared to 23% of the workforce). Most notably, the largest job sector in Culver City is information (19% of total jobs), but only 9% of the City's population work in this industry. The top city employers are also generally consistent with the most prevalent industries within Culver City: Sony (Arts and Entertainment), Culver City Unified School District and West LA College (Education), Southern California Hospital at Culver City (Healthcare services), and Westfield Shopping Mall (Retail).

Culver City's employment industry patterns are similar to those in Los Angeles County. Four of the top five industries in Culver City match those in the County, except that for the City, Information is the top sector, with 19% of the job share.

Table 5: Employment by Sector in Culver City and LA County

Sector	Culver City (%)		LA County (%)
	Workforce <sup>1</sup>	Jobs <sup>2</sup>	Jobs <sup>3</sup>
Educational services, and health care and social assistance	23	15	18
Professional, scientific, and management, and administrative and waste management services	21	18	16
Information	9	19	7
<b>Service-related</b>			
Arts, entertainment, recreation, and accommodation/food services	10	11	14
Retail trade	7	12	11
Other services, except public administration	4	5	4
<b>Technical skilled and unskilled</b>			
Finance and insurance, and real estate and rental and leasing	9	4	6
Manufacturing	6	6	9
Transportation and warehousing, and utilities	3	2	5
Construction	2	4	3
Public administration	3	2	N/A
Wholesale trade	2	2	7
Agriculture, forestry, fishing and hunting, and mining	0.2	0.3	0.12
<b>Total</b>	<b>22,132</b>	<b>49,935</b>	<b>3,871,716</b>

Sources: 1. BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table S2405; 2. Census Transportation Planning Products 2012-2016; 3. Los Angeles County Business Patterns, 2016

## Jobs-Housing Balance

A regional balance of jobs-to-housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger share of their income on housing and resulting in overcrowding and longer commutes as workers seek more affordable housing in outlying areas.

Jobs to housing ratios related the spatial match between jobs and housing and are often used as indicators of economic vitality and quality of life. High ratios of more jobs than housing may lead to issues of housing unaffordability and traffic congestion from commutes, as there is not enough housing to accommodate all the workers in the area. However, there is no standard jobs-housing ratio that would be considered optimum. It is often used as a point of reference compared to regional averages. [Table 6](#) shows that the jobs-to-housing ratio in Culver City was 2.8 in 2016. This is much higher than the balance of the County as a whole, which was about 1.3.<sup>1</sup> Based on the SCAG housing and employment growth estimates, the jobs to housing ratio is also predicted to increase over the next 25 years. However, these statistics do not reflect the fact that

<sup>1</sup> SCAG, Profile of Los Angeles County, Local Profiles Report 2019, May 2019. <http://www.scag.ca.gov/Documents/LosAngelesCountyLP.pdf>

many people who work in Culver City live in nearby Westside locations and commute relatively short distances to Culver City jobs. This could mean the workforce living nearby could offset the imbalanced jobs-to-housing ratio. However, various studies have found that over 65% of the Westside's workforce commutes from outside the Westside.<sup>2,3</sup> These reports indicate a need for more housing in Culver City and the Westside region. To address the impact of employment-generating development on housing demand, the City has adopted a linkage fee on nonresidential development. This fee will take effect in January 2022.

Table 6: Culver City Jobs to Housing Ratio

	2016	2020	2035	2045
Total Jobs	49,935	60,312	62,303	64,071
Housing Units	17,528	17,146	17,675	18,014
Jobs to Housing Ratio	2.8	3.5	3.5	3.6

Sources: American Community Survey 2012-2016; Census Transportation Planning Products 2012-2016; 2020 Regional Transportation Plan/Sustainable Communities Strategy Data/Map Book, SCAG 2017.

The General Plan Preferred Land Use Map projects a total of 29,300 (11,500 net new) housing units and 83,000 (23,000 net new) jobs by 2045 – a jobs-to-housing ratio of 2.83. The goal of 2045 General Plan is to facilitate the increase in housing production to reverse the trend of jobs-to-housing imbalance as projected by SCAG.

## Household Characteristics

Household characteristics indicate the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons that share a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, group homes, or other similar living situations are included in population totals but are not considered households.

### Household Types

According to the 2015-2019 ACS, there were a total of 16,796 households living in Culver City. The city's average household size of 2.31 persons is small compared to the County as a whole (2.99 persons per household). The overall share of household types has shifted little over the past ten years, with family households making up about 57% of the total households and non-family households making up 43% (see [Table 7](#)).

<sup>2</sup> Southern California Association of Governments (February 2009). “Westside Cities Workforce Housing Study.” [https://www.scag.ca.gov/Documents/WestsideWorkforceHousingStudy\\_PPT.pdf](https://www.scag.ca.gov/Documents/WestsideWorkforceHousingStudy_PPT.pdf)

<sup>3</sup> Los Angeles County Metropolitan Transportation Authority (March 2015). “Subregional Mobility Matrix Westside Cities Final Report.” Prepared by Fehr & Peers. [https://media.metro.net/projects\\_studies/lrtm/images/report\\_mobility\\_westside.pdf](https://media.metro.net/projects_studies/lrtm/images/report_mobility_westside.pdf)

Table 7: Number of Households by Type in Culver City

Household Type	2010		2019		2010-2019
	#	%	#	%	% Change
<b>All Households</b>	<b>16,779</b>	<b>100</b>	<b>16,796</b>	<b>100</b>	<b>0.1</b>
<b>Family Households</b>	<b>9,344</b>	<b>56</b>	<b>9,529</b>	<b>57</b>	<b>2.0</b>
Married-Couple	6,826	41	7,272	43	6.5
Other Families	2,518	15	2,257	13	-10.4
<b>Non-Family Households</b>	<b>7,435</b>	<b>44</b>	<b>7,267</b>	<b>43</b>	<b>-2.3</b>
Single	5,649	34	5,940	35	5.2
Other Non-Families	1,786	11	1,327	8	-25.7
<b>Persons Living in group quarters</b>	<b>311</b>		<b>311</b>		<b>--</b>
<b>Average Household Size</b>	<b>2.30</b>		<b>2.31</b>		<b>--</b>

Sources: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Tables S2501 and S1101; DOF, Table E-1, 2020

## Tenure

Tenure in the housing industry typically refers to a housing unit's occupancy status – whether the unit is owner- or renter-occupied. Tenure preferences are primarily related to the household's income, composition, and ages of the householders. A household is cost-burdened if it spends more than 30% of its gross income on housing-related expenses, and renters tend to be more cost-burdened than owners. However, the high costs of homeownership in Southern California also result in a housing cost burden for many homeowners. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Tenure influences residential mobility, or turnover, as rental units experience a higher turnover rate than owner-occupied units.

**Table 8** compares the number of owner- and renter-occupied units in the City to the County in 2000, 2010, and 2019. On average, the homeownership rate in Culver City between 2000 and 2019 was about 6% higher than in the County. The homeownership rate for Culver City and the County declined consistently from 2000 to 2019.

Table 8: Occupied Units by Tenure in Culver City and LA County

Jurisdiction	Tenure	2000		2010		2019	
		#	%	#	%	#	%
Culver City	Owner	9,034	54	9,111	54	8,768	52
	Renter	7,577	46	7,668	46	8,028	48
	TOTAL	16,611	100	16,779	100	16,796	100
LA County	Owner	1,499,744	48	1,544,749	48	1,519,516	46
	Renter	1,634,030	52	1,696,455	52	1,797,279	54
	TOTAL	3,133,774	100	3,241,204	100	3,316,795	100

Sources: BOC, Census, 2000, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S2504

## Household Income

Household income is a primary factor affecting housing needs in a community. Except for households that own a home with little or no mortgage, residents' ability to afford housing is directly related to household income. **Table 9** shows median household income in Culver City, LA County, and other Westside cities in 2000, 2010, and 2019. The

City's median household income in 2019 (\$95,044) was substantially higher than that reported in LA County (\$68,044), as had been the case in 2010 and 2000. Income growth in Culver City also outpaced growth in LA County from 2010 to 2017. When compared to other cities in the Westside region, Culver City is most similar in median household income to Santa Monica, while the median household income of Beverly Hills is significantly higher. Although West Hollywood has seen the largest growth in median household income, it still has the lowest median income of the Westside cities.

Table 9: Median Household Income in Culver City and LA County

Jurisdiction	2000 (\$)	2010 (\$)	2019 (\$)	2010-2019 (% Change)
Culver City	52,065	72,199	95,044	32
LA County	42,030	55,476	68,044	23
Santa Monica	50,714	68,842	96,570	40
Beverly Hills	70,945	83,463	106,936	28
West Hollywood	38,914	52,009	74,044	42

Sources: BOC, Census, 2000.; 2006-2010 & 2015-2019 American Community Survey, 5-Year Estimates, Table S1903

Housing needs and assistance programs are based on income categories established in state and federal law. For the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on area median income (AMI), as shown in [Table 10](#).<sup>4</sup>

Table 10: HCD Income Categories

Income Category	% of AMI
Extremely Low <sup>1</sup>	Up to 30% of AMI
Very Low <sup>1</sup>	31-50% of AMI
Low <sup>1</sup>	51-80% of AMI
Moderate	81-120%
Above Moderate	Greater than 120% of AMI

Source: California Dept. of Housing and Community Development

Notes: Extremely Low, Very Low and Low categories together are referred to as "Lower Income."

Under state and federal regulations, the AMI refers to the median income for a metropolitan statistical area; in this case, Los Angeles County.<sup>5</sup> The AMI for Los Angeles County, as determined by HCD, was \$77,300 in 2020. According to HCD, county median income must be used to establish income groups for the Housing Element. About 27% of Culver City households are Lower Income (Table 11). 73% of Culver City households were within the moderate/above moderate income categories (greater than 80% AMI), a higher proportion of households compared to the county as a whole (59%).

<sup>4</sup> State income definitions are different compared to federal definitions. For federal housing programs, eligibility is established for households with incomes up to only 80% of the AMI. Under the federal definition these households are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

<sup>5</sup> A metropolitan statistical area refers to a core area with a substantial population and the adjacent communities that are economically and socially connected to that core.

Table 11: Household Distribution by Income Category in Culver City and LA County

Income Category	Income Category (% of AMI)	Culver City (%)	LA County (%)
Extremely Low	up to 30	11.7	20.6
Very Low	31 to 50	4.9	5.5
Low	51 to 80	10.4	15.2
Moderate	81 to 120	15.0	16.1
Above Moderate	>120	58.0	42.6
Total		100	100

Source: SCAG, RHNA Final Allocation Calculator, March 2021<sup>6</sup>

## Housing Stock Characteristics

This section evaluates the characteristics of the community's housing stock, such as the number and type of housing units, recent growth trends, age and condition, tenure, and vacancy, and helps identify and prioritize needs. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

### Housing Type and Growth Trends

#### Housing Growth

Between 2000 and 2020, the rate of housing stock growth in Culver City (4.0%) trailed that of the neighboring cities of Santa Monica (10%) and West Hollywood (7.2%) and was comparable to Beverly Hills (3.7%) (see [Table 12](#)). Over the last seven years since the 2013-2021 Housing Element was adopted, Culver City added a total of 333 net new housing units to its housing stock, representing a growth rate of 1.9%. Much of the City's residential development activities involve the demolition of existing units and recycling into high density development. This growth rate is consistently lower than those in the neighboring cities of Santa Monica (2.8%) and West Hollywood (4.7%) and LA County (3.7%) from 2013 to 2020. Beverly Hills was the only neighboring city with a rate lower than Culver City (less than 0.1%) from 2013 to 2020.

Table 12: Westside Cities Housing Growth

Jurisdiction	# Units			% Change	
	2000	2013	2020	2013-2020	2000-2020
Culver City	17,130	17,486	17,819	1.9	4.0
Santa Monica	47,863	51,210	52,629	2.8	10.0
Beverly Hills	15,856	16,436	16,443	<0.1	3.7
West Hollywood	24,110	24,698	25,853	4.7	7.2
LA County	3,270,909	3,463,492	3,590,574	3.7	9.8

Sources: BOC, Census, 2010; DOF, Table E-1, 2013, 2020

<sup>6</sup> SCAG's RHNA methodology does not include the "extremely low" income category defined by HCD as up to 30% AMI. Instead, SCAG combines both the "extremely low" and "very low" income HCD categories into the "very low" income category defined as households below 50% AMI. According to HUD's Comprehensive Housing Affordability Strategy data, 11.7% of households are extremely low income (less than 30% AMI). However, the precise methodology for developing income distribution by these two sources may be different.

## Unit Type and Size

[Table 13](#) provides the DOF estimates for housing types for 2013 and 2020. As shown, the proportional breakdown of various housing types within the city has changed very little over the previous planning period, reflecting the city's slow growth rate and limited home construction. In 2020, the city was almost evenly divided between single-family units (48%) and multi-family units (51%). Single-family detached homes and larger multi-family complexes (5+ units) make up most of the city's housing stock at approximately 39% each. Smaller multi-family complexes (with 2-4 units) comprise approximately 12% of the city's units. About 9% of units were reported as single-family attached units (i.e., condominiums or townhomes), while mobile homes comprised the remaining 1%.

Table 13: Number of Housing Units by Type in Culver City

Housing Type	2013		2020		2013-2020 Change	
	#	%	#	%	#	%
Single-Family Homes	8,507	49	8,564	48	57	0.7
Single-Family Detached	6,920	40	6,963	39	43	0.6
Single-Family Attached	1,587	9	1,601	9	14	0.9
Multi-Family Homes	8,783	51	9,039	51	256	2.9
Multi-Family (2-4 units)	2,086	12	2,089	12	3	0.1
Multi-Family (5+ units)	6,697	38	6,950	39	253	3.8
Mobile Homes	196	1	216	1	20	10.2
<b>TOTAL</b>	<b>17,486</b>	<b>100</b>	<b>17,819</b>	<b>100</b>	<b>333</b>	<b>1.9</b>

Source: DOF, Table E-5, 2013, 2020

According to the 2015-2019 ACS, about two-thirds of housing units had two- to three-bedrooms (see [Table 14](#)). Studio and one-bedroom units made up 25% of the city's housing stock. The city's larger housing units (four or more bedrooms) only made up 11% of the housing stock.

Table 14: Number of Housing Units by Size in Culver City

Unit Size	2019	
	#	%
Studio	720	4
1 bedroom	3,480	21
2 or 3 bedrooms	10,754	64
4 or more bedrooms	1,842	11
<b>TOTAL</b>	<b>16,796</b>	<b>100</b>

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table S2504

## Vacancy Rates

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition rates than owner-occupied units. A healthy vacancy rate — one which



permits sufficient choice and mobility among a variety of housing units — is considered to be 2-3% for ownership units and 5-6% for rental units.

Housing tenure changed slightly from 2000 to 2019, with the rate of homeownership declining slightly from 54% in 2000 to 52% in 2019 (see Table 8). Similarly, the share of renter-households increased from 46% to 48% during the same period. In Culver City, the vacancy rates increased from 3% to 5.1% between 2000 and 2019 (see Table 15). This rise can be attributed to an increase in vacant for-rent units (which accounted for 32% of vacancies in 2000 versus 55% in 2019). Units categorized as “other vacant” also made up a sizeable portion of vacant units in all the years indicated (28% in 2000 and 2010 and 26% in 2019). Short-term rentals fall into this category; therefore, this number may indicate the extent of short-term rentals in the city. During the same period, the proportion of for-sale vacant units dropped to 0% from 22% in 2000. While the city’s rental vacancy rate is within the healthy range, the ownership vacancy rate is well below optimum providing homebuyers with virtually no choice when seeking to purchase a home within the city.

Table 15: Culver City Vacancy Statuses

Vacancy Status	2000		2010		2019	
	#	%	#	%	#	%
<b>Vacancy by Tenure</b>						
Owner-occupied	112	1.2	65	0.7	0	0
Renter-occupied	164	2.1	333	4.1	495	5.7
Overall vacancy rate		3.0		4.1		5.1
<b>Vacancy by Type</b>						
For rent	164	32	333	47	495	55
Rented, not occupied	58	11	31	4	165	18
For sale only	112	22	65	9	0	0
Sold, not occupied	0	0	23	3	0	0
For seasonal, recreational, or occasional use	42	8	62	9	11	1
Other vacant	143	28	198	28	236	26
<b>Total Number of Vacant Units</b>	<b>519</b>	<b>100</b>	<b>712</b>	<b>100</b>	<b>907</b>	<b>100</b>

Sources: BOC, Census, 2000, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table B25004

Note: “Other Vacant” as defined by the Census is a housing unit that does not fit into any year-round vacant category. This may indicate the extent of short-term rentals in the City.

## Housing Conditions

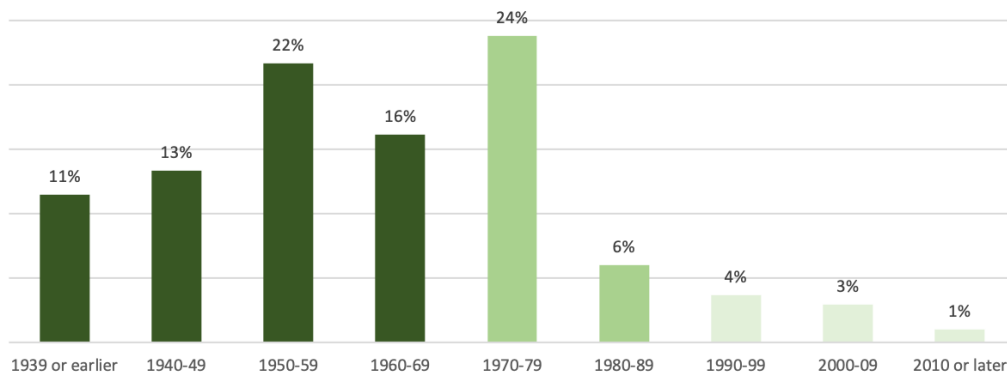
### Age of Housing Stock

Housing age is often an important indicator of housing condition. Housing units built before stringent limits on the amount of lead in the paint were imposed in 1978, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 most likely need rehabilitation and have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and pregnant women when it peels off walls, windows, and doors. In general, housing that is 30 years or older may exhibit a need for repairs based on the useful life of materials (such as the roof). Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs (such as electrical and plumbing systems).

Figure 2 provides the age composition of Culver City's housing stock. About 63% of the city's housing units were built at least 50 years ago (the dark green bars). The vast majority of the City's housing stock, approximately 92%, are at least 30 years old (the dark green and medium green bars). These findings indicate that much of the city's housing possibly needs some maintenance and rehabilitation, including remediation of lead-based paint.

Culver City's housing stock is somewhat older when compared to the County as a whole. In LA County, approximately 86% of units are older than 30 years. While it is typical for housing units to remain in use for much longer than 30 years, it is important to note that older homes need more frequent maintenance and rehabilitation to maintain a good condition.

Figure 2: Age Composition of Culver City's Housing Stock



Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table B25034

## HOUSING CONDITIONS

Housing is considered substandard when the living conditions do not meet the minimum standards defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to require housing assistance due to the threat to health and safety, even if they are not seeking alternative housing arrangements.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often indicates substandard conditions. [Table 16](#) identifies the number of Culver City owner- and renter-occupied housing units lacking complete kitchen or plumbing facilities. Units lacking complete facilities are rare in Culver City. According to the 2015-2019 ACS, no owner-occupied units and just 0.1% of renter occupied units lacked complete plumbing facilities. Further, only 0.1% of owner-occupied housing units and 2.8% of renter occupied units lacked complete kitchens. These numbers indicate that complete kitchen facilities are a greater need than plumbing facilities and that renter-occupied units have a greater need for rehabilitation.

Table 16: Occupied Housing Units Lacking Complete Kitchen and Plumbing Facilities

	Owner				Renter			
	2009		2019		2009		2019	
	#	%	#	%	#	%	#	%
Occupied housing units	9,579		8,768		6,699		8,028	
Lacking complete plumbing facilities	19	0.2	0	0.0	13	0.2	11	0.1
Lacking complete kitchen facilities	38	0.4	8	0.1	134	2.0	226	2.8

Source: BOC, 2005-2009 & 2015-2019 American Community Survey, 5-Year Estimates, Table S2504

Compared to the housing conditions reported in the 2013-2021 Housing Element, housing conditions have improved overall since 2009. However, the number of rental units lacking complete kitchen facilities has increased since 2009. It is also important to note that the ACS typically undercounts substandard housing conditions as it is not able to report on other subtler housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating<sup>7</sup>. Despite the increase in units lacking kitchen facilities, Culver City's housing stock is in relatively good condition with basic facilities present for most of its occupied units.

Assessing code enforcement activities provides additional insight on the overall condition of the city's housing stock. The City's Code Enforcement Services Division responds to an average of 886 complaints and requests for service each year. While Code Enforcement responds to these requests, many do not result in an open case. If Code Enforcement opens a case, it issues a Notice of Violation or a fine. The total number of cases, not complaints, that Code Enforcement has had since it began tracking them in 2010 is 4,715. Typically, Code Enforcement has about 470 cases per year and currently (June 2021) has 660 unresolved or ongoing cases.

Code enforcement cases are generally initiated when the Division receives a complaint of a violation, which is then confirmed by staff. Code enforcement focuses on violations of the municipal code in a variety of areas, including animal regulations, business licenses, graffiti, building code violations, property maintenance, and substandard housing. Of the City's average of 470 cases per year, an average of nine are related to significant property maintenance issues, substandard housing, or hoarding. The most common issues reported were related to mold, leaks (roof or plumbing), and lack of heat. It is estimated that about half of these properties with violations need substantial rehabilitation while the other half need more minor repairs. Since code enforcement activity is primarily complaint-driven, it is difficult to make accurate assumptions about the overall condition of the City's housing stock based upon this data. However, if just nine of the city's 16,796 occupied housing units have significant property maintenance issues, this represents less than 0.01% of the City's housing stock. Even assuming only one in 10 cases would be reported to the City, the

<sup>7</sup> While the ACS also reports on the lack of telephone services, in today's mobile world, landline telephone services are no longer a required service. However, the ACS does not measure Internet access, which is a more important utility for communications.

extent of substandard housing in the City is limited (or generally estimated at 100 units) with no units requiring replacement.

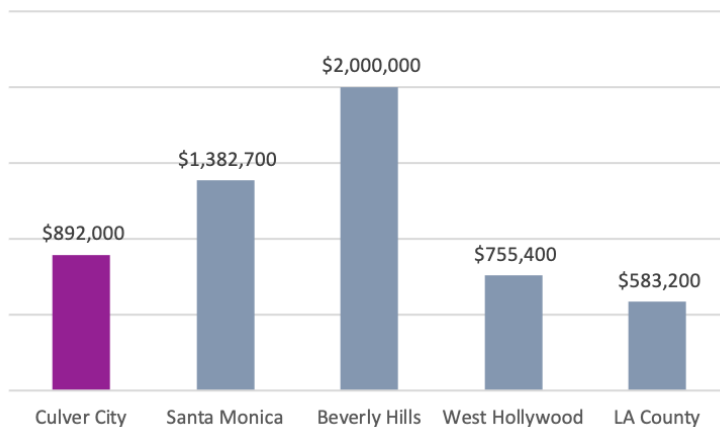
## Housing Costs & Affordability Gap Analysis

Comparing the costs of homeownership and renting to a household's ability to pay for housing can help determine how affordable a community is. This section provides information on the homeownership costs and rental costs in Culver City and compares this to an affordability analysis for households at various income levels.

### Home Values

Figure 3 compares median home values in the Westside cities and LA County as a whole, based on estimates from the 2015-2019 American Community Survey. As shown, home values in the Westside are significantly higher than the County. Typical home values in Beverly Hills and Santa Monica are higher than in Culver City, while home values in West Hollywood are lower.

Figure 3: Westside Cities Median Home Values (2019)



Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table B25077

Since the most recent data available from the American Community Survey is from 2019, home values based on the Zillow Home Value Index (ZHVI) are included below to provide more recent data. The ZHVI is a smoothed seasonally adjusted measure of the typical home value for homes in the 35th to 65th percentile range within a specific geography. According to the ZHVI, the typical home in Culver City was valued at \$1,295,775 in December 2020. As shown in [Table 17](#), home values have increased drastically since 2013 (69% increase overall). The value of single-family homes increased at a greater rate than condominiums (67% and 57%, respectively).

Table 17: Change in Typical Home Values in Culver City

	December 2013 (\$)	December 2020 (\$)	% Change
Typical Home Value	766,110	1,295,775	69
Single-family homes	888,187	1,486,379	67
Condominiums	410,233	642,220	57

Source: Zillow Home Value Index, accessed March 2021.

## Rental Housing

Information on current rental rates in the city was obtained by reviewing advertisements posted on Zillow during June 2021. [Table 18](#) summarizes median multi-family (apartment, condo, townhouses) and single-family home rents by unit size. A total of 192 units were listed for rent on Zillow in June 2021, with the majority of the listings for multi-family units (95%). Just nine single-family homes were listed for rent, with median monthly rents ranging from \$2,775 for a one-bedroom unit to \$5,200 for a three-bedroom unit. The median monthly rent for multi-family units ranged from \$3,120 for a studio unit to \$3,798 for a three-bedroom unit. It should be noted that the median monthly rent for a one-bedroom apartment (\$3,480) was higher than the rent for a two-bedroom apartment (\$3,125). The median rent for studio apartments and two-bedroom apartments were nearly the same. This is likely because many studio and one-bedroom apartments located in newly constructed buildings were listed for rent.

Table 18: Median Rent by Unit Size in Culver City (June 2021)

Unit Type	# Available	Median Rent by Unit Size (\$)			
		Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms
Multi-Family Unit	183	3,120	3,480	3,125	3,798
Single-Family Unit	9	N/A	2,775	4,250	5,200
All Units	192	3,120	3,475	3,150	4,990

Source: Zillow rental listings, www.zillow.com, accessed June 2, 2021

[Table 19](#) compares median rents for Westside cities, based on data from the 2015-2019 American Community Survey. As shown, rents in the Westside cities were higher than for LA County as a whole. Rents within the Westside cities were generally comparable; however, rents in Beverly Hills tended to be the highest.

Table 19: Comparison of Median Rent by Unit Size for Westside Cities (2019)

Jurisdiction	Studio	1-Bedroom	2-Bedrooms	3-Bedrooms	4-Bedrooms	5+ Bedrooms
Culver City	1,281	1,678	2,119	2,795	1,878	-1
Santa Monica	1,540	1,703	2,122	2,039	2,647	2,127
Beverly Hills	1,378	1,895	2,745	2,965	3,500+	-1
West Hollywood	1,157	1,606	2,080	2,964	2,850	3,500+
LA County	1,085	1,234	1,605	1,909	2,110	2,165

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table B25077

Note: 1. Data unavailable, likely due to limited number of units of this size available.

## Housing Affordability Gap Analysis

Housing affordability is defined as paying no more than 30 to 35% of the gross household income (depending on tenure and income level) on housing expenses (including utilities, taxes, and insurance).

[Table 20](#) provides general estimates on affordable rents and home purchase prices by income category based on the 2020 HCD median household income of \$77,300 for LA County and general cost assumptions for utilities, taxes, and property insurance.<sup>8</sup> Given the high costs of homeownership, lower income households are usually confined to rental housing, but the affordability problem also persists in the ownership market. The situation is exacerbated for seniors with their fixed incomes and for large households with lower and moderate incomes given the limited supply of large rental units.

Based on the estimated affordable purchase prices shown in [Table 19](#) and the typical home values presented in [Table 17](#), lower income and moderate income households are unable to afford to purchase a single-family home or condominium in Culver City. This data illustrates that public subsidies are generally required to reduce sales prices to a level that is affordable to low and moderate income buyers. With a typical condominium within the city valued at \$642,000, there is an approximately \$300,000 “gap” between the market value and the price a moderate income household can afford to pay, depending on household size. For low income households, this gap ranges from \$300,000 to over \$410,000, depending on household size.

Rental housing that does not impose a cost burden is also difficult to obtain for the city's lower income and moderate income households. Median rents in the city ranged from \$3,120 for a studio apartment to \$4,990 for a three-bedroom unit ([Table 18](#)). As shown in [Table 20](#), affordable monthly rents for lower income and moderate income households range from \$442 to \$2,240, depending on income category and household size. Therefore, a lower income or moderate income renter-household would not be able to afford a median priced rental unit without being cost burdened. More specifically, there is a \$2,500 gap between what an extremely low income four-person household can afford to pay and the median monthly rent for a two-bedroom apartment. For a moderate income four-person household, there is an affordability gap of about \$1,030 between what the household can afford and the median market rent for a two-bedroom unit.

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<sup>8</sup> State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

Table 20: Housing Affordability Matrix - LA County (2020)

Household	Annual Income (\$)	Monthly Affordable Housing Costs (\$)	Utilities (\$)	Taxes and Insurance (\$)	Affordable Monthly Rent (\$)	Affordable Home Purchase Price (\$)
<b>Extremely Low Income (under 30% MFI)</b>						
1-Person	23,700	593	151	207	442	61,790
2-Person	27,050	676	166	237	510	72,096
3-Person	30,450	761	190	266	571	80,244
4-Person	33,800	845	223	296	622	86,069
5-Person	36,550	914	264	320	650	86,953
<b>Very Low Income (31 to 50% MFI)</b>						
1-Person	39,450	986	151	345	836	129,241
2-Person	45,050	1,126	166	394	960	149,182
3-Person	50,700	1,268	190	444	1,077	166,966
4-Person	56,300	1,408	223	493	1,185	182,427
5-Person	60,850	1,521	264	532	1,257	191,020
<b>Low Income (51 to 80% MFI)</b>						
1-Person	63,100	1,578	151	552	1,427	230,524
2-Person	72,100	1,803	166	631	1,637	265,026
3-Person	81,100	2,028	190	710	1,837	297,157
4-Person	90,100	2,253	223	788	2,030	327,179
5-Person	97,350	2,434	264	852	2,170	347,334
<b>Moderate Income (81 to 120% MFI)</b>						
1-Person	64,900	1,623	151	568	1,472	238,233
2-Person	74,200	1,855	166	649	1,689	274,020
3-Person	83,500	2,088	190	731	1,897	307,435
4-Person	92,750	2,319	223	812	2,096	338,527
5-Person	100,150	2,504	264	876	2,240	359,325

Sources: HCD Income Limits (2020), and Veronica Tam and Associates (2020)

Assumptions:

1. CA Dept. of Housing and Community Development (HCD) Income Limits, 2020.
2. Affordable housing costs are 30 percent of gross household income.
3. Utility costs based on Los Angeles County Development Authority (LACDA) Utility Allowance Schedule, 2020.
4. Taxes, insurance, PMI (private mortgage insurance), and HOA (homeowners association) are calculated at 35% of monthly affordable cost.
5. Affordable home purchase price is the total purchase price, assuming a 30-year fixed mortgage with a 3% interest rate and 10% down payment.
6. Taxes and insurance costs applies to owners only; renters do not usually pay taxes or insurance.

## Housing Assistance Needs

This section outlines Culver City's existing housing needs, including those resulting from being housing cost-burdened or living in overcrowding situations. It also evaluates the housing needs for special needs groups such as seniors; persons with disabilities or those experiencing homelessness; and female-headed, large, and/or extremely low-income households.

### Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30% of their gross income on housing-related expenses. For renters, housing costs include rent and utilities. For owners, housing costs include the mortgage payment, taxes, insurance, and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance, or overcrowding. Households paying more than 50% of their income on housing are experiencing a *severe housing cost burden*. These households may be at risk of homelessness in the event of illness/disability or a sudden loss of income.

This section uses data from the Comprehensive Housing Affordability Strategy (CHAS) published by the U.S. Department of Housing and Urban Development (HUD). The CHAS provides information related to households with housing problems, including cost burden and overcrowding.<sup>9</sup> The most recent estimates posted by HUD were derived from the 2013-2017 ACS.

As shown in [Table 21](#), nearly half of renter-households in Culver City experienced one or more housing problem, and 43% paid more than 30% of their incomes towards housing costs in 2017 compared to about one-third of homeowners. Extremely low-income households are the most vulnerable group. With limited income, 80% of the households in this income group experienced one or more housing problems, compared to 73% of very low-income households, 69% of low-income households, and 42% of households citywide. Severe housing cost burden impacted 72% of the extremely low-income households, compared to 45% of very low-income households, 26% of low-income households, and 18% of households citywide.

[Table 22](#) provides information on housing problems and cost burden in Los Angeles County, as a point of comparison. Overall, the instance of cost burden and housing problems in general is lower in Culver City when compared to the County. However, the proportion of lower income households (HH) with a cost burden greater than 50% tends to be higher within Culver City.

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<sup>9</sup> The CHAS collects data on four housing issues: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost-burdened.



Table 21: Housing Problems and Cost Burden in Culver City by Income and Tenure

Household by Type, Income & Housing Problem	Renters (#)	Renters (%)	Owners (#)	Owners (%)	Total HHs (#)	Total HHs (%)
<b>Extremely Low (0-30% AMI)</b>	<b>1,280</b>	<b>66</b>	<b>660</b>	<b>34</b>	<b>1,940</b>	<b>12</b>
with any housing problems	1,045	82	510	77	1,555	80
with cost burden > 30%	1,020	80	515	78	1,535	79
with cost burden > 50%	925	72	475	72	1400	72
<b>Very Low (31-50% AMI)</b>	<b>750</b>	<b>55</b>	<b>625</b>	<b>45</b>	<b>1,375</b>	<b>8</b>
with any housing problems	695	93	315	50	1,010	73
with cost burden > 30%	680	91	305	49	980	71
with cost burden > 50%	495	66	135	22	625	45
<b>Low (51-80% AMI)</b>	<b>1,015</b>	<b>50</b>	<b>1,025</b>	<b>50</b>	<b>2,040</b>	<b>12</b>
with any housing problems	845	83	570	56	1,415	69
with cost burden > 30%	805	79	570	56	1,370	67
with cost burden > 50%	225	22	310	30	535	26
<b>Moderate/Above Moderate (&gt;80% AMI)</b>	<b>4,660</b>	<b>42</b>	<b>6,530</b>	<b>58</b>	<b>11,190</b>	<b>68</b>
with any housing problems	1,200	26	1,750	27	2,950	26
with cost burden > 30%	770	17	1,565	24	2,330	21
with cost burden > 50%	30	1	335	5	365	3
<b>Total Households</b>	<b>7,705</b>	<b>47</b>	<b>8,840</b>	<b>53</b>	<b>16,545</b>	<b>100</b>
with any housing problems	3,780	49	3,145	36	6,925	42
with cost burden > 30%	3,275	43	2,955	33	6,215	38
with cost burden > 50%	1675	22	1,255	14	2,930	18

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2013-2017 ACS

Table 22: Housing Problems and Cost Burden in Los Angeles County by Income and Tenure

Household by Type, Income & Housing Problem	Renters (%)	Owners (%)	Total HHs (%)
<b>Extremely Low (0-30% AMI)</b>	<b>79</b>	<b>21</b>	<b>19</b>
With any housing problems	84	76	83
With cost burden > 30%	82	75	81
With cost burden > 50%	70	63	68
<b>Very Low (31-50% AMI)</b>	<b>68</b>	<b>32</b>	<b>15</b>
With any housing problems	91	68	83
With cost burden > 30%	84	65	78
With cost burden > 50%	38	44	40
<b>Low (51-80% AMI)</b>	<b>59</b>	<b>41</b>	<b>18</b>
With any housing problems	68	60	65
With cost burden > 30%	53	54	53
With cost burden > 50%	11	23	16
<b>Moderate/Above Moderate (&gt;80% AMI)</b>	<b>38</b>	<b>62</b>	<b>48</b>
With any housing problems	25	24	25
With cost burden > 30%	15	20	18
With cost burden > 50%	1	4	3
<b>Total Households</b>	<b>54</b>	<b>46</b>	<b>100</b>
With any housing problems	62	39	52
With cost burden > 30%	54	35	45
With cost burden > 50%	29	16	23

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2013-2017 ACS

## Overcrowding

HCD defines overcrowding as more than one person per room, including the living room and dining room, but excluding the kitchen and bathroom. Overcrowding occurs when some households cannot accommodate high-cost burdens and instead accept smaller housing or share housing with other individuals or families. The following situations may result in overcrowding:

- A family living in a home that is too small;
- A family that houses extended family members; or
- Unrelated individuals or families doubling up to afford housing.

However, cultural differences may also contribute to the overcrowded conditions. Some cultures may prefer to share living quarters with extended family members, increasing their household sizes and creating a need for appropriately sized, affordable units.

Due to the additional stress imposed by more people living within a unit, overcrowding can strain physical facilities and the delivery of public services, reduce the quality of

the physical environment, contribute to a shortage of parking in a neighborhood, and accelerate the deterioration of homes.

According to the 2015-2019 ACS, about 5% of Culver City households are living in overcrowded conditions (786 households) (Table 23). Overcrowding was significantly more common among renter-households when compared to owner-households. About 82% of overcrowded households are of renter households. Culver City residents live in relatively less crowded housing conditions than the rest of Los Angeles County, according to the ACS. The overall rate of overcrowding in the County is more than double that of Culver City at 11%, compared to 5% in the city.

Table 23: Overcrowding by Tenure in Culver City (2019)

	Renters		Owners		Total	
	#	%	#	%	#	%
Overcrowded Households (1.01-1.5 persons per room)	363	4.5	116	1.3	479	2.9
Severely Overcrowded (1.5+ persons per room)	283	3.5	24	0.3	307	1.8
All Overcrowded Households	646	82.2	140	17.8	786	4.7
All Households	8,028	47.8	8,768	53	16,796	100.0

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table DP04

## Special Needs

Certain groups in a community may have greater difficulty finding decent, affordable housing due to special circumstances, such as those related to one's age, family characteristics, disability, or employment. As a result, some Culver City residents are at a greater risk of experiencing a cost burden, overcrowding, or other housing problems.

State Housing Element law considers persons with disabilities (including those with developmental disabilities), seniors, large households, female-headed households with children, persons experiencing homelessness, farmworkers, and extremely low-income persons and households to be "special needs" groups. These groups are not mutually exclusive, as a person or household may fall into more than one category. For example, a senior living alone may have a disability and live below the poverty level; or a large household may be female-headed and include a senior. Table 24 summarizes the population and households within these groups in Culver City.

Table 24: Culver City's Special Needs Populations/Households (2019)

Special Needs Group <sup>1</sup>	# of Persons/ Households	% of Population/ Households
Households with Seniors <sup>2</sup>	4,779	28
Senior-Headed Households	4,136	25
Persons with a Disability	3,638	9
Persons with a Developmental Disability	485	1
Single Female-Headed Households with Children	577	3
Large Family Households (5+ persons)	658	4
Farmworkers (persons) <sup>3</sup>	29	<0.1
Persons Experiencing Homelessness	216	1
Extremely Low-Income Households	1,940	12

Sources: BOC, 2015-2019 American Community Survey, 5-Year Estimates; CA Dept. Developmental Services, 2019; Los Angeles Housing Services Authority (LAHSA), Greater Los Angeles Homeless Count, 2020; HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2013-2017 ACS

Notes:

1. All data is from the 2015-2019 ACS, except for Persons with Developmental Disabilities (CA DDS), Persons Experiencing Homelessness (LAHSA), and Extremely Low-Income Households (CHAS).
2. Includes all households with one or more person age 65 and over.
3. Includes all members of the civilian population over 16 employed in farming, fishing, and forestry occupations.

## Persons with Disabilities

Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

According to the 2015-2019 ACS, about 9% (3,638 persons) of the population reported one or more disabilities. Disabilities are more common among the senior population, with 63% of the population with disabilities being 65 years or older (see [Table 25](#)). Disability type also varies by age. Most seniors with disabilities have ambulatory difficulties and independent living difficulties, while cognitive difficulties are most common among children (see [Table 26](#)).

Table 25: Population with Disabilities in Culver City (2019)

Age (Years)	# Persons with a Disability	% of Population with a Disability	% of Total Population
Under 5	0	0	0
5 - 17	232	6	4
18 - 64	1,128	31	4
65 years and over	2,278	63	36
<b>Total</b>	<b>3,638</b>	<b>100</b>	<b>9</b>

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table S1810

Table 26: Disability Type by Age in Culver City (2019)

Disability Type <sup>1</sup>	% of Population with a Disability			
	Under 18	18 to 64	65+	Total
With a hearing difficulty	25	21	34	30
With a vision difficulty	16	23	26	24
With a cognitive difficulty	71	46	33	39
With an ambulatory difficulty	14	39	57	49
With a self-care difficulty	58	14	29	26
With an independent living difficulty	–	41	60	50
<b>Total Disabled Persons</b>	<b>232</b>	<b>1,128</b>	<b>2,278</b>	<b>3,638</b>

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table S1810

Note: 1. A person may have more than one disability type.

Because a disability may prevent a person from working, restrict mobility, or make independent living and self-care difficult, persons with disabilities often have special housing needs. These needs may be related to limited income, accessibility, and location near public transportation and other services. Additionally, some persons with disabilities may need to reside in supportive housing or an institutional setting. State and federal legislation, including the Americans with Disabilities Act (ADA) mandate that a percentage of units in new or substantially rehabilitated multi-family projects be made accessible to individuals with limited physical mobility. However, given the age of Culver City's housing stock, there are limited accessible units within the city. The City's Zoning Code allows for reasonable accommodations following state and federal requirements to allow exceptions to zoning regulations to better accommodate a person with a disability. Reasonable accommodations are discussed in further detail in the Housing Constraints section of the Housing Element.

### Persons with Developmental Disabilities

State law considers an individual's "developmental disability" to be severe and chronic if it:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Manifests before the individual attains age 18;<sup>10</sup>
- Is likely to continue indefinitely;
- Substantially limits a person's ability to function in three or more of the following major life activity areas: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and
- Requires a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. However, according to the California Department of Developmental Services, there are an estimated 485 persons

<sup>10</sup> The State of California defines developmental disabilities slightly differently than federal law. The main difference is the manifestation age, which is established at 22 under the federal definition.

with developmental disabilities living in Culver City. About 52% of these residents with developmental disabilities were 18 years or older. About 75% of the residents with developmental disabilities were living with parents or guardians while 15% were living independently.

While many persons with developmental disabilities can live and work independently, some may require a group living environment with supervision and support. Individuals with more severe disabilities may require an institutional setting where regular medical care and physical therapy can be provided.

According to the State Community Care Licensing Division, there are two facilities with a total capacity for 10 individuals providing 24-hour non-medical care for adults ages 18-59 who need assistance with their daily needs. Additionally, there are seven facilities within the City providing residential care for persons over 60, with a total capacity of 324 persons. Residential care facilities for six or fewer persons are permitted by-right in Culver City in all residential zones and all commercial zones allowing residential development. Larger facilities are generally permitted with a conditional use permit. These requirements are discussed in more detail in the Housing Constraints section of the Housing Element.

### Elderly

Seniors (persons age 65 and above) are gradually becoming a more substantial segment of the population. Americans are living longer and having fuller lives than ever before in our history and are expected to continue to do so. Elderly households are vulnerable to housing problems due to limited income, the prevalence of physical or mental disabilities, limited mobility, and high healthcare costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations.

According to the 2015-2019 ACS, about 17% of the city's population was seniors ([Table 27](#)). Between 2010 and 2017, the proportion of elderly persons increased slightly from 15 to 17% (an increase of 670 persons) and senior-headed households increased from 23 to 25% (an increase of 260 households). In Culver City, there is a higher percentage of senior homeowners (73%) than countywide (65%). Senior renter-households comprised 27% of all households in the City.

Many seniors depend on fixed incomes and many have some type of disability. According to the 2015-2019 ACS, 36% of the total senior population has a disability ([Table 25](#)). Senior homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

Table 27: Senior Population and Household Shares in Culver City

Year	Population over 65		Senior-Headed Households	
	#	% of total	#	% of total
2010	5,806	15	3,876	23
2019	6,476	17	4,136	25

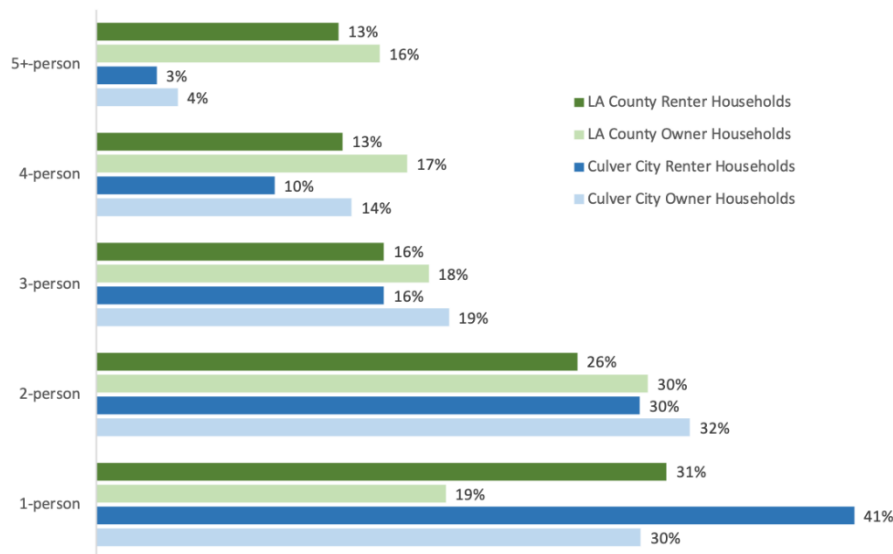
Source: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S1810

## Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or families living with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit to save on housing costs. Large households are a special needs group because the availability of adequately-sized, affordable housing units to serve their needs is often limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may live in smaller units, resulting in overcrowding.

As shown in Figure 4, households with five or more members comprise the smallest proportion of households in Culver City, at just 4% of owner households and 3% of renter households. While this is generally consistent with the size composition of the city's housing stock (see [Table 14](#)), it may also suggest that high housing costs for larger units deter large families from moving into the community. When compared to LA County, Culver City has a significantly higher proportion of one person households. Culver City's proportion of larger households, including four person households and households with five or more people, is lower than the County's.

Figure 4: Household Size in Culver City and LA County by Tenure



Source: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table B25009

## Single-Parent and Female-Headed Households

Single-parent households, particularly female-headed households, often require special consideration and assistance because they tend to have a greater need for affordable housing, accessible daycare, healthcare, and other supportive services. Due to their relatively lower per-capita income and higher living expenses, including daycare,

single-parent households have limited opportunities to find affordable, decent, and safe housing.

The number of households that are families with children has not changed greatly in the past decade (see [Table 28](#)). In 2019, 27% of households had children, compared with 25% of households in 2010. According to the 2015-2019 ACS, about 825 single-parent households lived within Culver City, representing 5% of the city's households. The majority (70%) of these single-parent households were female-headed. The number of single-parent households, including female-headed, single-parent households, has declined slightly since 2010. While these households make up a small proportion of the population, their needs may be particularly acute due to the factors listed above. Additionally, families with children still make up a quarter of the households in Culver City and may require special assistance.

Table 28: Households with Children in Culver City

Household Type	2010		2019	
	#	%	#	%
Households with children under 18	4,266	25	4,464	27
Single-parent households	1,050	6	825	5
Female-headed households with children	722	4	577	3
All Culver City households	16,870	100	16,796	100

Source: BOC, 2006-2010 and 2015-2019 American Community Survey, 5-Year Estimates, Table S1101

## Farm Workers

Farmworker households tend to have high rates of poverty, disproportionately live in housing that is in poor condition, have high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups. Migrant farmworkers generally live near agricultural areas. Although agriculture produces a total annual gross value of about \$136 million per year in LA County, no agricultural activities are found in Culver City or the surrounding communities.<sup>11</sup> Further, the city does not have any areas zoned for agriculture. The 2019 ACS identified only 29 persons (0.1% of the civilian employed population 16 years over) working in farming, fishing, and forestry occupations in Culver City. Based on the above, farm workers are not considered to be a special needs group in Culver City.

No information is available on the number of seasonal and migrant farm workers in Culver City. Given the city's distance from any significant farming activities, it is unlikely the City has migrant and seasonal farm workers. Regionally, 413 farms are located in Los Angeles County, employing 3,266 farm workers, according to the USDA Census of farm labor in 2017. Among the 413 farms, 238 farms employed 1,517 workers seasonally (working less than 150 days a year). Furthermore, 22 farms employed 395 migrant workers in 2017.

<sup>11</sup> 2017 Crop and Livestock Report, Los Angeles County Agricultural Commission.



## Persons Experiencing Homelessness

HUD considers a person to be living in a state of homelessness if the person lacks a fixed, regular, and adequate night-time residence, or if:

- The person is living in a place not meant for human habitation, in emergency shelter, transitional housing, or is exiting an institution where they temporarily resided;
- The person may lose their primary nighttime residence, which may include a motel or hotel, or a doubled-up situation, within 14 days;
- A family with children or unaccompanied youth is unstably housed; or
- The person is fleeing or attempting to flee domestic violence.

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. A Continuum of Care (CoC) is a program designed to assist a community in its effort to end homelessness by funding nonprofit providers, helping State and local governments quickly rehouse individuals and families experiencing homelessness; improve access to homeless services; and help individuals and families experiencing homelessness become self-sufficient. Los Angeles County's CoC approach to homelessness is a coordinated and systematic local approach to meet the needs of individuals and families experiencing homelessness within these subgroups: chronic persons experiencing homelessness, episodic persons experiencing homelessness, and persons at risk of becoming homeless.

### *Homeless Count*

While HUD mandates a homeless count every two years for all communities that receive federal funds for homeless programs, the Los Angeles Housing Services Authority (LAHSA), the lead agency for the Los Angeles CoC, conducts a homeless count yearly (see [Table 29](#)). The Point-in-Time Count provides a snapshot of the number of people without a permanent, habitable place to live.

The Count revealed a 68% increase in the number of men, women, and children experiencing homelessness in the Los Angeles CoC between 2016 and 2020. There were 66,436 persons experiencing homelessness in 2020, compared to 39,587 in 2016. There were notable increases in the number of unsheltered individuals (56%).

For Culver City, the Count showed a 67% increase in the total number of persons experiencing homelessness. The number of unsheltered persons increased dramatically by 109%, and the largest increase was for those living in tents and encampments (142% increase). While the number of persons experiencing homelessness has increased significantly in recent years, the City's population of persons experiencing homelessness accounts for just 0.3% of the total County homeless population.

Table 29: Point-in-Time Homeless Population Counts in Culver City and LA County

	Culver City			Los Angeles County		
	2016 #	2020 #	% Change	2016 #	2020 #	% Change
<b>All</b>	<b>129</b>	<b>216</b>	<b>67</b>	<b>39,587</b>	<b>66,436</b>	<b>68</b>
Unsheltered	80	167	109	30,753	48,041	56
On the Street	28	62	121	10,850	17,059	57
In Cars/Vans/Campers	40	76	90	12,166	18,904	55
In Makeshift Shelters/Tents	12	29	142	7,737	12,078	56
Sheltered	49	49	0	8,847	18,395	108
In Emergency Shelters	49	49	0	4,387	14,077	221
In Transitional Housing	0	0	0	4,445	4,234	-5
In Safe Havens	0	0	0	15	84	460

Source: LAHSA, Homeless Counts by Community/City Dashboard, 2016, 2020

### Emergency Shelter Facilities

Senate Bill 2 of 2007 (Government Code §65583) strengthened the planning requirements for local governments in emergency and transitional housing. Cities must estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve the need. If there is insufficient capacity, cities are required to identify zones where emergency shelters may be established “by-right” (i.e., without a conditional use permit).

There is one full-time emergency shelter within Culver City, Upward Bound House, located at the intersection of Washington Boulevard and Beethoven Street. This facility was approved for conversion from a motel to an 18-room emergency shelter in 2008. A maximum of 60 persons can be accommodated at the facility. The Housing Division handles the majority of housing referrals for persons experiencing homelessness. The Culver City Senior Center (4095 Overland Avenue) also offers housing referral program materials. The Upward Bound House only focuses on families experiencing homelessness and not on single men or women; it does not meet the need of the entire Culver City homeless population. To minimize constraints to providing additional shelter facilities as SB 2 requires, the Zoning Code allows Emergency Shelters by-right in portions of the Industrial General (IG) zone and the East Washington Boulevard Overlay zone, an area which includes about 24 acres (119 parcels). These parcels are located along transportation corridors and therefore have access to services.

Additionally, on March 22, 2021, the City Council directed staff to move forward with the Venice Parking Lot site (9415-25 Venice Blvd.) to build 10 modular units for temporary shelter, affordable housing, or permanent supportive housing. A budget of \$3 million has been allocated to this project. Another \$6.8 million has been allocated to construct and operate a 70-bed sprung shelter on the Venice Parking Lot site.

### Extremely Low-Income Households

State law requires that cities analyze the existing and projected housing needs for extremely low income (ELI) households. ELI households have incomes that are 30% or less of the AMI, adjusted for household size. The 2020 AMI for LA County was \$77,300

(see [Table 20](#)), meaning that a four-person household considered to be ELI has an income of \$33,800 or less.<sup>12</sup>

ELI households have various housing problems and needs. The relatively high cost of housing on the Westside often results in cost burden or overcrowding when ELI households “double-up” with more than one family sharing living space. Such conditions may lead to overtaxed utilities and infrastructure, stress, and adverse health effects. According to the 2013-2017 CHAS, there are 1,940 ELI households in Culver City. ELI impacts renter households and senior households disproportionately. Among the ELI households, 66% are renters and 34% are owners. Senior households make up 39% of ELI renters and 64% of ELI owners.

However, ELI renter and owner households are similarly affected by housing problems and cost burdens (see [Table 30](#)). About 80% of ELI households have at least one housing problem,<sup>13</sup> and 79% are cost-burdened, paying more than 30% of their monthly income on housing.

Table 30: ELI Households by Type and Tenure in Culver City (2017)

	Renter				Owner				Total
	Senior	Large <sup>1</sup>	All	All (%)	Senior	Large	All	All (%)	
ELI households (#)	495	40	1,280	66	420	0	660	34	1,940
Any housing problem (%)	76	100	82		80	0	77		80
Cost-burdened (%)	77	100	80		80	0	78		79

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2013-2017 ACS

Note: 1. Large households are households containing five or more members.

Though RHNA does not specifically call out ELI households as a category, meeting the housing needs of these persons is an issue for all municipalities. The Culver City Zoning Code allows the development of single room occupancy (SRO) housing as part of mixed use developments. The Zoning Code requires each SRO unit to include bathroom and kitchen facilities and must be a minimum of 200 square feet. SROs help to meet the needs of extremely-low- and very-low-income individuals.

<sup>12</sup> HCD publishes annual household income limits for each county in California. The published income limits for extremely low, very low and low income households are used to determine eligibility for some assistance programs and are adjusted upward in high housing cost areas like Southern California. Therefore, the income limits published by HCD for Los Angeles County are higher than the calculated income categories that would result from the applicable percentages of AMI.

<sup>13</sup> There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost-burdened.

## Assisted Housing at Risk of Conversion

### Overview of Assisted and At Risk Units

As part of the Housing Element, jurisdictions are required to identify lower income multi-family rental units with affordability covenants that could expire during the coming 10-year period (2021-2031). Appendix C lists affordable units that either participate in a federal, state, or local assistance program, or are income-restricted through some other control measure like a density bonus. The list specifically identifies those projects that may be at risk of converting to market rate housing. This information is used to establish quantified objectives for units that can be conserved during this planning period.

As noted in Appendix C, Table C-1, 310 assisted rental housing units were identified in Culver City. Assisted affordable units that are at-risk of conversion during 2021-2031 are listed in 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.

### At Risk Status

California Housing Element Law requires Housing Elements to include a study of all lower income rental housing units that may be lost from the affordable inventory through the expiration of affordability restrictions during the next ten-year period. For this Housing Element, the at-risk analysis covers the period from October 15, 2021, through October 15, 2031.

The premise of the Redevelopment Agency Housing Set-Aside Fund was to increase, improve, and preserve the community's supply of affordable housing for families of very-low, low- and moderate-incomes (*Health and Safety Code §33334.2(a)*). Eligible activities included acquisition, rehabilitation, rental assistance, and assistance to first-time home buyers. In exchange for the use of Housing Set-Aside Funds, income and affordability restrictions were placed on the property in the form of covenants. These covenants are for 45 years for ownership projects and 55 years for rental projects. Covenants are still in effect despite of the elimination of the Redevelopment Agency. The Culver City Housing Authority oversees existing covenants. In Culver City, over the next 10 years, affordability covenants on 231 units have the potential to expire. These include three senior housing projects (190 units), one family rental housing project (20 units), and three group homes serving 21 persons experiencing homelessness and persons with developmental and physical disabilities. To estimate costs, the 21 persons being accommodated at the group homes are treated as separate "households" as they each can be relocated to different housing arrangements as a preservation option.

The majority of these projects were made available using the former Redevelopment Agency's Housing Set-Aside funds. One project was funded with tax exempt financing. While the projects may technically be eligible to convert to market rate housing, projects that are nonprofit-owned (such as 5100 Overland, 5166 Sepulveda, and the

various group homes for persons with disabilities), are not likely to convert to market rate, as these organizations' mission is to provide affordable housing.

## Cost Analysis

### Preservation Costs

Preservation of at-risk units can be achieved by providing project-based rental assistance program. This type of assistance largely depends on the income of the household, the housing costs of the unit, and the number of years the assistance is provided. Given that most of the units at risk are either senior units or for persons with disabilities, and both groups tend to have smaller household size and lower incomes, the amount of subsidies required can be extensive. For a very low income two-person household in LA County, affordable rent is about \$960 (2020 level). The difference between what this household can afford and the median rent for a one-bedroom unit (\$3,480) is \$2,520 per month, resulting in an estimated \$30,240 in subsidy per unit per year and \$6.38 million per year for the 211 units for seniors and persons with disabilities.

For the other 20 rental units not dedicated to a target population, an estimated subsidy of \$1,768 per month per unit would be required based on the affordable rent of \$2,030 for a four-person low income household and the median rent of \$3,798 for a three-bedroom unit. Overall, \$424,320 would be required annually to subsidize the 20 rental units.

### New Construction/Replacement

New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. The cost of constructing new housing units can vary greatly depending on factors such as location, density, unit sizes, construction materials, and on- and off-site improvements. The cost to construct a new unit in the City can easily exceed \$600,000.<sup>14</sup> To replace the 231 at-risk units would require more than \$138 million.

### Cost Comparison

In general, the costs to maintain affordability by providing subsidized rents are lower than new construction. This is particularly the case in Culver City as available land is limited and expensive. The City will actively seek out funding sources, including federal preservation dollars, to preserve these at-risk units.

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<sup>14</sup> *Demystifying the High Cost of Multifamily Housing Construction in Southern California, February 2020, UC Riverside, School of Business.*

# Resources and Opportunities

## Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8-year period from October 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Element of the General Plan.

Under state law, regional councils of governments are required to develop housing needs plans for use by local governments in their Housing Element updates. The regional housing needs analysis is derived from the statewide growth forecast, which is then allocated to regions, cities, and counties based on a variety of factors such as local growth trends, future development potential, job growth, and physical constraints (e.g., floodplains, steep slopes, biological habitat). The current RHNA was adopted by SCAG in March of 2021. The methodology developed by SCAG to allocate the RHNA to local jurisdictions in the current planning cycle is notably different than previous cycles. In the 4<sup>th</sup> and 5<sup>th</sup> RHNA cycles, allocations were based only on projected household growth. In contrast, the 6<sup>th</sup> cycle methodology also considered existing housing needs, job accessibility, and transit accessibility. Also, special consideration was given to designated disadvantaged communities whereby a portion of their RHNA was distributed to jurisdictions that are not disadvantaged. According to SCAG's Final RHNA Methodology, disadvantaged communities are "jurisdictions with more than half of the population living in high segregation and poverty are low resource areas as defined by the California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Index Scores".

### 2021-2029 RHNA for Culver City

SCAG determined the RHNA for each city within the SCAG region, plus the unincorporated areas. The total housing growth need for the City of Culver City during the 2021-2029 planning period is 3,341 units. This total is distributed by income category as shown in Table 31.

Table 31: 2021-2029 Regional Housing Needs Assessment for Culver City

Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
554	554	604	560	1,069	<b>3,341</b>
16.5%	16.5%	18.0%	17.0%	32.0%	<b>100%</b>

\*The RHNA did not include the extremely low category. It is estimated to be ½ of the very-low-income need, per Government Code §65583.a.1. The total very-low-income RHNA is 1,108; therefore, 554 is designated as extremely-low-income and 554 is designated as very-low-income.

Source: SCAG 6<sup>th</sup> Cycle Final RHNA Allocation Plan, adopted March 2021

## Inventory of Sites for Housing Development

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table 32 below, which indicates the number of dwelling units approved as well as potential units that could be built based on the analysis of parcels shown in Appendix B. The table shows that under the City’s current General Plan, available capacity is not adequate to accommodate the 6<sup>th</sup> cycle RHNA, based on the selection of available sites using objective criteria and known conditions. After adopting the 2045 General Plan (anticipated in 2022), assuming the Preferred Land Use Map, opportunities for housing development in Culver City would be significantly expanded.

Assignment of sites into RHNA income level is based on a combination of density and site size. A default density of 30 dwelling units per acre (du/ac) or more is considered adequate to facilitate lower income housing, pursuant to State law (Assembly Bill [AB] 1397), provided that the site must be at least 0.5 acre in size. However, larger sites are conservatively assumed to be mixed income sites. Approved projects, pipeline projects, opportunities sites, sites recommended by community members, sites meeting the selection criteria offer an overall 223% buffer above the RHNA for Culver City in the 6<sup>th</sup> cycle.<sup>15</sup>

Table 32: RHNA Capacity Under Current and General Plan Preferred Land Use Map

<b>RHNA Strategy</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA	1,712	560	1,069	3,341
<u>Approved/Entitled/Proposed/Pipeline Projects</u>	<u>603</u>	<u>20</u>	<u>1,438</u>	<u>2,061</u>
<u>Remaining RHNA</u>	<u>1,109</u>	<u>540</u>	<u>0</u>	<u>1,280</u>
Capacity under Current General Plan				
Projected ADUs (Conversion/Expansion)	240	24	136	400
Low Density Two-Family/Medium Density Multi-Family	0	190	6	196
<u>CG/CN</u>	<u>704</u>	<u>545</u>	<u>0</u>	<u>1,249</u>
<u>Capacity (Projects + ADUs + Sites)</u>	<u>1,547</u>	<u>779</u>	<u>1,580</u>	<u>3,906</u>
<u>Surplus/(Shortfall) over Total RHNA</u>	<u>(165)</u>	<u>219</u>	<u>551</u>	<u>(165)</u>
Capacity under 2045 General Plan Preferred Land Use Map				
Incremental Infill				

<sup>15</sup> HCD recommends a buffer of at least 15 to 30% to ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the planning period. HCD, No Net Low Loss Memorandum, October 2, 2019.

<u>RHNA Strategy</u>	<u>Lower</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Projected ADUs (Conversion/Expansion Scenario)</u>	240	24	136	400
Redevelopment Scenario	0	45	90	135
Opportunity Sites	60	40	493	593
Neighborhood Multi-Family (50 du/ac)	0	657	0	667
Mixed Use Medium (65 du/ac)	<u>421</u>	<u>236</u>	<u>236</u>	<u>893</u>
Mixed Use High (100 du/ac)	<u>973</u>	<u>152</u>	<u>457</u>	<u>1,382</u>
Neighborhood/Corridor MU1	<u>0</u>	<u>92</u>	<u>0</u>	<u>92</u>
Neighborhood/Corridor MU2	<u>852</u>	<u>591</u>	<u>224</u>	<u>1,667</u>
Industrial Mixed Use	<u>92</u>	<u>91</u>	<u>274</u>	<u>457</u>
<u>Capacity (Projects + ADUs + Sites)</u>	<u>3,481</u>	<u>1,972</u>	<u>3,484</u>	<u>8,747</u>
<u>Surplus/(Shortfall) over Total RHNA</u>	<u>2,372</u>	<u>1,432</u>	<u>3,484</u>	<u>7,467</u>
<u>% Buffer over Total RHNA</u>	<u>139%</u>	<u>256%</u>	<u>326%</u>	<u>223%</u>

## Financial and Administrative Resources

The City has access to several funding sources to preserve at-risk housing, improvement of existing housing, and development of affordable housing.

### State and Federal Resources

#### Community Development Block Grant Program (CDBG)

Federal funding is available from the Department of Housing and Urban Development (HUD) through the CDBG program administered by Los Angeles County. The City receives about \$200,000 in funding annually through Los Angeles County Development Authority (LACDA) CDBG Program. The City uses CDBG funds for programs serving seniors, persons with disabilities, and to fund infrastructure improvements.

Through the CARES Act, the City has received also additional one-time CDBG funding (CDBG-CV) from LACDA to address the needs associated with impacts of the COVID-19 pandemic.

#### Section 8 Rental Assistance

The Section 8 Housing Choice Voucher (HCV) program assists very low income seniors, families, and persons with disabilities with the cost of rental housing. Generally, a tenant pays 30% of their adjusted income towards the rent and the Section 8 program pays the balance directly to the landlord. The Culver City Housing Division selects program participants from a waiting list of qualified households, giving preference to Culver City residents, Veterans, the elderly and persons with disabilities. Currently, 215 households are being served with HCVs.

#### SB 2 Permanent Local Housing Allocation

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the



number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. Culver City received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). However, as a non-entitlement jurisdiction participating in the CDBG program under the Los Angeles County CDBG program, Culver City is receiving funding under the Permanent Local Housing Allocation (PLHA) component of SB 2 through LACDA. SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

### Project Homekey

HCD offers grant funding for local entities to support a variety of housing types for persons experiencing homelessness or who are at risk of homelessness. For the fiscal year 2021-2022, HCD set aside \$1.4 billion in grant funding and is accepting applications on a rolling basis until funds are exhausted or May 2, 2022, whichever comes first. The various housing types it supports include multifamily and single-family housing, hostels, motels, hotels, adult residential facilities, and manufactured housing. The funding can also support adaptive reuse of projects into permanent or interim housing for this population. The Culver City Housing Division, Economic Development Division, and City Manager's Office staff are collaborating across City Departments to apply for this funding to support persons experiencing and who are at risk of experiencing homelessness in Culver City. The City will submit a Homekey Round 2 application to acquire and rehabilitate two motels that will serve persons experiencing chronic homelessness. If awarded Homekey funds, the City will convert the motels to 35 units of interim housing and 38 units of Permanent Supportive Housing (PSH).

## Local Resources

### Culver City Successor Agency

The Culver City Housing Authority serves as the City's Successor Agency to oversee the Low/Moderate Income Housing Asset Fund (LMIHAF). The City anticipates that about \$12 million in LMIHAF will be available over the next six years. LMIHAF is used to implement the City's various housing programs. Planned uses of the LMIHAF have been incorporated in the housing programs of this Housing Element.

## Commercial Linkage Fee

The City adopted a Commercial Linkage Fee program that will go into effect in January 2022. The program applies a \$5 per square foot fee on commercial development in the city. The City will collect the fee and use it to help produce or rehabilitate affordable housing units and/or acquire existing at-risk units. The fee may also fund studies and administration costs to support the fee program.

## Public/Private Partnerships

The City will partner with nonprofit housing developers to preserve and develop affordable housing, including preserving low income housing projects that are at-risk of converting to market-rate housing. Active nonprofit developers in Southern California include, but are not limited to:

- Bridge Housing
- Community Corporation of Santa Monica
- Habitat for Humanity
- Jamboree Housing
- Linc Housing
- Los Angeles County Development Authority
- Menorah Housing Foundation
- Many Mansions
- Mercy Housing
- Meta Housing
- National CORE

The City will actively pursue affordable housing opportunities with qualified developers.

## Energy Conservation Opportunities

State law (*Government Code §65583(a)(7)*) requires a Housing Element to provide an analysis of opportunities for energy conservation in residential development. Not only do such energy conservation measures reduce consumption of non-renewable or limited resources, but they can also substantially lower housing maintenance costs. Despite the mild climate of Southern California, old fixtures and appliances and older housing construction may wastefully consume water, gas, and electrical resources.

In Culver City, where 50% of the housing stock was constructed before 1950 and more than two-thirds was built before the state adopted energy conservation standards in 1975, a substantial number of units are likely to be using energy and water inefficiently. The City's best strategy for effective energy conservation is to promote and encourage energy-efficient retrofitting of existing homes. Common and effective measures include weather-stripping, caulking doors and windows, and installing insulation in ceilings and walls.

All new residential construction in the city is required to be constructed in an energy efficient manner by complying with state energy conservation standards. Also, pursuant to the City's Solar Photovoltaic Ordinance, all new construction projects, commercial or

multi-family, of 3 or more units or 10,000 new square feet or greater, are required to install 1 kilowatt (kw) of solar photovoltaic power for each 10,000 square feet of new construction, not including parking garage areas. Additionally, new additions of over 10,000 square feet or major renovations of over 10,000 square feet are required to install 1 kilowatt of solar photovoltaic power for each 10,000 square feet of major renovation or additional area. The solar photovoltaic requirement does not apply to new construction, major remodels, or additions of less than 10,000 square feet. One kilowatt of solar photovoltaic power is estimated to add less than half of 1% to the cost of construction. This ordinance not only helps to conserve energy, but also reduces greenhouse gas emissions.

The City's Green Building Ordinance also helps to reduce energy costs by requiring new developments to incorporate Leadership in Energy and Environmental Design (LEED) equivalent measures. These include energy-efficient glazing, additional building insulation, improved heating, ventilation, and air conditioning (HVAC) efficiency; planting or retaining on-site trees providing shade; and using re-cycled materials during construction. While these requirements may add to the cost of development, energy conservation is a statewide goal. Many affordable housing programs also encourage the incorporation of green building measures. Furthermore, these measures would reduce long-term operating costs. There is no requirement that projects obtain LEED certification.

The City has also adopted a Water Conservation Ordinance designed to limit water consumption and effectively reduce monthly water costs.

These programs, along with land use strategies that promote transit-oriented development (TOD) projects, will further local and statewide energy conservation goals.

# Constraints

## Governmental Constraints

### Transparency in Development Regulations

The City of Culver City complies with the requirement of providing transparency in development regulations. The City website's Building & Development page provides information on building and development at

<https://www.culvercity.org/Services/Building-Development>. The information on the website covers the following topics:

- General Plan
- Permit requirements
- Planning documents
- Development-related City documents, such as the Municipal Code
- Planning applications and forms, and the schedule of fees

### Land Use Plans and Regulations

#### General Plan

Each jurisdiction in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the community's vision, goals, and policies for the city's urban form and physical development. The Land Use Element includes basic land use designations and density of development within the various areas of the City. In this way, the Land Use Element and its land use categories greatly influence the type and density of residential development that can occur with a jurisdiction. Culver City's current General Plan was adopted in 1996; however, a comprehensive update to the General Plan, including the Land Use Element, is currently underway and anticipated to be completed in the Fall of 2022. The update will include significant changes to the City's land use designations; therefore, both the current designations and draft proposed designations are discussed in this section.

Table 33 summarizes the six residential land use designations set forth in the existing Land Use Element. In addition to the residential land use categories, housing is also permitted in several commercial land use designations, including the Neighborhood Serving Corridor, General Corridor, and Downtown designations. Within the commercially designated areas, residential development must be part of a mixed-use (MU) development, which combines both commercial and residential uses within the same project. The industrial land use designations do not allow housing.

Table 33: Current Residential Land Use Categories - Culver City General Plan

Designation	Maximum Density (du/ac)	Description
Low Density – Single Family	8.7	One dwelling unit per lot on lots typically 5,000 square feet in area, Accessory Dwelling Units (ADUs), Junior ADUs (JADUs)
Low Density – Two Family	17.4	One to two dwellings per lot/parcel on parcels of not less than 5,000 square feet, ADUs, JADUs
Low Density – Three Family	29	Up to three dwelling units per parcel at not less than 1,500 square feet of net lot area per unit, ADUs, JADUs
Low Density -Multiple Family	15	Multiple family dwellings, as well as single family, two family and three family dwellings, on parcels of 15,000 square feet or more, ADUs, JADUs
Medium Density – Multiple Family	29	Multiple family dwellings, as well as single family, two family and three family dwellings, on parcels of up to 13,000 square feet, ADUs, JADUs
Planned Residential Development	Flexible	Large residential complexes which may consist of more than one building on a site of one acre or larger

Source: Culver City General Plan, 1996; ADU Ordinance (Code Section 17.400.095, 2020)

Table 34 summarizes the Preferred Land Use Map land use designations. Under the Preferred Alternative, new housing growth is distributed throughout the city. The previous Low Density Two Family, Three Family, and Multiple Family designations would be consolidated into the new Incremental Infill designations which would allow for infill development. The Neighborhood/Corridor designations would allow for a greater mix of uses compared to present conditions, including standalone residential, at more moderate densities. The proposed Mixed Use High designation allows for up to 100 units per acre, significantly higher than what is allowed in any designation under the existing Land Use Element.

Table 34: Draft Preferred Land Use Map Designations - 2045 General Plan

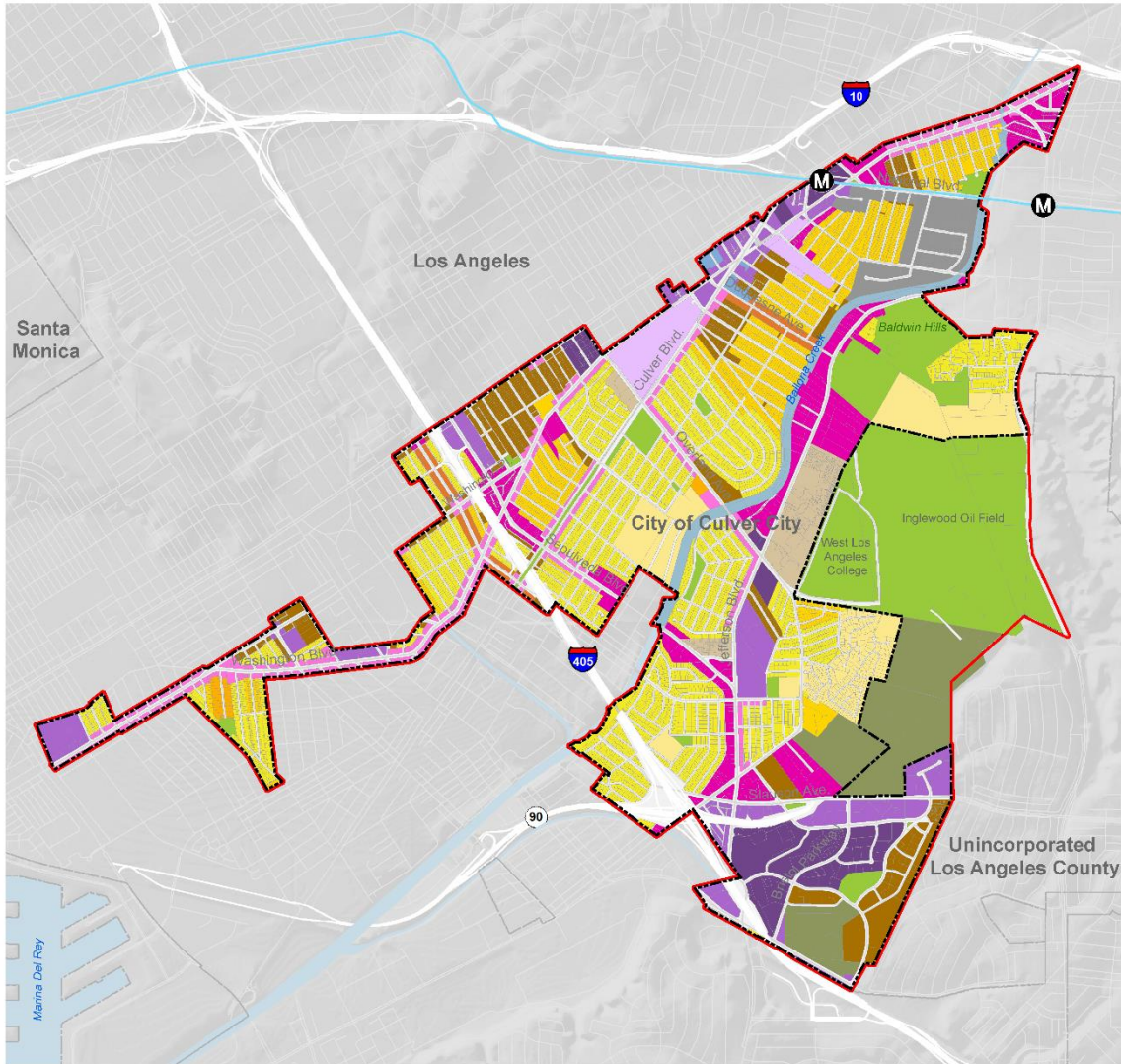
Proposed Designations	Maximum Density (du/ac)	Description
Incremental Infill A (Parcels <4,950 square feet)	8.7	<ul style="list-style-type: none"> <li>Detached single unit residential, ADUs, JADUs</li> <li>Standards consistent with existing residential single family (R1) zoning</li> </ul>
Incremental Infill A (Parcels >4,950 square feet)	35	<ul style="list-style-type: none"> <li>Detached or attached single unit residential, duplexes, triplexes, and fourplexes</li> <li>Standards consistent with existing R1 zoning</li> <li>Allows up to 4 units per lot, <u>inclusive of ADUs and JADUs</u></li> <li>4<sup>th</sup> unit must be affordable</li> <li>Triplex/fourplexes are inclusive of ADUs and JADUs</li> </ul>

Proposed Designations	Maximum Density (du/ac)	Description
Incremental Infill B	35	<ul style="list-style-type: none"> <li>• Detached or attached single unit residential, duplexes, triplexes, and fourplexes</li> <li>• Standards consistent with existing residential two family (R2)/ residential three family (R3) zoning</li> <li>• Allows up to 4 units per lot for R2, <u>inclusive of ADUs and JADUs</u></li> <li>• Allows up to 5 units per lot for R3, <u>inclusive of ADUs and JADUs</u></li> <li>• 4<sup>th</sup> unit must be affordable</li> <li>• Triplex/fourplexes are inclusive of ADUs and JADUs</li> </ul>
Incremental Infill C	15	<ul style="list-style-type: none"> <li>• Detached or attached single unit residential, ADUs, JADUs, duplexes, triplexes, and low density multi-family</li> <li>• Standards consistent with existing RLD zoning</li> </ul>
Corridor Multi-Family	30	<ul style="list-style-type: none"> <li>• Detached or attached single unit residential, ADUs, JADUs, duplexes, triplexes, and moderate density multi-family</li> <li>• Standards consistent with RMD zoning</li> <li>• Allows up to 9 units per lot</li> </ul>
Neighborhood Multi-Family	50	<ul style="list-style-type: none"> <li>• Mix of multi-family residential</li> </ul>
Neighborhood/Corridor MU 1	35	<ul style="list-style-type: none"> <li>• Lower-scale, mixed use blending residential, commercial, and retail uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas</li> </ul>
Neighborhood/Corridor MU 2	50	<ul style="list-style-type: none"> <li>• Moderate-scale, mixed use blending residential, commercial, retail uses, and public spaces</li> </ul>
Mixed Use Medium	65	<ul style="list-style-type: none"> <li>• A broad range of commercial, office, and residential uses serving both surrounding neighborhoods and visitors from nearby areas</li> </ul>
Mixed Use High	100	<ul style="list-style-type: none"> <li>• High-intensity active uses and mixed-use development, including retail stores, restaurant, hotels, services, residential, and office uses</li> </ul>
Industrial Mixed Use	65	<ul style="list-style-type: none"> <li>• A transition between mixed-use and high industrial areas with a mix of residential and industrial uses</li> </ul>

Source: City of Culver City, City Council/Planning Commission Memo, June 28, 2021; Raimi and Associates, Designation Refinement Process, July 2021

As the City is updating the Land Use Element and the Housing Element simultaneously, it has ensured that the policies and land use designations of the Land Use Element will promote residential development to meet the City's RHNA; therefore, the 2045 General Plan preferred land use map designations will not constrain residential development within the city.

Figure 5: Preferred Land Use Map - 2045 General Plan



Sources: City of Culver City, 2019; County of Los Angeles, 2019.

**Jurisdictional Boundaries**

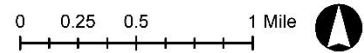
- City of Culver City City Limits
- City of Culver City Sphere of Influence
- Jurisdictional Boundaries

**Transportation Features**

- E Line
- Metro Station

**Other Features**

- Water
- Parks and Open Spaces



**General Plan Land Use**

- |                       |                            |
|-----------------------|----------------------------|
| Ballona Creek         | Mixed Use High             |
| Cemetery              | Mixed Use Medium           |
| Corridor Multi Family | Neighborhood Multi Family  |
| Incremental Infill A  | Neighborhood/Corridor MU 1 |
| Incremental Infill B  | Neighborhood/Corridor MU 2 |
| Incremental Infill C  | Open Space                 |
| Industrial Mixed Use  | Planned Unit Residential   |
| Institutional         | Single Unit Residential    |
|                       | Studio                     |
|                       | Transportation             |

## Zoning Designations and Development Standards

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods, and sets residential development standards for each zone district. Once the City has adopted the new 2045 General Plan, a comprehensive update to the Zoning Code will be necessary to ensure that the Zoning Code is consistent with and can effectively implement the new General Plan. The following section contains an analysis of the current Zoning Code as it will continue to govern development in the City until updates are adopted.

The six zones that allow for exclusive residential use are as follows:

- R1 Single-Family Residential
- R2 Two-Family Residential
- R3 Three-Family Residential
- RLD Low Density Multiple-Family Residential
- RMD Medium Density Multiple-Family Residential
- RHD High Density Multiple Family Residential

In addition to these zones, residential uses are permitted within either mixed-use or live/work projects in the following four commercial zoning districts:

- CN Commercial Neighborhood
- CG Commercial General
- CC Commercial Community
- CD Commercial Downtown

A summary of the types of residential use permitted within each zoning district is provided in [Table 35](#).



Table 35: Permitted Residential Development by Zone

Housing Type Permitted	R1	R2	R3	RLD	RMD	RHD	CN	CG	CC	CD
Single-family Detached <sup>1</sup>	P	P	P	P	P	P				
Duplex		P	P	P	P	P				
Triplex			P	P	P	P				
Multi-Family				P	P	P				
Residential Care Facility (6 or fewer residents)	P	P	P	P	P	P	P	P	P	P
Residential Care Facility (7 or more residents)	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C	C	C	C	C	C	
Supportive Housing <sup>4</sup>	P	P	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Transitional Housing <sup>4</sup>	P	P	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Accessory Dwelling Units	P	P	P	P	P	P				
Emergency Shelters							C	C	C	
Single Room Occupancy Units							P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Senior Citizen Congregate Care				C	C	C	C	C	C	
Live/work units							P	P	P	P
Mixed Use Projects							P	P	P	P

P=Permitted Use; C=Conditional Use Permit Required

Source: Culver City Zoning Code

Notes:

1. Includes factory built modular homes and mobile homes/manufactured housing on permanent foundations
2. Use only allowed as part of a mixed use project.
3. Only allowed on 5+ acre sites
4. Use is subject only to those restrictions that apply to other residential uses of the same type in the same zone.

The East Washington Boulevard Overlay Zone also provides for some residential uses, including live/work units and mixed use projects. Emergency shelters are also permitted by-right in some portions of the Overlay Zone. Low income housing can be accommodated in all zones permitting residential use in Culver City. These may include accessory dwelling units (ADUs) in the R1, R2, and R3 districts, multi-family apartments in the RLD, RMD and RHD zones, as well as high-density commercial/residential mixed-use developments within the Commercial districts.

The Residential Hillside Overlay Zone (RH) provides area-specific regulations for incremental improvement and sustainable development of hillside neighborhoods. It has slightly different development standards than underlying zoning, mostly taking slope constraints into account.

### Development Standards in Residential Districts

A summary of the development standards for the six zones permitting residential development is provided in Table 36. Allowable densities range from 8.7 units/acre in the R1 zone up to 29.0 units/acre in the RMD and RHD zones. These development standards continue to be viewed as necessary to protect the public health, safety, and welfare and maintain the quality of life, and are not considered constraints on the development of housing for all income levels.

The Planned Development (PD) District is applied to areas of existing large scale, multiple-family residential and commercial complexes and to sites suitable for similar large-scale development. Within the PD District, there is no maximum density - only minimum site area (one acre) and height limit (56 feet) apply. A Comprehensive Plan establishes all other standards within the PD District.

Table 36: Development Standards in Residential Zones

Development Standard <sup>6</sup>	R1	R2	R3	RLD	RMD	RHD
Minimum Lot Area (sq.ft.) <sup>1</sup>	5,000	5,000	5,000	5,000	5,000	5,000
Minimum Front Yard (ft.)	20	15	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>
Minimum Interior Side Yard (ft.)	5	4	5	10	5	10
Minimum Rear Yard (ft.)	15	10	10	15	10 <sup>3</sup>	15
Maximum Building Height (ft.)	30	30	30	30	30	40
Maximum Density (units/acre) <sup>4</sup>	8.7	17.4	26.1	15.0	29.0 <sup>5</sup>	29.0
Minimum Unit Size (sq. ft.)	1,000 ground floor	SF: 1,000 Duplex: 750/unit	SF: 1,000 Duplex/ Triplex: 750/unit	Micro-unit: 350 Studio: 500 1 Bedroom: 700 2 Bedroom: 900 3 Bedroom: 1,100 >3 Bedroom: 1,100 + 150 for each additional bedroom		
Minimum Unit Size (sq. ft.)	1,000 ground floor	SF: 1,000 Duplex: 750/unit	SF: 1,000 Duplex/ Triplex: 750/unit	Micro-unit: 350 Studio: 500 1 Bedroom: 700 2 Bedroom: 900 3 Bedroom: 1,100 >3 Bedroom: 1,100 + 150 for each additional bedroom		

Source: Culver City Zoning Code, 2021

Notes:

1. Condominium, townhome, or planned development projects may be subdivided with smaller air space sizes for ownership purposes.
2. Or one-half of building height, whichever is greater
3. 5 feet when adjacent to an alley
4. Based on applicable minimum development standards (excluding density bonus)
5. Up to a maximum of 9 units (excludes RMD parcels on Grand View Blvd. between Washington Pl. and Herbert St.)
6. Parcels subject to the RH Overlay may have slightly different standards based on slope.

### Development Standards in Mixed-Use Districts

Residential/commercial mixed-use projects are allowed in four of the City's six commercial zoning districts at a base density of 35 units per acre. In February 2021, the City Council approved an ordinance modifying the City's mixed-use development standards and modified the Community Benefit Incentive program to require a minimum of 15 percent affordable units in new mixed-use projects while also providing an increase in the base density up to 65 units per acre (see Table 37). The ordinance further incentivizes affordable units within mixed-use developments for projects that also

qualify for a State Density Bonus by allowing the State bonus to be calculated in addition to the Community Benefit Density Bonus, thus resulting in higher density. In other words, the State Density Bonus would be calculated based on the Community Benefit Density of 50-65 units per acre rather than calculated based on the base density of 35 units per acre.

Development standards for mixed-use projects are summarized in Table 37. These development standards allow building heights ranging from 35 to 56 feet depending on location. The 35-foot height limit only applies to parcels that are adjacent to lower-density R1 or R2 areas. The 56-foot height limit is on parcels in the CD and CG zones where they will not create conflicts with adjacent residential uses or on sites that are adjacent to a parcel in another jurisdiction where a density higher than 35 units/acre is permitted.

These current standards must be adjusted to implement the General Plan Update, particularly the proposed Mixed Use High designation which allows up to 100 units per acre. The City's current development standards, such as setbacks and parking requirements, will be revised as part of the comprehensive update to the Zoning Code to reflect the General Plan Update's proposals and facilitate development at the allowable densities. The minimum unit size for live/work units will also be addressed in the Zoning Code update. The City's height limit of 56 feet was established by a voter-initiated ballot in 1990. This height limit may present a constraint to achieving the highest allowable density.

As part of the General Plan update, the City conducted a survey on the Land Use Alternative to solicit public input. When asked if respondents would allow development to exceed the 56-foot height limit, most (39%) suggested specific parcels in specific locations like near transit, 21% suggested higher density areas in the city, 18% suggested exemptions for projects that provide onsite open space, 17% would allow exemptions for projects that provide affordable housing that exceed the City's requirements, and 6% would allow the exemption citywide.

Within the mixed use areas, the City has established a Community Benefit program which encourages the inclusion of 15% affordable housing. Virtually all development projects in the mixed use areas participate in this program and therefore qualify a State density bonus and concessions. Such concessions would allow the increase in height limit. Furthermore, projects located within transit areas would receive additional height bonus. Nevertheless, this Housing Element includes an action for the City to conduct outreach and education on the impact of height limit on development potential and to develop mitigating strategies.

Table 37: Mixed-Use Development Standards

Minimum Lot Size			
5,000 square feet (Two or more abutting parcels may be combined to create a total site development area that is at least 5,000 square feet.)			
Density			
Base Density: 35 dwelling units/acre Density with Community Benefit Incentive: <ol style="list-style-type: none"> <li>Up to 50 dwelling units/acre; or,</li> <li>Up to 65 dwelling units/acre on lots identified for transit-oriented development; or,</li> <li>Up to a density allowed by an abutting jurisdiction (up to 65 dwelling units/acre) on a split jurisdiction lot</li> </ol> For projects that also qualify for a State Density Bonus, the density bonus shall be calculated in addition to the Community Benefit Density.			
Height			
Adjacent to R1 or R2 Zone	Adjacent to R3, RLD, RMD, or RHD Zone	Adjacent to Non-Residential Zone	Split Jurisdiction Lot
CN/CD/CG Zone: <ul style="list-style-type: none"> <li>35 ft</li> <li>45 ft for portion of building <math>\geq</math>35 ft from R1/R2 Zone</li> </ul>	CN Zone: 45 ft CD/CG Zone: <ul style="list-style-type: none"> <li>45 ft on lots &lt;150 ft in depth</li> <li>56 ft on lots <math>\geq</math>150 ft in depth</li> </ul>	CN Zone: 45 ft CD/CG Zone: 56 ft	CN Zone: 45 ft CD/CG Zone: 56 ft
Setbacks <sup>1</sup>			
Building Height	Front	Side and Rear Adjacent to Residential Zone <sup>4</sup>	Side and Rear Adjacent to Non-Residential Zone
Underground	None Required		
Portion of building $\leq$ 15 ft	Ground-level 15 ft pedestrian setback required, except setback may vary from 0-15 ft when pedestrian improvements are included in the setback area as approved by the Director <sup>2</sup>	10 ft <sup>3,5</sup>	0 ft <sup>5</sup>
Portion of building >15 ft	5 ft	60 degree clear-zone angle must be maintained, measured from 15 ft above existing grade and 10 ft from the rear/side property lines	0 ft <sup>5</sup>
Portion of building >35 ft abutting R1 or R2 Zone	N/A	35 ft	N/A

Portion of Building >45 ft abutting R3, RLD, RMD or RHD Zone	N/A	50 ft	N/A
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Source: Culver City Zoning Code, 2021

1. Screening, landscaping or greater setback than prescribed herein, may be required where necessary to comply with visual clearance requirements for driveways and where the reviewing authority under a site plan review may condition the use necessary to protect the public interest due to lot, site plan or building configuration and operations.
2. Pedestrian improvements include landscaping, benches, outdoor dining, planters, additional bike racks, additional street trees, small plazas, mobility related improvement, or other similar features.
3. Adequate screening and landscaping shall be provided
4. The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.
5. If abutting an alley, a minimum 2-foot setback is required, except within the TOD area.

### Off-Street Parking Requirements

The City's parking requirements for residential zones vary by residential type and housing product (Table 38). Two off-street parking spaces are required per unit for single-family, duplex, or triplex dwellings. Parking requirements for multi-family dwellings and the residential component of mixed-use development are based on the number of bedrooms and include standards for guest parking. Mobile homes are required to have one space per site, plus one guest parking space for each two mobile home sites. The Code does not have a direct incentive to reduce parking standards for providing affordable housing. However, the city's Density Bonus Ordinance includes incentives following Government Code §65915. The number of parking spaces provided may also be reduced by paying parking in-lieu fees or for implementing mobility measures as part of project approval.

The graduated parking requirement based on unit size in multi-family projects, and the reduced standard for senior housing units help encourage development of smaller, more affordable units. However, studio/one-bedroom units over 900 square feet require two parking spaces, similar to a two- or three-bedroom unit. With COVID changing how people live and work, the City's parking standards for live/work units (up to four spaces per unit) may be re-assessed for appropriateness.

Reductions in parking for mobility measures aimed at improving transportation options for non-drivers can also benefit residents of affordable projects and encourage the development of new affordable housing. The City is pursuing a comprehensive parking code update that includes eliminating parking minimums and is studying parking maximums and measures to reduce required parking by implementing transportation demand management measures. The parking code update will address constraints for smaller units and overall the appropriate standards for facilitating the development intensities as anticipated in the General Plan update. The parking code update is expected to be completed by 2022.

Table 38: Residential Parking Requirements

Type of Unit	Minimum Parking Space Required
Single Family, duplex, and triplex units, includes supportive housing and transitional housing	2 spaces per dwelling unit
Mobile home park	1 space for each mobile home site plus 1 guest space for each 2 mobile home sites
Multi-family dwellings and residential component of mixed-use development, includes supportive housing and transitional housing	Studio micro-units – 0.5 space, or 0 spaces for units in the TOD district
	Studio and 1 bedroom, less than or equal to 900 sf - 1 space
	Studio and 1 bedroom, greater than 900 sf - 2 spaces
	2-3 bedroom units – 2 spaces
	4 bedroom units – 3 spaces (plus 1 space for every bedroom greater than 4)
	Guest parking – 1 space for every 4 units
Accessory dwelling units	None required
Live/work unit	Up to 900 sf – 2 spaces 900 sf to 1500 sf – 3 spaces Greater than 1500 sf – 4 spaces
Senior housing	1 space per unit, plus 1 guest parking space for each 10 units
Senior citizen congregate care housing	1 space for each 2 residential units, plus one guest/employee space for each 4 units
Single room occupancy units	0.5 spaces per unit, none required if within TOD district
Residential care facilities	1 space for each 3 patient beds

Source: Culver City Zoning Code, 2021

### Density Bonus

State density bonus regulations have changed significantly in recent years. AB 1763, adopted in 2019, requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Additionally, density bonus projects must be allowed four incentives or concessions, and developments within ½ mile of a major transit stop are allowed a height increase of up to three additional stories or 33 feet. For most projects, a density bonus of 80 percent is required; however, there are no limitations on density for projects located with ½ mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345, which took effect on January 1, 2021 further incentivizes the production of affordable housing by increasing the maximum density bonus from 35 percent to 50 percent for projects not composed exclusively of affordable housing.

The City last updated its Zoning Ordinance pertaining to Density Bonus in 2005 (Chapter 17.580). However, the ordinance was written in anticipation of future state legislative

changes to density bonus law in that it consistently references California Government Code Section 65915 rather than explicitly stating the requirements within the ordinance. Therefore, the City's density bonus regulations comply with recent changes to state law and are not required to be updated at this time. The city has used the Density Bonus Program in the past to support dwelling units developed for lower-income seniors, persons with disabilities, and families.

### Housing for Persons with Disabilities

Persons with physical, mental, and/or developmental disabilities may have special housing needs related to restricted mobility or difficulty caring for oneself. The City's Zoning Code, permitting procedures, and building codes have been analyzed to identify any potential constraints to development of housing for persons with disabilities. The city's provisions for these housing types are discussed below.

### *Residential Care Facilities*

The Culver City Municipal Code provides the following definition for residential care facilities:

*Facilities providing 24-hour residential, assisted living, social and personal care for children, the elderly, and people with limited ability for self-care. Varying levels of care and supervision are provided. Residential care facilities may include basic services and community space. Includes board and care homes; children's homes; orphanages; rehabilitation centers; convalescent homes, nursing home and similar facilities. Excludes emergency shelters, transitional housing, supportive housing, and facilities for persons requiring surgical or other primary medical treatment.*

Health and Safety Code §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

The Code identifies residential care facilities that serve six or fewer persons as permitted uses within all residential zones and all commercial zones allowing residential development with no required discretionary review. Large residential care facilities (7 or more persons) are conditionally permitted in all residential zones, as well as the CN, CG and CC zones. In the R1, R2, and R3 zones, a minimum 5-acre site is required. [This minimum site size is constraining the development of larger residential care facilities as the number of large sites in the City is limited.](#) The City will revise the Zoning Code to address the provision of residential care facilities for seven or more persons in residential zones.

The Zoning Code requires one parking space for each three patient beds for residential care facilities. For small facilities with six or fewer persons, this constitutes a parking

requirement equivalent to that of a single-family residence. The Zoning Code contains no other development standards that are specific to residential care facilities.

There are currently two group homes in Culver City that address the supportive service and housing needs of persons ages 18 to 59 with developmental disabilities. These homes serve a total of 10 persons.

### *Definition of Family*

Some definitions of “family” may impermissibly limit the development and siting of group homes for persons with disabilities by defining a family based on biological relation or by size. However, California court cases have ruled that such definition is invalid. The Culver City Zoning Code contains no definition of family and therefore does not place any constraints on housing for persons with disabilities in this regard.

### *Reasonable Accommodation Procedures*

In July of 2013, the City Council adopted amendments to the Zoning Code that provide for reasonable accommodation procedures consistent with State law. According to the definition in the Zoning Code, reasonable accommodation means “providing an individual with a disability, or developers of housing for individuals with disabilities, flexibility in the application of land use and zoning regulations or policies, including the modification or waiver of certain requirements when necessary to eliminate barriers to housing opportunities.” The Director may grant reasonable accommodations using the same procedures that are applied to administrative modifications.

Generally, the process involves the following:

1. Submission of a No-Fee Reasonable Accommodations application including plans and written request describing why there is no reasonable alternative accommodation that complies with the Code.
2. Staff level review of application.
3. After staff level review, mail notice of Pending Administrative Decision to all Adjacent Property Owners and Occupants for a 15-day comment period.
4. Shortly after the comment period, the Community Development Director administratively decides and issues a notice of decision letter which may include Project conditions.
5. A 15-day appeal period follows the Notice of Decision.
6. At end of appeal period, the applicant has 12 months to submit for plan check, pull building permits, and start construction.

The Zoning Code (Section 17.550.020) outlines the findings for reasonable accommodations. The Director shall record the decision in writing with the findings on which the decision is based. The Reasonable Accommodation may be approved with or without conditions only after making all the following findings:



1. The dwelling, which is the subject of the request for reasonable accommodation, will be used by an individual with a disability.
2. The requested accommodation is necessary to make the dwelling available to an individual with a disability.
3. There is no reasonable alternative accommodation that will comply or come closer to complying with the development standards of this Title.
4. The requested accommodation will not negatively impact surrounding uses or properties.
5. Approval of the reasonable accommodation would not be detrimental to the public health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district.

The finding requiring the requested accommodation to not negatively impact surrounding uses or properties may be viewed as subjective with the potential to impede providing housing for persons with disabilities. The Housing Plan includes an action to remove this finding.

### Provision For A Variety Of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including single- and multi-family homes, mobile homes, transitional and supportive housing, emergency shelters and low barrier navigation centers, and farmworker housing. A summary of the housing types permitted in each zoning designation is provided in Table 35. Additional discussion on various housing types is included below.

#### *Single-Family Homes*

The Culver City Zoning Code defines single-family dwellings as “a building designed for and/or occupied exclusively by one family. The definition also includes: factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing on permanent foundations.” Single-family homes are permitted by-right in all of the City’s residential zones. To encourage the efficient use of the City’s multi-family residential land, the City may consider requiring a minimum density requirement for residential projects in multi-family neighborhoods during the comprehensive Zoning Code Update process.

With the General Plan update, the Preferred Land Use Map proposes to replace the Low Density Residential designation with Incremental Infill, which would allow single-family lots above 4,950 square feet to be developed with a total of three units, or four units if one of the units is deed restricted as affordable housing, inclusive of an ADU and JADU.

The City will implement SB9 in the eligible Single-Family Residential zone. Sites 4,950 square feet and larger in the new Incremental Infill designation will allow up to four residential units (inclusive of ADUs), preserve SB 9's anti-displacement protections for renters, environmental site constraints, protection of historic homes, and unit size protections.

### *Mobile Homes/Manufactured Housing*

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

As noted above, mobile homes and manufactured housing on a permanent foundation are included in the definition of single-family dwelling and are, therefore, permitted by-right in all of the City's residential zones and subject to development standards consistent with single-family detached dwellings.

### *Multi-family Housing*

The Zoning Code defines multiple-family dwellings as "a building or a portion of a building used and/or designed as residences for four or more families living independently of each other. Includes: apartments; townhouse development (four or more attached single-family dwellings where no unit is located over another unit); senior citizen multiple-family housing; and common interest development (such as condominiums)."

Currently, multi-family housing is permitted in the RLD, RMD, and RHD zones. Multi-family housing is also permitted as part of mixed use projects within the CN, CG, CC, and CD zones. Duplexes are also permitted in all residential zones except for the R1 zone and triplexes in all residential zones except for the R1 and R2 zones.

Pursuant to the Preferred Land Use Map for 2045 General Plan, duplex, triplex, and fourplex structures will be permitted in Incremental Infill, inclusive of ADUs and JADUs. In addition, multi-family housing will be permitted in Corridor Multi-Family and Neighborhood Multi-Family areas. Standalone multi-family housing will also be permitted in all mixed use designations, and not required to be part of a mixed use project.

### *Farm Worker Housing*

The City's Zoning Ordinance does not identify farm worker housing separately as a permitted use. No agricultural activities are found within Culver City or in the surrounding communities. Additionally, the 2014-2018 American Community Survey identified only 18 persons with agricultural occupations residing in Culver City. Therefore, there is no significant need to provide farm worker housing.

### *Emergency Shelters and Low Barrier Navigation Centers*

SB 2 of 2007 strengthened the planning requirements for local governments in the area of emergency shelters and transitional/supportive housing. Cities must estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve the need. If there is insufficient capacity, cities are required to identify at least one zone where emergency shelters may be established “by-right” (i.e., without a conditional use permit) or enter into a multi-jurisdictional agreement with up to two other agencies to provide a facility.

Passed in 2019, Assembly Bill 139 limits the standards for emergency shelters that may be imposed by local jurisdictions to only standards that apply to residential or commercial development within the same zone, except that a local jurisdiction may apply standards that include the following:

- The maximum number of beds
- Sufficient parking to accommodate all staff, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone
- The size and location of onsite waiting and client intake areas
- The provision of onsite management
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
- The length of stay
- Lighting
- Security during hours that the emergency shelter is in operation

In Culver City, emergency shelters are allowed by-right in parts of the IG zone, the East Washington Boulevard Overlay zone, and along Sepulveda Boulevard as designated in the Zoning Code. The area where emergency shelters are allowed includes about 119 parcels (24 acres) of land. Most parcels are between 0.4 acre to slightly over one acre. The types of industrial uses in Culver City are usually related to creative technology. No manufacturing uses are located in the city. Therefore, these areas do not have environmental hazard issues that are typically associated with manufacturing or heavy industrial uses and not suitable for human habitation. As shown in Appendix B, many industrial properties are old and developed with low existing FAR. The Proposed Land Use Plan redesignates these areas as Industrial Mixed Use, allowing residential uses in these areas.

The Culver City Zoning Code currently has the following specific standards for emergency shelters, which comply with state law:

- Minimum lot size – 0.25 acre
- Number of beds – 30 beds per shelter
- Separation of another shelter – 300 feet

In addition, on March 22, 2021, the City Council directed staff to move forward with the Venice Parking Lot site (9415-25 Venice Blvd.) to build 10 modular units for temporary shelter, affordable housing, or permanent supportive housing. A budget of \$3 million has been allocated to this project. Another \$6.8 million has been allocated to construct and operate a 70-bed sprung shelter on the Venice Parking Lot site.

According to the 2020 point-in-time homeless count completed by LAHSA, there are an estimated 49 sheltered and 167 unsheltered persons experiencing homelessness living in Culver City. Based on this population, the parcels where emergency shelters are allowed by-right, along with the Venice Parking Lot projects, are adequate to provide emergency shelters for the unsheltered homeless population. Emergency shelters are also conditionally permitted within the CN, CG and CC commercial zoning districts.

Chapter 17.320 of the Zoning Code (Off-Street Parking and Loading) requires that one parking space be provided for each bed within an emergency shelter. Additional standards related to the development of emergency shelters are contained in Section 17.400.046 of the Zoning Code and include requirements related to lot size, facilities for laundry, secure storage of personal property and refuse, and limitations on outdoor activity. [The City is starting the process of eliminating parking minimums and is studying parking maximums.](#) As part of the Zoning Code update to implement 2045 General Plan, the City will [also](#) address the parking standards for emergency shelters.

Enacted in 2019, AB 101 requires cities to permit a Low Barrier Navigation Center development by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First,<sup>16</sup> low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. As part of the Zoning Code update to implement 2045 General Plan, the City will address the provisions for Low Barrier Navigation Centers.

### *Transitional and Supportive Housing*

Per State Law (SB 2 passed in 2007 and SB 745 passed in 2013), transitional and supportive housing shall be considered residential uses that are subject only to those procedures and requirements that apply to other residential dwellings of the same type in the same zone. In July of 2013 zoning code amendments were adopted by the City Council that contain definitions for transitional and supportive housing and provide regulations for these uses that are no more restrictive than other residential developments of the same type in the same zone.

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<sup>16</sup> Housing First refers to an approach to serving people experiencing homelessness by first providing a decent, safe place to live before addressing any other barriers that may have resulted in the person's homelessness and could put them at risk of homelessness again (e.g., increasing income, improving health, or reducing harmful behaviors).

Adopted in 2018, AB 2162 requires supportive housing projects of 50 units or fewer (for cities with a population of less than 200,000) to be permitted by-right in zones where multi-family and mixed-use developments are permitted. The supportive housing project must meet certain criteria, such as providing a specified amount of floor area for supportive services. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop and requires developers to provide the planning agency with documentation detailing the type of supportive services that would be provided with the housing development. The Housing Plan includes a program to address supportive housing as part of the Zoning Code update to implement 2045 General Plan.

### *Single Room Occupancy*

In July of 2013, the City Council adopted Zoning Code amendments (Section 17.400.106) that include explicit reference, development standards and permit procedures to encourage and facilitate Single Room Occupancy (SRO) housing. SRO housing is a permitted use as part of mixed use projects in the CN, CG, CC, and CD zones. The Zoning Code requires SRO housing units to be a minimum of 200 square feet and include kitchen and bathroom facilities. One parking space is required for each unit. This Housing Element includes an action for the City to consider allowing SRO housing as a standalone residential use.

### *Accessory Dwelling Units*

The creation of an accessory dwelling unit is permitted by right in all residential zones. Recent state legislation, including AB 68, AB 587, AB 881, and SB 13, modifies the fees, application process, and development standards for accessory dwelling units, with the goal of lowering barriers to accessory dwelling unit development and increasing overall numbers of accessory dwelling units. In January 2020, the City Council adopted updates to the zoning ordinance to comply with current state law (Section 17.400.095). Per the Zoning Code, accessory dwelling units may not exceed 850 square feet for a one-bedroom unit or 1,200 square feet for a two-bedroom or larger unit. The Zoning Code does not require parking for an accessory dwelling unit, and replacement parking is not required when existing off-street parking is demolished or converted in conjunction with the construction of an accessory dwelling unit. Accessory dwelling units may not be sold separately from the primary dwelling or rented for less than 30 days.

The proposed 2045 General Plan redesignates the single-family neighborhoods as Incremental Infill areas. Each single-family lot over 4,950 square feet can accommodate up to four units if one of the units is dedicated as affordable housing, inclusive of ADUs and JADUs. The Zoning Code will be updated to implement the 2045 General Plan, including amending the ADU ordinance to implement the Incremental Infill concept, should the City Council adopt the General Plan with the Preferred Land Use Map (adoption scheduled for Fall 2022).

### *Employee Housing*

State Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees should

be deemed a single-family structure with a residential land use designation. In Culver City, caretaker and employee housing is allowed with a conditional use permit in the Light Industrial (IL) and General Industrial (IG) zones. The Housing Plan includes a program to address employee housing as part of the Zoning Code update to implement the 2045 General Plan.

### *Condominium Conversions*

Section 17.400.040 of the Zoning Code contains provisions for the conversion of existing rental dwelling units to condominiums. Condominium conversions of existing developments of five or more rental dwelling units may be permitted subject to approval of a Site Plan Review and Tentative Map by the Planning Commission. Compliance with basic development standards for the zoning district is required. Developments of less than five rental units are prohibited from converting to condominiums.

### **Building Codes and Enforcement**

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's Building Code currently incorporates the 2019 California Building Codes (CBC) as mandated by the State. Newly constructed and renovated buildings must conform to the standards of the CBC.

In 2019, the City also adopted local amendments to the CBC to establish "Reach Code" standards (Culver City Municipal Code (CCMC) Section 15.02.1100). The purpose of the Reach Code is to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional, and global ecosystems. The City's Reach Code is in addition to all current Title 24 Energy Code requirements. The extent of additional improvements required is based upon the type and size of the project.

Additionally, the City's Solar Photovoltaic Ordinance requires all new construction projects of 10,000 square feet or greater to install 1 kilowatt (kw) of solar photovoltaic power for each 10,000 square feet of new construction, not including parking garage areas. Additionally, new additions of over 10,000 new square feet or major renovations of over 10,000 square feet are required to install 1 kilowatt of solar photovoltaic power for each 10,000 square feet of major renovation or additional area. The solar photovoltaic requirement does not apply single- and two-family residences. One kilowatt of solar photovoltaic power is estimated to add less than half of 1% to the cost of construction.

These codes and regulations are reasonable and necessary to ensure health and safety, as well as encourage energy conservation and reduce greenhouse gas emissions. No additional regulations have been imposed by the city that would unnecessarily add to housing costs.

The CBC and the City's amendments to the CBC are implemented by the Building Division during the plan check and permit issuance process. Additionally, Code Enforcement Division staff is responsible for monitoring compliance with the CBC and other property maintenance issues. Code Enforcement staff attempts to assist property owners in carrying out needed maintenance and repairs by providing information and referrals to city assistance programs, particularly for low-income persons, persons with disabilities, and the elderly.

### Short Term Rentals

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. Homes may be offered as "home-shares," where the primary resident offers one or more rooms to visitors while remaining on site, or whole homes may be rented on a daily or weekly basis. While the impact of short-term rentals on housing availability and affordability is still being evaluated, there is evidence that short-term rentals have a negative effect on housing affordability by changing the way residential properties are used and reducing housing availability for local residents.

Jurisdictions vary in their approach to short-term rentals. On one end of the spectrum, some cities remain silent on the issue and do not create specific permits or regulations for short-term rentals. On the other end, some cities choose to ban short-term rentals of any kind in their city. Many cities do allow short-term rentals in at least some zones, while also requiring permits for rental properties and including performance standards for short-term rentals.

Currently, short-term rentals (less than 30 days) are prohibited in Culver City. The City Council has considered changing the regulations to permit short-term rentals in some form. To provide guidance on this issue, the City formed both a task force and City Council Subcommittee in 2017. Several public meetings were held to gather input from the public on the topic, and to consider proposed short term rental regulations. In February 2019, the City Council held a special meeting to begin the formal process of drafting policy recommendations for short term rentals. Following public input and discussion, the City Council directed staff to begin writing a short-term rental ordinance that would:

1. Allow short term residential rentals in Culver City
2. Limit short term rentals to the host's primary residence only
3. Allow both hosted and unhosted short term rentals
4. Not impose a limitation on the number of nights short term rented annually
5. Not allow short term rental of a duplex, triplex, or apartment unit, except for the primary residence of the owner if it is on site
6. Require neighbor notification by hosts
7. Require annual reporting to City Council on short term residential rentals

## Development Processing Procedures

### Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the city has structured its development review process to minimize the time required to obtain permits while ensuring that projects receive careful review.

Early consultation with City staff is encouraged to identify issues as soon as possible and reduce processing time. Many residential uses are permitted by-right and do not require discretionary permits (see Table 35). However, some permitted uses do require Preliminary Project Review (PPR) and/or administrative site plan review as described below.

For projects requiring discretionary permits, the applicant must submit a formal discretionary application with the Current Planning Division after addressing any changes/comments made during the PPR process. Concurrent processing of required discretionary entitlements (e.g., subdivision and site plan review requests) is also provided to expedite the review process. Discretionary project applications are first reviewed by the Project Review Committee (consisting of staff representatives from the Public Works, Building Safety, Fire Prevention, and Current Planning Departments and Divisions). The applicant will then make any required corrections or provide additional information prior to the item being scheduled for a Planning Commission public hearing. Once a decision is made by the Planning Commission, the discretionary application is then ready for building permit plan check (unless the discretionary entitlement procedures require final approval by City Council). The procedures for common discretionary permits are described in greater detail below.

### *Preliminary Project Review*

Applicants are required to undergo a PPR for some discretionary projects. This process allows the applicant to determine the feasibility of the project and make adjustments during the preliminary planning stages to minimize costs. A PPR Request form summarizing the project, along with a proposed site plan indicating parking, and pedestrian and vehicular access, are circulated among city departments for review. The applicant then attends a meeting of the Project Review Committee (PRC) (comprised of representatives of the reviewing departments) at which comments and corrections are provided by the PRC. The PRC meeting is typically held within two to three weeks after the PPR request submittal. Ministerial or non-discretionary projects do not require PPR or PRC review. For discretionary projects, the applicant should address any comments/corrections from the PRC prior to submitting a discretionary permit application.

### *Site Plan Review*

As stated in Chapter 17.540 of the Zoning Code, the purpose of the Site Plan Review process is to ensure compliance with the required standards, design guidelines, and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City. Site Plan Review is required for residential



projects which include the construction of three or more units. For projects consisting of less than ten units, the Community Development Director may approve the site plan review administratively. However, for residential projects proposing ten or more units, or projects that require approval of another discretionary permit, a public hearing is required in front of the Planning Commission, which is the approval authority. The City is currently working on a text amendment to increase the thresholds for Site Plan Review to increase the number of housing units that may be approved administratively that include affordable housing. This is anticipated to be complete in 2021.

Pursuant to AB 1397, RHNA sites that require rezoning to accommodate the lower income RHNA shortfall are subject to by-right approval if the project includes 20% affordable units. To avoid inconsistent application of this incentive, the City will extend the by-right approval to all multi-family projects that include 20% affordable to lower income households.

To approve a site plan review, the Director or Planning Commission must make the following required findings:

- The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent stated above, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.
- The architectural design of the structure(s), and their materials and colors, are compatible with the scale and character of surrounding development and other improvements on the site. The designs are also consistent with the purpose and intent stated above, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.
- The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements, has been designed to create visual relief, complement structures, and provide an attractive environment, and is consistent with the purpose and intent stated above, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.
- The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development, will not result in vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare.
- The existing or proposed public facilities necessary to accommodate the proposed project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains, streetlights, traffic control devices, and the width and pavement of adjoining streets and alleys) will be available to serve the subject site.

- The proposed project is consistent with the General Plan and any applicable specific plan.

With the development objective design standards (see Housing Program 4.H – Objective Design Standards), the finding regarding the design and layout of the proposed project may need to be revised. However, the finding related to compatibility with character of surrounding development is based on design and layout of the project, and has never been used to deny a housing project. The development of objective design standards will also address this finding. Furthermore, the General Plan update will establish specific performance standards for public facility improvements for new development. These standards are comparable to those required for urbanized communities and are necessary for serving the new development.

### *Conditional Use Permit*

Conditional use permits are discretionary permits intended to allow for specific activities and uses whose effect on the surrounding area cannot be determined before being proposed for a particular location (Chapter 17.530 of the Zoning Code). Conditional use permits are not required for the majority of residential uses; however, the City requires a conditional use permit for all large residential care facilities, emergency shelters in the CN, CG, and CC zones, and senior citizen congregate care facilities. Conditional use permits require a public hearing before the Planning Commission. To approve a conditional use permit, the Planning Commission must make five required findings as stated in Chapter 17.530 of the Zoning Code. The Planning Commission may also impose conditions of approval to ensure that the project complies with the required findings. The typical processing time for conditional use permits is three to six months.

### *Tentative Tract Map / Tentative Parcel Map*

Subdivision of land is regulated by Chapter 15.10 of the Culver City Municipal Code and the Subdivision Map Act. Tentative parcel maps are required when a project proposes to subdivide land into four or fewer parcels. Projects proposing the creation of more than four parcels require a tentative tract map. Both tentative tract maps and tentative parcel maps require a public hearing before the Planning Commission, which is the approval authority. Both tentative tract and tentative parcel maps take approximately three to six months to process.

### *Environmental Review*

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most projects in Culver City are either Categorical Exempt or require only an Initial Study and Negative Declaration or Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Environmental review typically occurs concurrently with entitlement review and the time it takes to process a Negative Declaration or Mitigated Negative Declaration does not typically add to the overall processing time for an application. Additionally, Categorical Exemptions such as accessory dwelling units require a minimal amount of

time to process. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

### *Plan Check*

The building permit plan check review period for the processing of residential building permits is generally ten days for the first round of reviews by various city departments and five days for resubmittal, depending on the city's workload. Building codes are applied to new construction, and are monitored and inspected under the building permit process. Where no permits have been obtained, inspections are made in response to request and complaints. As indicated previously, the City's Building Code incorporates the California Building Codes 2019 Edition. The city's Building, Mechanical, Plumbing and Electrical codes include minor revisions and amendments to the Uniform Codes that exceed state standards. These amendments are related to fire alarms, smoke detectors, sprinkler systems, and other basic safety measures. All new structures are required to provide fire sprinklers. Although this requirement adds incrementally to the cost of construction, it is considered a vital public safety issue that justifies the additional cost.

### *Processing Time*

Permit processing times are often cited as a factor that contributes to the high cost of housing. However, development review and permit processing procedures are necessary to ensure that development proceeds in an orderly manner, consistent with the General Plan. Additionally, the City is obligated to comply with various time requirements imposed by State law, including the Permit Streamlining Act, the Subdivision Map Act, and the California Environmental Quality Act. The processing times listed in Table 39 include the preliminary plan review process and environmental review, as well as entitlement review.

*Table 39: Planning Permit Processing Times*

Development Application	Processing Time (months)	Reviewing Body
Site Plan Review	6-12	Community Development Director / Planning Commission
Conditional Use Permit	3-6	Planning Commission
Variance	3-6	Planning Commission/City Council
Zone Change	9-12	Planning Commission/City Council
General Plan Amendment	9-12	Planning Commission/City Council
Tentative Parcel Map	3-6	Planning Commission
Tentative Tract Map	3-6	Planning Commission/City Council

*Source: City of Culver City, 2021*

In summary, the City's review procedures and related processing times help to ensure that the development review process meets all legal requirements and facilitates high quality development within the City. Many proposed residential developments can be approved administratively and discretionary permits are processed concurrently to minimize processing time. Therefore, the city's review procedures do not cause a significant unwarranted constraint to housing development.

## Planning and Development Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table 40 shows the planning fees for the City of Culver City compared to other Westside cities. As shown, Culver City's fees are most similar to the City of Beverly Hills; however, all the cities shown are generally comparable. Per state law, these fees may not exceed the city's cost to review and process the permit. The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2013.

While the planning fees such as General Plan Amendment (GPA), Zone Change, and Conditional Use Permit (CUP) appear high, these fees are charged on a per-project basis, not per unit. Extensive consultation took place for the development of the land use policy, which offers high levels of flexibility for development. Therefore, upon the completion of the General Plan and Zoning Code update, the need for developers to pursue GPA, Zone Change, and CUP would be minimized. Furthermore, the City encourages the development of high-density residential projects. The new Zoning Code will include appropriate development standards to facilitate the achievement of maximum allowable density for the respective zones. Therefore, economies of scale can be achieved on a per-unit basis, encouraging the development of high-density residential projects and maximizing the number of units. To facilitate affordable housing, the City will waive/reduce/defer city planning fees.

Furthermore, the City conducted a nexus study in July 2020 to establish a Commercial Linkage Fee program. The Nexus Study also researched the impact fees as a percentage of development value among neighboring jurisdictions. The study concluded that the City's overall impact fee level is around the median value compared to other jurisdictions and therefore not considered a constraint to development.

Table 40: Comparison of Planning Fees for Westside Cities

Fee Type	Culver City <sup>1</sup>	Santa Monica	Beverly Hills	West Hollywood
Site Plan Review	Administrative: \$4,411 Planning Commission: \$20,541	N/A	N/A	Development Permit, Class A: \$23,910 Development Permit, Class B: \$6,855
Conditional Use Permit	1-2 Units: \$8,392 Other: \$19,401 <sup>2</sup>	\$17,241	\$21,457	Major: \$9,082 Minor: \$6,246
Variance	\$17,833	\$14,328	\$14,954	\$8,021
Zone Change	\$28,627	\$24,527	Actual cost; deposit determined by staff	\$19,012
General Plan Amendment	\$30,310	\$16,513	Actual cost; deposit determined by staff	\$19,012
Tentative Parcel Map	\$15,130 <sup>3</sup>	\$8,247	\$20,247	\$4,084
Tentative Tract Map	\$16,663 + \$30/lot	\$8,247	\$20,247	\$4,084
Time Extension	Administrative: \$358 Planning Commission: 50% of application fee		Without public hearing: \$1,070 With public hearing: \$1,774	Administrative: \$2,079 Planning Commission: 50% of application fee

Notes:

1. Fee includes a 4% Technology Fee.
2. CUP fee for multi-family is project-based and therefore represents a lower per-unit fee compared to the fee for 1-2 units.
3. Fee is reduced to \$7,868 if processed in conjunction with a site plan review.

Sources: City of Culver City, 2013; City of Santa Monica, 2020; City of Beverly Hills, 2020; City of West Hollywood, 2018

In addition to the planning entitlement fees discussed above, development projects are subject to building permit, plan check, impact, and development fees. Plan check, building permits, and other associated fees cover the cost for the City to review the project to ensure compliance with the California Building Code. Development fees are assessed on new development projects to cover the cost of the additional burden the project places on existing infrastructure and services, including the sewer system, transportation network, parks, and schools. Impact and other fees may be required to support amenities like mobility and parks infrastructure and paying a fair share of costs toward affordable housing. For example, the City recently approved a mobility improvement fee and linkage fee.

Because many of the City's fees are based on building valuation, it is difficult to summarize total fees that apply to all residential projects. Therefore, a specific project example is used to provide a per unit cost for illustrative purposes. Table 41 provides a summary of the development fees and permit costs for a mixed-use project which includes 97 apartment units, approximately 14,000 square feet of commercial space, and one level of subterranean parking. As shown, the total fees per unit for the project are \$15,589. However, it should be noted that for a mixed-use project, it is difficult to separate certain fees by the residential and commercial portions of the project; therefore, the actual per unit cost for a standalone residential project is likely lower than what is presented because some fees that apply to the commercial portion of the project have been included in the per unit calculation below. It is also important to note that not all of these costs are due during the entitlement phase of the project. Some fees, including school and sewer facility fees, are due at building permit issuance or before receiving the certificate of occupancy.

Since the City provides an exemption from the public art fee and the parkland fee for affordable projects, a per unit cost for a hypothetical affordable project is also included in Table 41. With these fees excluded, the per unit cost is \$14,766.

Table 41: Summary of Fees for a Typical Mixed-Use Development at 11924 Washington Blvd

<b>Project Specifics:</b> Mixed-use development including 97 apartment units (86,501 s.f.), 13,687 s.f. of retail and restaurant space, and one level of subterranean parking (35,313 s.f.)	
<b>Fee Description</b>	<b>Cost (\$)</b>
<b>Planning Entitlement Fees</b>	
Preliminary Plan Review	2,392
Site Plan Review	20,541
Environmental Analysis: Mitigated Negative Declaration	6,045
Surcharge for New Residential Construction (\$250/unit, \$12,750 maximum) <sup>1</sup>	12,750
<b>Building &amp; Safety Fees</b>	
Building Permit Fee (based on project valuation)	373,108
Seismic Fees (Residential, 3 stories or less = valuation x \$0.00013, Commercial or Residential, over 3 story = valuation x \$0.00028)	Residential: 3,564 Commercial: 834
Plan Check Fees (75% of building permit fee)	279,943
Other Fees	100
Temporary Certificate of Occupancy (3 at \$500 each)	1,500
CA Building Standards Fee	1,216
Fire Prevention Plan Check Fee	59,697
Structural Outside Review Fee	11,165

<b>Project Specifics:</b> <i>Mixed-use development including 97 apartment units (86,501 s.f.), 13,687 s.f. of retail and restaurant space, and one level of subterranean parking (35,313 s.f.)</i>	
<b>Fee Description</b>	<b>Cost (\$)</b>
Technology Surcharge (4% of all permit/plan check fees)	28,565
<b>Development and Impact Fees</b>	
School Fees (Residential=\$4.08/s.f., Commercial = \$0.66/s.f.)	Residential: 484,065 Commercial: 7,569
Commercial/Industrial Tax (\$25 for first \$250,000 of valuation plus 1.5% of any amount over \$250,000) <sup>2</sup>	40,947
In Lieu Parkland Fee <sup>3</sup>	79,854
New Development Impact Fee <sup>2</sup>	8,124
Culver City Sewer Facility Fee	80,451
City of LA Sewer Facility Fee	67,172
Art in Public Places <sup>3</sup> (1% of project valuation)	Project chose an installation over fee
<b>Total Fees</b>	<b>1,569,601</b>
<b>Cost per Square Foot (entire project)</b>	<b>11.58</b>
<b>Cost per Unit<sup>4</sup></b>	<b>15,589</b>
<b>Cost per Unit for Affordable Project<sup>5</sup></b>	<b>14,766</b>

Source: City of Culver City, Planning, Building & Safety and Public Works Departments

Notes:

1. This fee was enacted as means of recovering the cost of staff time associated with projects - larger projects tend to take up more time so the fee is based on number of units rather than a flat rate.
2. Applies to commercial projects only.
3. Affordable projects are exempt from parkland and public art fees.
4. The cost per unit calculation excludes fees specifically applied to the commercial portion of project. However, in some cases (i.e. building permit fees and plan check fees), it is difficult to separate the fees based on the commercial/residential portions of the project. Therefore, per unit costs for a standalone development of 97 units would likely be lower than what is presented here.
5. The cost per unit for affordable project calculation excludes fees specifically applied to the commercial portion of the project, parkland fees, and public art fees.

As shown in Table 41, development impact fees make up a significant proportion of the total required fees for a project. A discussion of these fees is included below.

### School Fees

The city collects school fees on behalf of the Culver City Unified School District to pay for new facilities and the ongoing maintenance of existing buildings and facilities. School fees are levied for all new development, both commercial and residential, over 500 square feet. However, since new residential development naturally creates an additional need for school facilities through the resulting population growth, school fees are significantly higher for residential projects than for commercial projects (\$4.08 per square foot compared to \$0.66 per square foot). While school fees are often the largest individual fee required to be paid by a developer, the fee amounts are set by the District and the City has no authority over this constraint.

## Parkland and Public Art

Public parks are developed and maintained by the City's Parks, Recreation, and Community Services Department. Municipal Code Title 15, §§15.06.300-15.060.330 (Residential Development Park Dedication and In Lieu Parkland Fee) requires that all new residential developments of two or more dwelling units or additions of one or more units on existing residential developments either dedicate land or pay a fee for the development and/or maintenance of public parks. Title 15 states a goal of providing 3 acres of parkland for every 1,000 residents or, if no land is available, to pay a fee that quantifies the 3 acres per 1,000 resident objective.

Culver City implements an Art in Public Places Program (APPP) requirement for all new residential development projects of five or more units, or remodels of five or more units. The required APPP allocation is 1% of the project valuation. If the APPP allocation is \$75,000 or less, it is required to be paid into the Culver City Cultural Trust Fund. If the APPP allocation is greater than \$75,000, then the developer may choose to either deposit the amount into the Fund or commission a work of art equivalent in value to the APPP allocation.

To facilitate development of covenanted low and moderate-income units, the City specifically exempts such projects from In-lieu Parkland Fees and Art in Public Places Fees.

## Sewer Facility Fees

In Culver City, sewer facility fees are due to both the City of Culver City and the City of Los Angeles. Fees are used to fund ongoing maintenance of the wastewater system and expansion of capacity as necessary. The City's wastewater infrastructure is discussed further in the Infrastructure Constraints section

## Mobility Improvement Fee

In June 2021, the City Council adopted the Mobility Improvement Fees Ordinance to partially fund mobility improvement projects and programs to support forecasted growth related to new development. This Ordinance will apply a Mobility Improvement Fee requirement to both new residential and nonresidential development. Beginning August 27, 2021 (the effective date), the fee for new residential developments will be \$7,636 per single-unit residential unit, \$3,394 per multi-unit residential unit, and \$3,818 per accessory dwelling unit. While the City completed a nexus study and economic analysis to ensure the appropriateness of the fee, the City Council has expressed an interest in ongoing monitoring of this new fee to ensure that it does not constrain residential development. Currently, affordable housing and ADUs are exempt from the Mobility Improvement Fees.

## Affordable Housing Linkage Fee

In July 2021, the City Council adopted the Affordable Housing Commercial Development Impact Fee Ordinance to fund affordable housing projects. This Ordinance will apply a "linkage" fee to new non-residential development. Beginning in January 2022, the fee will be applied to new non-residential development at \$5 per net



leasable square foot. The City completed a nexus study to ensure the appropriateness of the fee.

## On- and Off-Site Improvements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers.

The City requires developers to provide on-site and off-site improvements necessary to serve their projects. On- and off-site improvements are required when discretionary permits are issued (such as site plan reviews, comprehensive plan, zone change, or General Plan amendment). The City uniformly attaches the conditions of approval (COA) that include fees, such as parkland fees and administrative fees, for monitoring affordability covenants. The COAs also specify the standard improvements. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, and other public works projects to facilitate, among other things, the continued build-out of the City's General Plan. The CIP also helps to ensure that construction of public improvements is coordinated with private development.

City road standards vary by roadway designation as provided in Table 41. The City's road standards are typical for cities in Los Angeles County and they do not act as a constraint to housing development. Since the City is fully developed, it is unlikely that any new streets or roadway widening will be required through the subdivision process. With new development projects (housing, commercial, or mixed-use), the City's Public Works Department will usually require improvements for public rights-of-way adjacent to proposed development projects. These improvements can vary depending on the specifics of each development and may include relocation of utilities, new street trees and tree grates, repaving or repair of adjacent alleys, repaving of adjacent sidewalks and streets, restriping of traffic lanes, and installation of traffic signals.

Table 42: Road Improvement Standards

Roadway Designation	Number of Lanes	Right-of-Way Width
Primary Arterial	4 - 6	95 ft.
Secondary Arterial	2 - 4	80 – 94 ft.
Collector Street	2	60 – 79 ft.
Local Street	2	60 ft. or less

Source: City of Culver City General Plan, Circulation Element

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements. Overall, the City's nexus study on Commercial Linkage Fees found that Culver City's total development impact fees are comparable to surrounding jurisdictions.

## Non-Governmental Constraints

### Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., Federal Emergency Management Agency (FEMA) floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Game Code and Alquist-Priolo Act). The Public Safety Element of the City's General Plan discusses the environmental hazards that have the potential to impact the city, including urban fires, seismic shaking, and landslides. The Public Safety Element contains policies to address these hazards and "reduce adverse economic, environmental, and social conditions resulting from fires and geologic hazards." In keeping with the goals and policies of the Public Safety Element, the City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

### Infrastructure Constraints

As in most cities of similar age, Culver City faces challenges of aging infrastructure and related maintenance issues. However, the city's physical infrastructure is generally of adequate size and capacity to accommodate the projected build-out of the General Plan.

### Wastewater

The city is served by the Hyperion Wastewater Treatment Plant operated by the City of Los Angeles. The treatment plant has a design capacity of 450 million gallons per day. It is currently functioning at approximately 275 million gallons per day which is about 61% of its capacity. It is unlikely, but expansion of the Hyperion treatment plant may be required if changes in Los Angeles or Culver City land uses cause increased wastewater flows. Costs for wastewater system expansions are passed on to Culver City by the City

of Los Angeles in accordance with the Amalgamated Sewer Agreement between the cities. Culver City collects sewer facility charges from new developments to offset these costs. In addition, new development has the potential to impact the local sewer collection system and require capacity upgrades. Developers are required to fund these improvements when necessary. As noted in the previous section, developers are also required to pay sewer facility fees to both Culver City and Los Angeles to fund ongoing maintenance and necessary increases in capacity.

## Water

Water for city residents is supplied by Golden State Water Company and the City of Los Angeles Department of Water and Power (for the portion of the city west of McLaughlin Avenue). The system depends primarily on imported water from Metropolitan Water District (MWD). Water system expansions to individual projects are the responsibility of the developer with fees paid to cover major capital expenditures.

## Dry Utilities

Gas, electricity, cable, internet, and telephone services are provided by Southern California Gas Company, Southern California Edison, as well as AT&T, Spectrum, and Verizon Communications. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as gas, currently appear adequate.

## Storm Water Drainage

Storm water runoff is primarily handled by a flood control system maintained by the Los Angeles County Department of Public Works. Surface drainage uses streets and gutters until the runoff reaches catch basins. The storm drain system is currently operating within capacity and is sized to accommodate planned growth within the city. The City is required by the National Pollutant Discharge Elimination System (NPDES) to address water quality runoff for construction activities and post-construction runoff from all types of development, including residential projects. In November 2016, city residents approved Measure CW, which provides funding for stormwater projects to improve water quality in the city and region. Best management practices (BMPs) are implemented through the city's NPDES regional storm-water discharge permit. Individual projects are required to comply with all applicable NPDES requirements.

## Road Improvements and Parking

Roadways in Culver City are subject to high levels of traffic, which would be further impacted by new development. To the extent possible, the City addresses this issue by requiring developers to mitigate negative traffic impacts through various methods, such as improvements to the roadway network and traffic control systems, implementation of the Travel Demand Management strategies, and Mobility Improvement Fees to pay a fair share into citywide mobility improvements to reduce vehicle miles traveled.

One of the primary infrastructure issues associated with the current level of development is the limited capacity of on-street parking. The City is addressing this constraint incrementally by ensuring that all new developments, both residential and commercial, provide adequate off-street parking.

The City has a Capital Improvement Program to schedule public improvements including roadway network, traffic control systems and other public works projects to allow for, among other things, the continued build-out of the city's General Plan. This helps to ensure the progression of improvements is coordinated with anticipated development.

## Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and overall have been steadily increasing since the Great Recession. Like much of the region, Culver City has little to no vacant land available for residential development. An online survey of residential and commercial real estate listing websites (Zillow and LoopNet) conducted in January 2021 indicated that no vacant property was listed for sale within Culver City. Therefore, properties with existing improvements must be recycled, further adding to the high cost of land.

Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total unit price. The Culver City Zoning Code allows a base density of 35 units per acre in some areas of the city, which can be increased up to 65 units per acre for projects that incorporate community benefits and located within ½ mile of major transit facilities and higher for projects that use the affordable housing density bonus pursuant to State Density Bonus law. This facilitates lower per-unit land costs compared to lower-density development.

## Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. According to Cumming, a project management company that compiles data on the construction industry, construction costs in the Los Angeles area can reach over \$200 per square foot for single-family residential development, and \$294-\$529 per square foot for multi-family residential development.<sup>17</sup> The city has no direct influence over materials and labor costs, and the building codes and development standards in Culver City are not substantially different from other cities in the West Los Angeles area.

Similar to land costs, higher density development allows for a reduction in construction costs through economies of scale. This reduction in cost can be particularly beneficial when a project is also receiving a density bonus for affordable housing. Chapter 17.580 of the Culver City Municipal Code contains provisions for density bonuses for developments providing affordable housing as required by state law.

## Timing and Density

Market factors can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to developers' inability to secure

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<sup>17</sup> Source: Cumming, U.S. Costs per Square Foot of Gross Floor Area 2020

financing for construction or the applicant's ability to respond quickly to requests for corrections. However, building permit applications are applicant-driven. For example, the recently completed mixed use project with 48 units (The Haven) was approved in December 2015 but the developer did not submit a permit application until March 2017. Alternatively, other mixed use projects can turn around and submit permit applications shortly after project approval. The Lucky mixed use project with 37 units was approved in September 2016 and the developer requested a building permit in December 2016. Similarly, Icon West (mixed use project with 12 units) was approved in February 2021 and filed a permit application in May 2021.

The City's Mixed Use Ordinance offers a Community Benefits program, whereby if a mixed use project includes 15% of the units as affordable housing, the project would be eligible for a local density bonus that increases the base density to 50 du/ac or up to 65 du/ac if the project is located within the Transit Oriented Development District. The project would also be eligible for the State density bonus (to be calculated after the Community Benefit bonus is applied). Inclusion of micro units also provides additional density bonus up to 14%. Therefore, mixed use projects in Culver City typically achieve over 65 du/ac and up to 80 du/ac using a combination of local and State density bonus laws (see Appendix B for examples of recent mixed use projects and their achieved densities). Also, residential development projects in medium density residential zones rarely go below 80% of the allowable density due to the high land costs.

## Financing and Foreclosures

Culver City is similar to most other communities with regard to private sector home financing programs. The crisis in the mortgage industry and 2008 recession affected the availability and cost of real estate loans and rate of foreclosures. Foreclosures peaked in Culver City in 2011, with 94 foreclosures that year and a total of 410 foreclosures between 2007 and 2018. However, as of 2018, foreclosure rates had dropped to pre-recession levels, with only three foreclosures in 2018.<sup>18</sup> The rise in foreclosure rates and subsequent changes in mortgage underwriting standards are likely to have greater impacts on low-income families than other segments of the community.

The sharp rise in unemployment as a result of the Covid-19 pandemic may impact households' ability to pay their mortgage, particularly lower income households, and may result in an uptick in foreclosures. However, historically low interest rates have also resulted from the pandemic, creating more opportunity for home purchases and refinancing. Overall, the full impact of the pandemic is still unknown.

Table 43 summarizes applications for home loans in Culver City in 2018. Of the total applicants, 68 percent were approved. Loan approval rates are similar to rates in Los Angeles County overall, where 67 percent of all county loans were approved in 2018. Applications for refinance were the most common, comprising about half of all loan applications. Refinance applications were approved 67 percent of the time.

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<sup>18</sup> Source: SCAG 2019 Local Profiles, [City of Culver City](#)

Approximately 36 percent of applications were for conventional purchase loans, which were approved 77 percent of the time. Home improvement loans had the highest denial rate at 38 percent.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). City staff is not aware of any significant incidence of discriminatory lending practices in recent years.

Table 43: Home Purchase and Improvement Loan Applications in Culver City (2018)

Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Withdrawn
Conventional Purchase	538	77	8	16
Government-Backed Purchase	3	67	0	33
Home Improvement	208	53	38	10
Refinance	757	67	19	14
<b>Total</b>	<b>1,506</b>	<b>68</b>	<b>17</b>	<b>14</b>

Source: [www.ffiec.gov](http://www.ffiec.gov), Home Mortgage Disclosure Act (HMDA) data for 2018.

Note: Approved applications include those that are approved and originated (accepted by the applicants) and those that are approved but not accepted by the applicants.

In 2018, FFIEC changed the format of HMDA reporting. Due to delays in the reformatting of data, publicly available data after 2018 is not currently available at city level.

# Housing Plan

## Goals, Objectives and Policies

Goals, objectives, and policies convert the community's vision for housing into actions. Goals describe a desired future condition or "end" state and are based on needs and constraints, meant to be aspirational, and orient changes and outcomes. Objectives are specific statements of purpose to achieve goals and policies guide the related actions needed.

- Goal 1      A city that proactively provides equitable access to safe, healthy, and affordable housing for all income levels to create a balanced jobs-to-housing ratio and commits to addressing the housing needs of persons experiencing homelessness and special needs populations.*
- Goal 2      A city with a variety of rental and ownership 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.*

**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.

- Policy 1.A    Maintain a housing stock free of health or safety hazards.*
- Policy 1.B    Maintain quality neighborhood living environments throughout the entire city.*
- Policy 1.C    Assist low and moderate income and special needs households to encourage the rehabilitation and adequate maintenance of existing housing units.*
- Policy 1.D    Monitor the maintenance of residential properties and enforce the provisions of the City's building code and property maintenance regulations.*
- Policy 1.E    Promote assistance programs and enforce applicable health and safety standards to prevent overcrowding in units.*
- Policy 1.F    Promote sustainable development through energy conservation, water consumption, and waste reduction measures to reduce future operating costs, and ensure local regulations support*

*environmental justice that protects public health and open space, and expands the tree canopy.*

*Policy 1.G Promote rehabilitation or replacement of substandard housing with healthy, safe, and affordable housing.*

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

*Policy 2.A Provide for a residential lifestyle that is environmentally sound and aesthetically pleasing and that places a high priority on quality development.*

*Policy 2.B Coordinate the plans, programs, and policies of all city departments to ensure that residential development is orderly, and that new development is adequately and effectively served by a balanced system of transportation, transit, amenities, community facilities, and public services. Residential development must be sensitive to the environmental, recreational, social, and economic needs of the community. The City should promote access, where feasible, to the LA Metro E Line Culver City Station, for new residential development.*

*Policy 2.C Promote mixed use residential development that is sensitive to adjacent residential uses and reinforce the compatible nonresidential uses of the area.*

*Policy 2.D Encourage the incremental infilling of residential neighborhoods to enhance housing affordability and supply through the provision of smaller units.*

*Policy 2.E Promote programs that seek to provide housing opportunities to meet the needs of people who work in the city.*

*Policy 2.F Streamline entitlement, environmental, and permitting processes for sustainable buildings and affordable housing.*

*Policy 2.G Promote reduced parking requirements and discretionary thresholds for review, for affordable housing, to incentivize production*

*Policy 2.H Encourage infill development, such as brownfield site redevelopment.*

*Policy 2 I Explore repurposing of City-owned surface parking lots for affordable housing development.*

**Objective 3. Housing Affordability.** Encourage a diverse range of rental and ownership housing opportunities that are compatible with the needs of all socioeconomic segments of the community.



- Policy 3.A *Encourage the inclusion of affordable housing units in new housing developments by granting incentives as called for by the Zoning Code and the State Density Bonus law.*
- Policy 3.B *Actively support affordable housing development by private and non-profit housing developers.*
- Policy 3.C *Conserve existing affordable housing, particularly rental and assisted units such as affordable housing that exists naturally in the market.*
- Policy 3.D *Explore strategies to Incentivize and reduce the costs of affordable housing production like a 100% affordable housing overlay zone, transit-oriented communities programs, and partnership funding opportunities.*
- Policy 3.E *Incentivize converting existing market rate and vacant rental units into affordable units and extend expiring affordability covenants to preserve affordability.*
- Policy 3.F *Encourage an equitable distribution and the production of affordable housing in areas that have historically not accommodated affordable housing or have excluded diverse housing opportunities, especially in the highest opportunity areas, to help overcome historic patterns of segregation. Explore strategies like public funding, incentives, infrastructure investments, and a “Right to Return” program to support historically displaced families and individuals in Culver City with housing.*
- Policy 3.G *Explore partnering with a non-profit organization to form a community land trust to assist housing providers in developing housing for lower income households.*
- Policy 3.H *Encourage new affordable housing production by providing incentives to consolidate adjacent lots and assisting affordable housing developers to identify and consolidate lots.*
- Policy 3.I *Explore City-owned sites for 100% affordable housing production.*
- Policy 3.J *Incentivize housing development on surface parking lots on underused sites that would not displace existing residents.*
- Policy 3.K *Incentivize adaptively reusing existing structures for affordable housing and existing ground floor commercial space for artists and live-work use.*

**Objective 4. Housing Access.** Improve access to quality housing for all members of the community by eliminating discrimination, reducing governmental and non-governmental constraints, increasing the number of affordable housing units, and supporting access to emergency shelters.

- Policy 4.A *Promote efforts aimed at the development of housing available to all income and age levels.*
- Policy 4.B *Promote housing opportunities for households of all income levels to help maintain the family-oriented character of the city into the future.*
- Policy 4.C *Assist first time home buyers to purchase housing with alternative financing mechanisms.*
- Policy 4.D *Promote rental assistance programs to minimize the extent to which lower income households must pay more than 30% of their income for housing.*
- Policy 4.E *Promote fair housing and non-discrimination in housing sales and rentals for all, including those outside of designated protected classes, by supporting organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes.*
- Policy 4.F *Prohibit discrimination in the sale or renting of housing to anyone on the basis of their special characteristics as protected by state and federal fair housing laws.*
- Policy 4.G *Encourage the rehabilitation and construction of barrier-free housing for persons with disability.*
- Policy 4.H *Enable elderly and/or persons with disabilities to age in place by providing housing arrangements and programs that accommodate their needs.*
- Policy 4.I *Promote the education of homebuyers and renters on their rights, for housing practices and requirements, financing, available subsidies, protections, and housing unit changes.*
- Policy 4.J *Explore ways to encourage the development of ownership housing for affordable, moderate/workforce housing, including opportunities for employer-provided permanent housing.*
- Policy 4.K *Promote home ownership and related wealth generation opportunities through accessible education and technical assistance, particularly in communities of color and among special needs populations.*
- Policy 4.L *Increase access and transparency in the lease-up process for restricted affordable housing units, particularly for those who have experienced or are at-risk of displacement and those who may not be aware of affordable housing choices.*

**Objective 5 Housing Stability.** Preserve existing affordable housing, prevent the displacement of existing residents, and prevent homelessness.

- Policy 5.A *Actively work to prevent or minimize the displacement of existing residents and neighborhood instability from foreclosures. Ensure that rehabilitation of existing units does not negatively impact or permanently displace existing residents. The City shall notify residents about Ellis Act protections and other rights, and provide resident protections including a temporary relocation program with oversight during construction to minimize resident disruption.*
- Policy 5.B *Promote outreach and education programs that protect communities, particularly communities of color and special needs populations, from predatory lending, speculative real estate transactions, land acquisition, and other practices that undermine intergenerational wealth growth and housing stability.*
- Policy 5.C *Assist persons experiencing homelessness by referral to services and provision of emergency services.*
- Policy 5.D *Ensure an adequate supply of emergency or temporary housing for people experiencing or who are at risk of homelessness.*
- Policy 5.E *Promote the rapid re-housing of persons experiencing homelessness.*
- Policy 5.F *Apply a Housing-First approach to ending homelessness that matches persons experiencing homelessness with appropriate services or services with housing, like permanent supportive and rapid-re-housing options.*
- Policy 5.G *Provide a high level of outreach to priority populations experiencing homelessness, as determined by the lead Continuum of Care agency, to inform them of their rights and opportunities for housing and support services.*
- Policy 5.H *Encourage a regional fair share approach to providing housing opportunities and assistance to households with special needs, those experiencing homelessness, and extremely low-, very low-, and low-income households.*
- Policy 5. I *Create a community engagement and education program to continuously connect with the community on the complexity of how individuals become unhoused and the multitude of solutions and programs needed to support rehousing.*
- Policy 5.J *Remove barriers to housing for persons experiencing homelessness, including those related to siting and operating restrictions, that disproportionately affect populations in protected classes, and special needs populations.*

**Objective 6 Housing Production Accountability.** Monitor rental and ownership housing production effectiveness throughout the planning period and adjust as necessary to meet projected needs.

- Policy 6.A Conduct a mid-cycle assessment of the City's progress toward achieving RHNA, and adjust if needed.
- Policy 6.B Should a mid-cycle assessment require adjustment, implement strategies like establishing a density bonus on inventory sites that is proportionate to the deficit accrued during the first half of the planning period, an affordable housing overlay that applies the density and design standards of the Neighborhood Multi Family designation to Incremental Infill lots for development of deed-restricted affordable units, and expansion of development types subject to by-right approvals.
- Policy 6.C Monitor and report on housing production towards achieving RHNA periodically throughout the planning period.
- Policy 6.D Facilitate a balanced jobs to housing ratio citywide.
- Policy 6.E Continue to evaluate and reduce regulatory and procedural barriers to housing production , such as streamlining the entitlement, environmental, and building permit processes for households of all income levels and those with special needs.
- Policy 6.F Periodically review City regulations and fees to ensure they are not suppressing housing development.
- Policy 6.G Ensure that local regulations support innovations in construction technology to the extent that is technically feasible.
- Policy 6.H Create a community engagement and education program to continuously connect with the community on growth, housing need, homelessness, discriminatory housing practices, how current land use patterns and socioeconomic disparities reflect historically racist policies, planning, zoning, and real estate practices; and the benefits of mixed use and income communities, and amplify and prioritize underrepresented voices to ensure more equitable outcomes.
- Policy 6.I Explore a pre-approved standard plan program for ADUs subject to ministerial entitlement approval.
- Policy 6.J Develop objective design standards for residential and mixed use projects to add certainty to the permitting process, promote quality development that maximizes the benefit of nearby amenities and minimizes exposure to features that may result in negative health or environmental impacts, apply universal design principles, promote complete neighborhoods with amenities like open space, and ensure seamless transitions between single-family and multi-family development, commercial and residential development, and industrial and residential development.

*Policy 6.K Promote public outreach and education on the need to address housing needs relative to other important outcomes like health, the environment, public safety, and transportation.*

**Quantified Objectives**

The City's eight-year quantified housing objectives are described in Table 44. These objectives reflect the City's assessment of what is feasible during the planning period in light of existing and proposed housing programs, land use policies, financial resources, and anticipated economic conditions.

Table 44: Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	554	554	604	560	1,069	<b>3,341</b>
Preservation	30	30	60	0	0	<b>120</b>
Conservation	29	30	134	38	0	<b>231</b>

## Housing Programs

California State housing law requires that the Housing Element set forth an eight-year schedule of actions for the 2021-2029 planning period that the City intends to undertake to implement its stated policies and objectives. The following section describes the measures that the city plans to implement consistent with its identified policies and objectives described above. Table 45 identifies the timeframe, responsible agency, and funding source for implementation of housing programs and their quantitative objectives.

### Measure 1. Programs to Enhance Housing Affordability

- A. **Section 8 Housing Choice Voucher Program.** Help very low and extremely low income households secure decent, safe and sanitary affordable housing through the provision of rental subsidies through the Section 8 program and conduct outreach to attract new property owners. Through the County of Los Angeles Homeless Initiative and approved by HUD, 50% of annual turnover vouchers will be provided to unhoused individuals.
- B. **Rental Assistance Program.** Assist extremely low income up to and including moderate income households to pay for housing through the Rental Assistance Program (RAP).
- C. **Shared Housing.** Through the Los Angeles County Measure H Rapid Rehousing Program, assist persons experiencing homelessness with up to 18 months of rental assistance and supportive services.
- D. **Existing Covenanted Buildings.** Monitor existing covenanted buildings for compliance with affordability restrictions, and with occupancy and maintenance covenants to upgrade and maintain the character and condition of the neighborhoods while preserving affordability to residents.

Housing units covered in the monitoring program include: ownership units assisted under the Mortgage Assistance Program (MAP), affordable rent-restricted units, mobile home park units, and group homes for persons with disabilities.

- E. **Preserve At-Risk Affordable Housing Units.** There are a total of 231 affordable units at risk between 2021 and 2031. Pursuant to new State law, the Housing Division will contact property owners at least three years in advance to inquire about their interest in extending their covenants. In exchange for extending covenants the City will offer property owners funding assistance for rehabilitation to address deferred maintenance through the Neighborhood Preservation Program (NPP) and rental assistance to qualified households through the Rental Assistance Program should funding becomes available. In addition, the City will contact non-profit organizations with the capacity to assist in preserving the at-risk units.
- F. **Affordable Housing Development Assistance.** Provide financial support and technical assistance to organizations that acquire/rehabilitate and/or develop housing for lower and moderate income households (including extremely low income) and populations with special needs (including persons experiencing homelessness, seniors, persons with developmental or other disabilities). To encourage the inclusion of affordable housing units in new housing development, the City will undertake the following actions:
- Partnership between the Housing Division and the Current Planning Division to offer density bonuses and financial assistance (as funding permits) to developers. Through the City's Housing Funds programming, the City will provide funding to assistance in affordable housing development with the goal of assisting 250 housing units. For FY 2021-FY 2024, the City has already allocated funding to four projects with an anticipated 113 affordable units.
  - Inform developers when they first contact Current Planning that the City may be able to provide some financial assistance to their project in exchange for affordability commitments.
  - Current Planning will continue to inform developers about the benefits of density bonus when projects are submitted for review.
  - Waive/reduce/defer City fees for affordable housing projects.
  - Exempt multi-family housing from the Mobility Improvement fee.
  - Provide priority processing for affordable housing projects.
- G. **Inclusionary Housing.** The City amended its Mixed Use Ordinance (§17.400.065) in February 2021 to incentivize inclusion of affordable units in mixed use development projects with a community benefit density bonus. The City will review the ordinance to ensure consistency with 2045 General Plan.

- H. **Linkage Fee.** In July 2021, the City Council adopted the Affordable Housing Commercial Development Impact Fee Ordinance to fund affordable housing projects. This Ordinance will apply a “linkage” fee to new non-residential development. Beginning in January 2022, the fee will be applied to new non-residential development at \$5 per net leasable square foot. The City completed a nexus study to ensure the appropriateness of the fee.

## Measure 2. Programs to Address Special Housing Needs

- A. **Homeless and Special Needs Housing.** The City identified several Successor Agency owned properties for affordable housing (including extremely low income) and special needs housing (including for persons experiencing homelessness, seniors, persons with developmental or other disabilities). The City will continue to evaluate other agency-owned properties or opportunity sites available on the market for affordable and special needs housing.
- B. **Zoning Code Amendments to Address Special Needs Housing.** Various bills were passed in the last few years to address the housing choices available to special needs groups. The City will revise the Zoning Code to address the provision for emergency shelters, supportive housing, low barrier navigation center, employee housing, and residential care facilities in residential zones. Specifically, the City will address the provisions for large residential care facilities by removing the five-acre minimum lot size and by establishing objective criteria for project approval. The Zoning Code will also be revised to remove required findings for reasonable accommodations that may be considered subjective. Specifically, one finding requires that the requested accommodation to not impact surrounding uses and properties negatively. This finding is subjective and may serve to impede the request for accommodation.
- C. **Homeless Service Referrals.** Through a contract with Saint Joseph Center, the City provides homeless outreach, data collection, service referral, and emergency motel vouchers. Homeless outreach was expanded to include evenings until 10 pm and Saturdays.
- D. **Emergency Shelters.** Upward Bound House (UBH) Family Shelter provides 18 emergency housing beds for families with children experiencing homelessness. Through a contract with UBH, the City provides case management and supportive services to children and their families experiencing homelessness and to children experiencing homelessness and attending Culver City Unified School District.
- E. **Group Homes.** A total of six group homes for persons with developmental disabilities provide affordable housing and supportive services to 26 low to moderate income individuals annually. Monitor group homes and housing for persons with special needs to ensure compliance with the Federal Housing Quality Standards (HQS), and City Health and Safety Codes.

## Measure 3. Programs to Improve Housing and Neighborhood Conditions

- A. **The Neighborhood Preservation Program (NPP).** The NPP provides Deferred Maintenance Grants of up to \$5,000 are provided to multi-family property owners who will lease to a Section 8 household or household experiencing homelessness.
- B. **Healthy and Safe Grant.** The program also offers Healthy and Safe Senior Grants of up to \$1,500 to low income seniors to address life safety and code enforcement violations.
- C. **Graffiti Removal.** Work with property owners to remove graffiti through the Public Works Department and encouraging local monitoring by owners. Continue to help community groups to organize volunteer graffiti removal activities.

## Measure 4. Programs to Facilitate Additional Housing

- A. **Adequate Sites for RHNA and Monitoring of No Net Loss (SB 166).** The current Culver City General Plan does not offer adequate capacity and housing choices to meet the community's housing needs or the State mandated RHNA of 3,341 units for the 6<sup>th</sup> cycle Housing Element. Based on the current General Plan and objective criteria and local knowledge used to identify available sites with near-term development potential, the City has an overall shortfall of 165 lower income units.

Based on direction from the Culver City City Council, the 2045 General Plan provides for significantly higher density and capacity above the City's RHNA requirements. The City anticipates adopting the 2045 General Plan by Fall 2022. Pursuant to State law, land use designations and implementing zoning to accommodate RHNA shortfall of 165 lower income units, plus a buffer to accommodate no net loss requirements. For lower income RHNA and buffer, the sites will provide maximum density of at least 30 du/ac and minimum density of at least 20 du/ac on sites that can accommodate at least 16 units on site.

Because the City will be fulfilling the RHNA shortfall on sites identified for mixed use zoning in General Plan 2045, these zoning districts must allow 100 percent standalone residential uses and for mixed use projects must not require the nonresidential component to be more than 50 percent of the floor area. To fulfill the 165-unit shortfall, the City will redesignate a minimum of seven acres at a maximum density of at least 30 du/ac (assuming an average density of 25 du/ac). The City will complete the Zoning Code Update to implement 2045 General Plan within three years and 120 days from October 15, 2022. The Zoning Code update will establish appropriate development standards to facilitate the achievement of maximum allowable density for the respective zones.

As part of the Zoning Code update, ensure that Incremental Infill lots over 4,950 square feet apply the following protections that are consistent with SB 9:

- Anti-displacement protections for renters
- Environmental site constraints



- Protection of historical houses
- Allowed unit size shall be consistent with SB 9

The City will develop a monitoring procedure to ensure adequate capacity remains to accommodate the City's remaining RHNA for all income groups, as sites are being developed for residential, nonresidential, or mixed use developments. The City will also conduct a midterm review of the effectiveness of the new land use policies and development standards to ensure the City is on track with its housing production goals.

- B. **By-Right Approval.** Pursuant to AB 1397, RHNA sites that are require rezoning to accommodate the lower income RHNA shortfall are subject to by-right approval if the project includes 20% affordable. To avoid inconsistent application of this incentive, the City will extend the by-right approval to all projects that include 20% affordable to lower income households.
- C. **Density Bonus Program.** Provide information on the various density bonus incentives to housing and mixed use development applicants. These include:
- Mixed Use Ordinance – Inclusionary Incentive with Community Benefit Program
  - Micro Units Bonus
  - State Density Bonus
- D. **Accessory Dwelling Units (ADU) Ordinance.** This program has two components:
- ADU Ordinance Amendment: Amend the ADU Ordinance to implement the Incremental Infill designation of 2045 General Plan, which allows up to three units on lots over 4,950 square feet, or up to four units if one of the units is dedicated as affordable housing, inclusive of the ADU and JADU units. The designation would also reimagine the hierarchy of unit size and allow for all units to be of equal size, or whatever breakdown desired by project.
  - Monitor ADU Trend: The Housing Element projects 400 ADUs to be constructed over eight years. Monitor the trend of ADU construction to evaluate the effectiveness of Incremental Infill and ADU construction in other residential zones, especially regarding occupancy and affordability. If necessary, adjust the ADU Ordinance to provide additional incentives or remove constraints to ADU construction.
- E. **Affordable ADU Incentive Program.** Provide information on the various incentives the City offers to facilitate affordable ADUs:
- Tier 1: Workforce. Provide grants of \$25,000 in exchange for affordability covenants.
  - Tier 2: Low/Moderate Income. Through an Amnesty Program, provide grants of \$50,000 to legalize illegally converted ADUs in exchange for affordability covenants.
  - Tier 3: Homeless. One year trial for the creation of homeless units through the provision of \$50,000 rehabilitation grants with a ten-year affordability covenant. ADU owners will also receive additional landlord incentives

through the Homeless Incentive Program, and tenants will be paired with a Culver City HCV.

- Develop pre-approved ADU plans.
- Pursue funding from the State to assist homeowners in ADU construction.

F. **Affordable Housing Tools and Best Practices:** The City will explore additional tools and best practices by other communities to facilitate affordable housing. These may include, but are not limited to:

- 100% Affordable Housing Overlay
- Transit-Oriented Communities concept
- Affordable housing partnership funding opportunities
- Enhanced Density Bonus
- Lobby for Article 34 Authority to permit the City to be directly engaged in the development and ownership of affordable housing
- ADU pre-approved standard plans program
- Right to Return program
- HCD Prohousing Designation
- Livable Communities Initiative in the transformation of commercial corridors

The City created a part-time staff position in the fall of 2021 to study these tools. Staff began studying these concepts in 2021 and will continue to do so through 2022. After completing the study in 2022, City staff will present the findings and recommendations to City Council for direction on how to implement them. City staff will also apply for HCD's Prohousing Designation Program for additional support. The City will engage the participation of the community in developing the various affordable housing tools, including the Livable Communities Initiative.

G. **Hotel/Motel Conversion.** The City conducted a hotel/motel conversion study and identified potential properties for conversion into affordable housing. The City will continue to pursue properties for acquisition and adaptive reuse or redevelopment as affordable and special needs housing.

H. **Objective Design Standards.** Develop objective design standards to comply with SB 330.

I. **Permit Streamlining and Monitoring.** The Current Planning Division is drafting a proposal that will increase the unit threshold that triggers discretionary site plan review. As part of its annual Planning Commission Work Plan review, the Current Planning Division will continue to evaluate processing time improvements to streamline the process. This will include establishing a method to monitor and periodically report on processing times. The Current Planning Division will also continue to recommend adjusting to facilitate housing production when needed.

J. **Zoning Code Review and Amendments to Address Constraints to Housing Production.** As part of the City's comprehensive Zoning Code update to implement the General Plan, the City will review and amend the Code to remove potential constraints to housing production. These include:

- Considering expanding areas (beyond as part of mixed use projects only) where SRO housing may be permitted, including as a standalone residential use.
- Establishing appropriate development standards (such as setbacks, parking, and height) to ensure that development projects could achieve the maximum allowable density in the respective designation. This includes reassessing the definition, minimum unit sizes, and parking requirements of live/work units.
- Completing the comprehensive parking code update to ensure appropriate parking standards are established to facilitate the achievement of allowable densities under the General Plan Update, including parking standards for studio/one-bedroom units and live/work units.
- Conducting an outreach and education program regarding the impact of height limit on development potential and develop mitigating strategies to address this constraint.
- Considering setting minimum density requirements for development in multi-family neighborhoods.
- Establishing tools and incentives to encourage lot consolidation. These may include: additional density bonus, reduction in setbacks or other development standards, ministerial review of lot line adjustments, and assistance in identifying potential parcels appropriate for consolidation.
- Amending the required findings for project approval to ensure findings are based on objective criteria that can be implemented to promote certainty in outcomes.

During this Zoning Code Update process and any subsequent amendments to the Zoning Code, the City will ensure that it complies with applicable State laws. For example, the State recently passed SB 9, 10, and 478, which set guidelines regarding zoning standards and CEQA requirements for residential projects.

## Measure 5. Programs to Affirmatively Furthering Fair Housing

### Fair Housing Outreach and Enforcement

- A. **Fair Housing Outreach and Counseling.** The City participates in the CDBG program under the LACDA CDBG Urban County program. Through the County's program, the Housing Rights Center (HRC) is retained as the fair housing service provider for the participating jurisdictions. The City will continue to refer fair housing inquiries to the HRC.

### Housing Mobility and New Housing Opportunities in High Resource Areas

- B. **Source of Income Protection.** SB 329 and SB 222 require rental property owners to accept Housing Choice Voucher (HCV) and other public assistance as

legitimate sources of income for housing payments. Property owners no longer have the ability to reject HCV, Veterans Affairs Supporting Housing (VASH), or other rental assistance. The City will develop outreach and education materials regarding the use of HCVs. Focus outreach to the Incremental Infill areas and other high opportunity areas to encourage property owners to accept HCVs.

- C. **Landlord Roundtable.** The Housing Division will continue to hold joint roundtable discussions between the Landlord Tenant Mediation Board (LTMB) and the Advisory Committee on Housing and Homelessness (ACOH) with local property owners. The discussions cover landlord incentives and owner concerns about renting to low income households and persons experiencing homelessness.
- D. **Community Conversation on Affordable Housing.** The Housing Division will continue to work with the Advisory Committee on Housing and Homelessness and the Parks, Recreation and Community Services Commission to talk with the community about affordable housing and how to expand housing opportunities and accessibility for all residents. These conversations focus on addressing issues of homelessness and examining methods to broad housing access and affordable housing opportunities.
- E. **Landlord Fair.** The Housing Office will host annual Landlord Fairs to attract and retain property owners to participate in the various housing programs. Property owners will be informed of the incentives offered to lease to households that receive rental assistance and those exiting homelessness. This is an opportunity for property owners to meet with various City departments, such as Sanitation, Police, and Fire, as well as community organizations. The Housing Rights Center and Bet Tzedek<sup>19</sup> will also attend the fair to inform property owners about Fair Housing Law.
- F. **Inter-Agency Agreement with the Housing Authority of the City of Los Angeles (HACLA).** To extend housing choices and to deconcentrate poverty, the Housing Office is currently negotiating with HACLA to overlap with their jurisdiction by up to one mile. This will allow Culver City Section 8 voucher holders to expand housing options and remain in the westside area of Los Angeles.

See also Affordable ADU Incentive Program under Measure 4.E.

### **Anti-Displacement and Tenant Protections**

- G. **Permanent Rent Control Ordinance.** The Culver City Permanent Rent Control Ordinance sets restrictions on rent increases. Its intention is to respond to rising real estate costs, which have resulted in the decreased affordability and stability of the housing stock, and data that demonstrates that renter households are more likely to be cost-burdened (see Tables 8, 21, and 30, for examples). Overall, a permanent Rent Control Ordinance is meant to alleviate the housing cost

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<sup>19</sup> Bet Tzedek attorneys and advocates provide free legal services to low-income Los Angeles County residents.

burden on households, particularly lower-income households, and includes the following provisions:

- Landlords may not impose more than one Rent increase for a Covered Rental Unit in any 12- month period.
- The maximum permissible annual rent increase is based on the average annual change in the consumer price index (“CPI change”).
- If CPI change is less than 2%, maximum allowable annual rent increase is 2%.
- If CPI change is more than 5%, maximum allowable annual rent increase is 5%.
- A Landlord may impose a Rent increase that takes effect sooner than twelve (12) months following the date of the latest permitted Rent increase under the Interim Rent Control Ordinance, but the prior increase under Interim Rent Control Ordinance in combination with a rent increase under permanent ordinance may not exceed the maximum allowable annual rent increase under the permanent ordinance.

Exemptions to the Ordinance include:

- Dwelling units expressly exempt from rent control per state or federal law.
- Dwelling units occupied after February 1, 1995.
- Single-family homes, condominiums and townhomes.
- Subdivided interest in a subdivision.
- Government subsidized dwelling units.

H. **Landlord-Tenant Mediation Board.** The City's bylaws on the Landlord-Tenant Mediation Board (LTMB) were expanded to include mediation for habitability issues and to require property owners to include a lease addendum for all tenants informing them about the LTMB and mediation services.

I. **Landlord Incentives.** The City instituted the Landlord Incentives program to house persons experiencing homelessness. Culver City Housing Division contracted with the Los Angeles County Development Authority to administer the Homeless Incentives Program (HIP). This program's aim is to increase the number of landlords participating in the City's Section 8 program by providing incentives to landlords who rent to a family or individual experiencing homelessness. Incentives include:

- Holding Fee - one month's free rent
- Security Deposit - (up to double the rent) and Utility assistance
- Damage mitigation up to \$2,000

Culver City Housing Division also administers an internal Landlord Incentive Program to attract and retain property owners. Incentives include:

- Neighborhood Preservation Grant - \$5,000 grant to renovate rental unit in exchange for two years of participation in the Culver City Section 8 program.
- Security Deposit - (up to double the rent) and Utility assistance

- Housing Locator / Liaison – assistance with landlord and tenant mediation.
- J. **Plan to Prevent and Combat Homelessness.** The Housing Division will regularly update the Plan to Prevent and Combat Homeless by setting seven goals over three-year periods to address homeless and expand housing access. The next update will be in 2023.
- K. **Housing Replacement.** This program has two components:
- AB 1397 Replacement Requirement: Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.
  - Replacement of Units Lost due to Successor Agency Actions: Use financial resources, if available, to help replace residential units lost as a result of Successor Agency actions.
- L. **Promotion of Housing Programs.** Market the availability of various housing programs with brochures, flyers, and other public information materials. Specifically, focus promotion of housing programs to neighborhoods with concentrated areas of housing issues.

## Measure 6. Programs to be Initiated or Reinstated with Additional Funding

With the elimination of redevelopment, the City has limited funding to implement housing programs and services. During the 2021-2029 Housing Element planning period, the City will actively pursue funding to reinstate or initiate the following programs:

- A. **Temporary Emergency Rental and Relocation Assistance Program.** Provide funds for security deposit for individuals forced to relocate due to government action such as code enforcement actions or changes in land use.
- B. **Property Acquisition and Rehabilitation Program.** Provide opportunities to create affordable housing through the Property Acquisition and Rehabilitation program. The program may consider strategies such as providing loan assistance, for example through establishing a trust fund. It may also consider identifying funding for nonprofit affordable housing providers and allowing such providers the right of first offer to acquire existing multi-unit residential properties as they come to market.
- C. **West Culver City Residential Rehabilitation Program.** Offer rehabilitation grants to eligible property owners in West Culver City and provide grants to affordable housing developers who wish to acquire and rehabilitate units to provide low income rental housing.
- D. **Surcharge Fee for New Construction.** Offset the New Construction Surcharge fee for affordable units assisted by LMIHAF.

- E. **Homebuyer Assistance.** Explore resources, financing mechanisms, and/or partnership with nonprofits and lenders to facilitate affordable homeownership opportunities for first-time buyers.
- F. **Community Land Trust.** Explore the feasibility of establishing a Community Land Trust that can be used for various affordable housing activities.

Table 45: Program Implementation Summary - 2021-2029

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
<b>Measure 1. Programs to Enhance Housing Affordability</b>				
A. Section 8 Housing Choice Voucher Program	Housing Authority	HUD	215 households	Annually reviewed with Housing Authority Budget and Work Plan approval
B. Rental Assistance Program	Housing Authority	LMIHAF	16 households	Annually reviewed with Housing Authority Budget and Work Plan approval
C. Shared Housing	Housing Authority	Measure H Rapid Rehousing Program	5 households	Annually reviewed with Housing Authority Budget and Work Plan approval
D. Existing Covenanted Buildings	Housing Authority	Housing Authority	Compliance with affordability agreement, Housing Quality Standard, and occupancy requirements.	Annually reviewed with Housing Authority Budget and Work Plan approval
E. Preserve At-Risk Affordable Housing Units	Housing Authority	Housing Authority	<ul style="list-style-type: none"> <li>• Monitor the at-risk status of 231 affordable units that are potentially at risk of converting to market-rate housing.</li> <li>• Pursuant to new State law, contact property owners at least three years prior to covenant expiration dates for at-risk projects. If owners intend to file a Notice of Intent to opt out of affordable housing, ensure their</li> </ul>	Annually reviewed with Housing Authority Budget and Work Plan approval

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
			<p>compliance with the three-year, one-year, and six-month noticing requirements.</p> <ul style="list-style-type: none"> <li>• Contact nonprofit developers with the capacity and interest in assisting in the preservation of at-risk units.</li> <li>• Pursue funding to assist in the preservation of at-risk units.</li> <li>• Provide information on rental assistance available to affected tenants.</li> </ul>	
<p>F. Affordable Housing Development Assistance</p>	<p>Housing Authority</p>	<ul style="list-style-type: none"> <li>• LMIHAF</li> <li>• Apply for Project Homekey funding</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Facilitate the development of 250 affordable units over eight years.</u></li> <li>• Projects with allocated resources for FY 2021-FY 2024 include:               <ul style="list-style-type: none"> <li>○ Venice Parking Lot – 10 modular housing units for persons experiencing homeless</li> <li>○ Virginia Parking Lot – 12 modular housing units for persons experiencing homeless</li> <li>○ Community Garden – 6 modular units as permanent supportive housing</li> <li>○ United Methodist Church – <u>95</u> affordable units</li> </ul> </li> </ul>	<p>Housing Authority staff will coordinate with other Community Development Department staff to actively identify sufficient development opportunity sites for persons experience homelessness.</p>
<p>G. Inclusionary Housing</p>	<p>Current Planning</p>	<p>Current Planning</p>	<ul style="list-style-type: none"> <li>• Review and revise the Mixed Use Ordinance</li> </ul>	<ul style="list-style-type: none"> <li>• By 2023</li> </ul>



Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
	Division	Division Budget	<p>as appropriate to ensure consistency with 2045 General Plan.</p> <ul style="list-style-type: none"> <li>• Monitor to ensure the Mixed Use Ordinance effectively supports affordable housing production.</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing</li> </ul>
H. Linkage Fee	Economic Development Division	Economic Development Division Budget	<ul style="list-style-type: none"> <li>• Review and revise the Affordable Housing Commercial Development Impact Fee Ordinance as appropriate to ensure consistency with 2045 General Plan.</li> <li>• Monitor to ensure the Affordable Housing Commercial Development Impact Fee Ordinance effectively supports affordable housing production.</li> </ul>	<ul style="list-style-type: none"> <li>• By 2023</li> <li>• Ongoing</li> </ul>
<b>Measure 2. Programs to Address Special Housing Needs</b>				
A. Housing for Homeless and Special Needs	Housing Authority	Housing Authority	<ul style="list-style-type: none"> <li>• Venice Parking Lot – 10 modular housing units for persons experiencing homelessness and 70-bed sprung shelter on balance of lot</li> <li>• Virginia Parking Lot – 12 modular housing units for persons experiencing homelessness and 100-unit supportive housing or mixed income housing on balance of lot</li> <li>• Community Garden – 6 modular units as permanent supportive housing</li> <li>• Annually identify other agency-owned</li> </ul>	<p>Complete site plan for Venice Parking Lot in 2021 and begin construction in 2022</p> <p>Pursue supportive housing at Virginia Parking lot by 2022</p> <p>Pursue housing at Community Garden by 2022</p> <p>Estimated entitlement to construction for all three projects: 12-18 months.</p>

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
			<p>properties for affordable and special needs housing.</p>	
<p>B. Zoning Code Amendments to Address Special Needs Housing</p>	<p>Planning Division</p>	<p>Planning Division Budget</p>	<ul style="list-style-type: none"> <li>• Supportive Housing (AB 2162) - Supportive housing projects of 50 units or less (for cities with a population of less than 200,000) to be permitted by right in zones where multi-family and mixed-use developments are permitted. The supportive housing project must meet certain criteria, such as providing a specified amount of floor area for supportive services. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.</li> <li>• Emergency Shelter (AB 139) – Parking standards be established solely based on staffing level.</li> <li>• <u>Low Barrier Navigation Center (AB 101) –</u> Requires cities to permit a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation</li> </ul>	<p>By 2023, as part of the comprehensive Zoning Code update to implement 2045 General Plan</p>

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
			<p><i>Center” is defined as a “Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” CGC §65660</i></p> <ul style="list-style-type: none"> <li>• Employee Housing (California Health and Safety Code Section 17021.5) – Requires that housing for six or fewer employees be considered a single-family residential use.</li> <li>• <u>Residential Care Facilities for Seven or More Persons in Residential Zones – to <i>remove</i> the 5-acre requirement <i>and to establish objective criteria for project review to ensure certainty in outcomes.</i></u></li> <li>• <u>Reasonable Accommodation – <i>Remove findings that are subjective (such as negatively impacting surrounding uses or properties).</i></u></li> </ul>	
C. Homeless Service Referrals	Housing Authority	Housing Authority	<ul style="list-style-type: none"> <li>• Continue to work with St. Joseph and/or another homeless service provider to</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing</li> <li>• Annually</li> </ul>

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
			<p>conduct homeless outreach and connect individuals experiencing homelessness to services.</p> <ul style="list-style-type: none"> <li>Continue to provide up to 50 hotel/motel vouchers as needed</li> </ul>	reviewed with Housing Authority Budget and Work Plan approval
D. Emergency Shelters	Housing Authority	Housing Authority	Provide 18 year-round beds for women with dependent children through Upward Bound House Family Shelter.	Ongoing
E. Group Homes	Housing Authority	Housing Authority	Monitor six group homes for persons with developmental disabilities annually.	Ongoing
<b>Measure 3. Programs to Improve Housing and Neighborhood Conditions</b>				
A. Neighborhood Preservation Program	Housing Authority	LMIHAF	Provide 10 NPP Deferred Maintenance Grants.	Annually reviewed with Housing Authority Budget and Work Plan approval
B. Healthy and Safe Grant	Housing Authority	LMIHAF	Provide 5 Safe and Healthy Senior and Disabled Rehabilitation Grants.	Annually reviewed with Housing Authority Budget and Work Plan approval
C. Graffiti Removal	Public Works	Public Works Budget	Remove graffiti within 48 hours.	Ongoing
<b>Measure 4. Programs To Facilitate Additional Housing</b>				
A. Adequate Sites for RHNA	Advance Planning Division	Advance Planning Division Budget	<ul style="list-style-type: none"> <li>Adopt 2045 General Plan to provide adequate capacity for RHNA.</li> <li>Develop a procedure to monitor for No Net Loss (SB 166) to ensure the City continue to have adequate sites for its RHNA for all income groups.</li> <li>Complete Zoning Code Update to implement 2045 General Plan.</li> </ul>	<ul style="list-style-type: none"> <li>By Fall 2022</li> <li>By 2022</li> <li>At least semi-annually</li> <li>Within three years from October 15, 2021</li> <li>2024</li> </ul>

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
			<ul style="list-style-type: none"> <li>Update the sites inventory to determine adequate capacity for remaining RHNA.</li> <li>If the City is not meeting its housing production goals, review and revise the Land Use policy and development standards as appropriate to facilitate housing, especially affordable housing for lower income households and those with special needs.</li> </ul>	
B. By-Right Approval	Advance Planning Division	Advance Planning Division Budget	As part of the Comprehensive Zoning Code Update to implement 2045 General Plan, amend the Zoning Code to provide by-right approval of projects that set aside 20% affordable units for lower income households.	Within three years from October 15, 2021
C. Density Bonus Program	Current Planning Division	Current Planning Division Budget	Continue to promote the various density bonus incentives to residential and mixed use development applicants.	Ongoing
	Housing Authority	Housing Authority	As funding permits, provide financial assistance to affordable housing approved with a Density Bonus.	Ongoing
D. Accessory Dwelling Units Ordinance	Current Planning Division	Current Planning Division Budget	Amend ADU Ordinance to implement the Incremental Infill designation of 2045 General Plan, assuming the Preferred Land Use Map is adopted, with the goal of achieving 400 ADUs through	Upon adoption of General Plan 2045 and within three years from October 15, 2021

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
			conversion/expansion of existing properties and 135 ADUs/multiplexes through the demolition/ reconstruction of properties. <u>Update to the ADU Ordinance will implement Incremental Infill and ensure consistency with SB 9 requirements.</u>	
	Current Planning Division	Current Planning Division Budget	<ul style="list-style-type: none"> <li>• Monitor the construction trend of ADUs.</li> <li>• If ADU construction falls below projection, amend the ADU Ordinance to provide additional incentives or to remove constraints to development.</li> </ul>	<ul style="list-style-type: none"> <li>• Annually</li> <li>• By 2024</li> </ul>
E. Affordable ADU Incentive Program	Housing Authority	Housing Authority	<p>Assist homeowners to pursue affordable ADUs:            Tier 1: Workforce – 43 Affordable ADUs            Tier 2: Low/Mod – 20 Amnesty Properties            Tier 3: Homeless – 4 Affordable ADUs</p> <p>Develop pre-approved ADU plans to expedite ADU review and approval timelines per City Council direction</p> <p>Pursue funding to assist homeowners in construction ADUs</p> <p>Add information regarding funding resources for homeowners (e.g., the California Housing Finance Agency, CalHFA, ADU Grant</p>	<p>Ongoing</p> <p>Develop pre-approved plans by 2023</p> <p>Pursue funding in 2023 and as needed thereafter</p> <p>Regularly update the ADU page on the City website with funding resources such as the CalHFA ADU Grant Program</p> <p>Develop affordable ADU fee waiver program during comprehensive fee update process</p>

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
			<p>Program)</p> <p>Create fee waiver for development projects that include an affordable ADU</p>	
<p>F. Affordable Housing Tools and Best Practices</p>	<p>Advance Planning Division</p>	<p>Advance Planning Division Budget</p>	<p>Study and prioritize the various affordable housing tools for research and analysis, such as Affordable Housing Overlay Zones, Transit Oriented Communities (TOCs) programs, affordable housing funding opportunities, <u>and Livable Communities Initiative.</u></p>	<p>Complete study with summary of findings and recommendations by 2022</p> <p>Update City Council on the research progress by 2022</p> <p>Pursue affordable housing funding opportunities by 2022</p> <p>Apply for HCD Prohousing Designation by 2022</p>
<p>G. Hotel/Motel Conversion</p>	<p>Housing Authority</p>	<p>Housing Authority</p>	<p>Continue to identify properties and negotiate for acquisition and adaptive reuse or redevelopment as affordable and special needs housing.</p> <p>Submit Project Homekey application for 2022 funding cycle.</p> <p>Submit a Homekey Round 2 application to acquire and rehabilitate two motels that will serve persons experiencing chronic homelessness.</p> <p>If awarded Homekey funds, convert the motels to 35 units of interim</p>	<p>Ongoing</p> <p>Obtain \$2.84M earmarked as matching grant funds from LA County</p> <p>Begin pursuing Homekey funding in 2022</p> <p>State grant funding decision Q1: 2023</p> <p>City study motel conversion feasibility Q2 and Q3 2022</p> <p>Submit Round 2</p>

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
			housing and 38 units of Permanent Supportive Housing (PSH).	application by early 2022  If funded, complete projects and have units occupied by end of 2022
H. Objective Design Standards	Advance Planning Division	Advance Planning Division Budget	Develop Objective Design Standards to comply with SB 330.	By 2023
I. Permit Streamlining and Monitoring	Current Planning Division	Current Planning Division Budget	Establish a permit processing time tracking, monitoring, and reporting system.	By 2023
J. Zoning Code Review and Amendment to Address Constraints to Housing Production	Advance Planning Division	Advance Planning Division Budget	<ul style="list-style-type: none"> <li>• Consider expanding areas when SRO may be permitted, including as a standalone residential use</li> <li>• Establish appropriate development standards to allow achieving the maximum allowable density</li> <li>• Conduct an outreach and education program and develop mitigating strategies to address the 56-foot height limit</li> <li>• Establish appropriate parking standards (<u>eliminating parking minimums and studying parking maximums</u>) to facilitate the achievement of allowable densities</li> </ul>	By 2023



Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
<b>Measure 5. Programs to Affirmatively Furthering Fair Housing</b>				
A. Fair Housing Counseling	LACDA/HRC	Urban County CDBG	<ul style="list-style-type: none"> <li>• Continue to refer fair housing inquiries to the HRC.</li> <li>• <u>Advocate to LACDA to provide separate reporting of fair housing service records specific to Culver City to better understand the nature/extent of fair housing issues in Culver City.</u></li> <li>• Continue to consistently update the City website and expand fair housing information and resources.</li> </ul>	Ongoing  Expand website by 2022
B. Source of Income Protection	Housing Authority	Housing Authority	<p>Develop outreach and education materials and implement an outreach campaign.</p> <p><u>Include a fair housing factsheet in ADU, Incremental Infill, and SB9 application packets.</u></p>	Conduct source of income protection outreach by 2023
C. Landlord Roundtable	Housing Authority	Housing Authority	Hold joint roundtable discussions with LTMB and ACOHH	Annually
D. Community Conversation on Affordable Housing	Housing Authority	Housing Authority	Conduct community meetings on affordable housing issues	Annually
E. Landlord Fair	Housing Authority	Housing Authority	Host landlord fairs	Annually
F. Inter-Agency Agreement with HACLA	Housing Authority	Housing Authority	Establish agreement with LACLA to allow use of City vouchers within one mile from city limits	Present to City Council in Winter 2021/early 2022  By 2022 to allow 20 vouchers to be used in City of LA

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
G. Permanent Rent Control Ordinance	Housing Authority	Housing Authority	Continue to implement the Rent Control Ordinance.	Ongoing
H. Landlord-Tenant Mediation Board	Housing Authority	Housing Authority	Provide services as requested throughout the planning period	Ongoing
I. Landlord Incentive	Housing Authority	Housing Authority	Continue to implement program	Increase landlord participation by 15 landlords annually (5 at the County level, 10 at the local level)
J. Plan to Prevent and Combat Homelessness	Housing Authority	Housing Authority	Update plan to address homelessness	By 2023
K. Replacement Housing	Current Planning Division	Current Planning Division Budget	Amend Zoning Code to comply with AB 1397, requiring replacement housing as a condition of project approval on nonvacant sites with existing units.	By 2022
	Housing Authority	Housing Authority	Continue to use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Successor Agency actions as applicable.	Ongoing
L. Promotion of Housing Programs	Housing Authority	Housing Authority		By 2023

Implementation Measures/ Programs	Responsible Agency	Funding Source	Objectives	Schedule
<b>Measure 6. Programs to be Initiated or Reinstated with Additional Funding</b>				
A. Temporary Emergency Rental and Relocation Assistance Program	Housing Authority	Not Available	Explore available funding from County, State, and Federal programs.	Annually reviewed with Housing Authority Budget and Work Plan approval
B. Property Acquisition and Rehabilitation Program	Housing Authority	Not Available	Explore available funding from County, State, and Federal programs.	Annually reviewed with Housing Authority Budget and Work Plan approval
C. West Culver City Residential Rehabilitation Program	Housing Authority	Not Available	Explore available funding from County, State, and Federal programs.	Annually reviewed with Housing Authority Budget and Work Plan approval
D. Reduced Surcharge Fee for New Construction/ Other Fees	Current Planning Division	Not Available	Explore available funding from County, State, and Federal programs.	Annually reviewed with Housing Authority Budget and Work Plan approval
E. Homebuyer Assistance	Housing Division	Not Available	<p><u>Pursue funding sources available from HCD and HUD and to seek partnership with nonprofits and lenders to provide homebuyer assistance.</u></p> <p>Evaluate financial feasibility of reinstating program with additional funding sources.</p> <p><u>Facilitate affordable homeownership for 40 households over eight years.</u></p>	Annually reviewed with Housing Authority Budget and Work Plan approval
F. Community Land Trust	Housing Division	Not Available	Explore resources, financing mechanisms, and/or partnership with nonprofits and lenders	Annually reviewed with Housing Authority Budget and Work Plan approval

Table 46: AFFH Actions Matrix

<u>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>2021-2029 Metrics</u>
<b><u>Fair Housing Outreach and Education</u></b>				
<u>Measure 5A: Fair Housing Outreach and Counseling</u>	<u>Continue to refer fair housing inquiries to the Housing Rights Center</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Increase fair housing inquiries by 20 percent over eight years</u>
	<u>Advocate LACDA to provide fair housing service records specific to Culver City</u>			
	<u>Update City website to provide information of fair housing rights and resources</u>	<u>Expand website by 2022 and update annually</u>		
<u>Measure 5B: Source of Income Protection</u>	<u>Develop outreach and education materials and implement an outreach campaign</u>	<u>Develop outreach materials by 2023</u>	<u>Citywide with emphasis in Higher Resource tracts</u>	<u>At least 20 percent of new vouchers in Higher Resource areas over eight years</u>
	<u>Include a fair housing factsheet in ADU, Incremental Infill, and SB9 application packets</u>			
<b><u>Housing Mobility</u></b>				
<u>Measure 1A: Housing Choice Vouchers</u>	<u>Conduct outreach to attract new property owners</u>	<u>Annually</u>	<u>Citywide with emphasis on Higher Resource tracts</u>	<u>Increase landlord participation by 15 landlords annually (5 at the County level, 10 at the local level)</u>
<u>Measure 5C: Landlord Roundtable</u>	<u>Hold joint roundtable discussions with LTMB and ACOHH</u>	<u>Annually</u>		
<u>Measure 5E: Landlord Fair</u>	<u>Host landlord fairs</u>	<u>Annually</u>		
<u>Measure 2A: Homeless and Special Needs Housing</u>	<u>Facilitate the development of housing for special needs populations</u>	<u>2021-2029</u>	<u>Citywide</u>	<u>28 modular units at Venice/Virginia lots and community garden</u> <u>70-bed sprung shelter at Venice lot</u> <u>100 supportive housing units at</u>

<u>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>2021-2029 Metrics</u>
				<u>Virginia lot</u>
<u>Measure 2B: Zoning Code Amendments to Address Special Needs Housing</u>	<u>Zoning Code amendments to address: - Supportive Housing - Emergency Shelter - Low Barrier - Navigation Center - Employee Housing - Residential Care Facilities for seven or more persons - Reasonable Accommodation</u>	<u>2023</u>	<u>Citywide</u>	<u>Facilitate special needs housing for 200 households or persons over eight years</u>
<u>Measure 4G: Hotel/Motel Conversion</u>	<u>Identify properties and negotiate for acquisition and adaptive reuse or redevelopment as affordable and special needs housing</u>	<u>2021-2029</u>	<u>Citywide with emphasis in Higher Resource tracts</u>	<u>Pursue two hotel/motel conversion as special needs housing over eight years</u>
<u>Measure 5F: Inter-Agency Agreement with HACLA</u>	<u>Establish agreement with LACLA to allow use of City vouchers within one mile from city limits</u>	<u>Annually</u>	<u>One mile from City limits</u>	<u>20 vouchers to be used in the City of Los Angeles annually</u>
<u>Measure 5L: Promotion of Housing Programs</u>	<u>Develop multi-media informational materials to promote the various housing programs</u>	<u>By 2023</u>	<u>Citywide with emphasis in West Culver City tracts (7028.01 and 7028.03)</u>	<u>Participate in two community events annually to promote housing programs</u>
<u>Measure 6E: Homebuyer Assistance</u>	<u>Pursue funding sources available from HCD and HUD and to seek partnership with nonprofits and lenders to provide homebuyer assistance</u>	<u>Annually</u>	<u>Citywide with emphasis in West Culver City tracts (7028.01 and 7028.03)</u>	<u>Reinstate homebuyer assistance program</u>
<b><u>New Opportunities in High Resource Areas</u></b>				
<u>Measure 1F: Affordable Housing Development Assistance</u>	<u>Use a variety of incentives, including funding and expedited review to facilitate the development of affordable units</u>	<u>2021-2029</u>	<u>Citywide with emphasis on Higher Resource tracts</u>	<u>Facilitate the development of 250 affordable units over eight years</u>
<u>Measure 6D: Surcharge Fee for New Construction</u>	<u>Pursue funding to offset the New Construction Surcharge fee for affordable units assisted</u>	<u>Annually</u>		

<u>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>2021-2029 Metrics</u>
	<u>by LMIHAF</u>			
<u>Measure 1G: Inclusionary Housing</u>	<u>Facilitate the development of affordable housing in mixed income developments</u>	<u>2021-2029</u>		
<u>Measure 4F: Affordable Housing Tools and Best Practices</u>	<u>Study and prioritize the various affordable housing tools for research and analysis, such as Affordable Housing Overlay Zones, Transit Oriented Communities (TOCs) programs, and affordable housing funding opportunities</u>	<u>2022-2024</u>	<u>Citywide with emphasis in Higher Resource tracts</u>	<u>Target at least 50 percent of affordable units in Higher Resource tracts over eight years</u>
<u>Measure 5D: Community Conversation on Affordable Housing</u>	<u>Talk with the community about affordable housing and how to expand housing opportunities and accessibility for all residents</u>	<u>Ongoing</u>		
<u>Measure 6E: Community Land Trust</u>	<u>Explore resources, financing mechanisms, and/or partnership with nonprofits and lenders</u>	<u>Annually</u>		
<u>Measure 4A: Adequate Sits for RHNA</u>	<u>Create new opportunities for housing especially through new Mixed Use designations and Incremental Infill</u>	<u>2021-2029</u>	<u>Citywide with emphasis in Higher Resource tracts</u>	<u>Fully accommodate the RHNA of 3,341 units for all income groups</u>
<u>Measure 4D: Accessory Dwelling Units Ordinance</u>	<u>Amend ADU Ordinance to implement the Incremental Infill designation of 2045 General Plan</u>	<u>By October 2024</u>	<u>Citywide with emphasis in Higher Resource tracts</u>	<u>Achieve 400 ADUs through conversion/expansion of existing properties and 135 ADUs/multiplexes through the demolition/reconstruction of properties over eight years</u>
<u>Measure 4E:</u>	<u>Assist homeowners to</u>	<u>2021-2029</u>	<u>Citywide with</u>	<u>Tier 1: Workforce</u>

<b>Program</b>	<b>Specific Commitment</b>	<b>Timeline</b>	<b>Geographic Targeting</b>	<b>2021-2029 Metrics</b>
<u>Affordable ADU Incentive</u>	<u>pursue affordable ADUs</u>		<u>emphasis in Higher Resource tracts</u>	<u>- 43 Affordable ADUs Tier 2: Low/Mod - 20 Amnesty Properties Tier 3: Homeless - 4 Affordable ADUs</u>
<b>Place-Based Strategies for Neighborhood Improvements</b>				
<u>Measure 3A: Neighborhood Preservation</u>	<u>Provide Neighborhood Preservation Program (NPP) Deferred Maintenance Grants to multi-family property owners who will lease to a Section 8 household or household experiencing homelessness</u>	<u>Annually</u>	<u>Citywide with emphasis in West Culver City tracts (7028.01 and 7028.03)</u>	<u>Provide 10 NPP Deferred Maintenance Grants annually</u>
<u>Measure 3B: Healthy and Safe Grant</u>	<u>Offer Healthy and Safe Senior Grants to low income seniors to address life safety and code enforcement violations.</u>	<u>Annually</u>	<u>Citywide with emphasis in West Culver City tracts (7028.01 and 7028.03)</u>	<u>Provide 5 Safe and Healthy Senior and Disabled Rehabilitation Grants annually</u>
<u>Measure 3C: Graffiti Removal</u>	<u>Work with property owners to remove graffiti through the Public Works Department and encouraging local monitoring by owners</u>	<u>2021-2029</u>	<u>Citywide with emphasis in West Culver City tracts (7028.01 and 7028.03)</u>	<u>Remove all reported graffiti</u>
<u>Measure 6C: West Culver City Residential Rehabilitation</u>	<u>Explore available funding from County, State, and Federal programs.</u>	<u>Annually</u>	<u>West Culver City tracts (7028.01 and 7028.03)</u>	<u>Reinstate program</u>
<u>Measure 6B: Property Acquisition and Relocation</u>	<u>Explore available funding from County, State, and Federal programs.</u>	<u>Annually</u>	<u>West Culver City tracts (7028.01 and 7028.03)</u>	<u>Reinstate program</u>
<b>Tenant Protection and Anti-Displacement</b>				
<u>Measure 1B: Rental Assistance</u>	<u>Provide rental assistance to lower and moderate income households</u>	<u>Annually</u>	<u>Citywide</u>	<u>Assist 5 households annually</u>
<u>Measure 1C: Shared Housing</u>	<u>Provide rapid rehousing for persons experiencing homelessness</u>	<u>Annually</u>	<u>Citywide</u>	<u>Assist 5 households annually</u>

<u>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>2021-2029 Metrics</u>
<u>Measure 1D: Preserve at-Risk Affordable Units</u>	<u>Preserve affordable units at risk of converting to market-rate housing</u>	<u>2021-2029</u>	<u>Citywide</u>	<u>Preserve 231 units</u>
<u>Measure 5G: Permanent Rent Control Ordinance</u>	<u>Continue to implement the Rent Control Ordinance</u>	<u>2021-2029</u>	<u>Citywide</u>	<u>Reduce complaints regarding unlawful evictions by 20 percent over eight years</u>
<u>Measure 5H: Landlord-Tenant Mediation Board</u>	<u>Provide services as requested throughout the planning period</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Successful mediation of all requests for services</u>
<u>Measure 5L: Landlord Incentives</u>	<u>Increase the number of landlords participating in the City's Section 8 program by providing incentives to landlords who rent to a family or individual experiencing homelessness</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Increase landlord participation by 15 landlords annually (5 at the County level, 10 at the local level)</u>
<u>Measure 5K: Housing Replacement</u>	<u>Amend Zoning Code to comply with AB 1397, requiring replacement housing as a condition of project approval on nonvacant sites with existing units</u>	<u>By 2022</u>	<u>Citywide</u>	<u>Zero net loss of units affordable to lower income households due to redevelopment</u>
<u>Measure 6A: Temporary Emergency Rental and Relocation Assistance</u>	<u>Explore available funding from County, State, and Federal programs</u>	<u>Annually</u>	<u>Citywide</u>	<u>Reinstate program</u>



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# Appendix A: Evaluation of the 2013-2021 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, adopted in 2014 and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives, and policies. The findings from this evaluation have been instrumental in determining the City's 2021-2029 Housing Implementation Program.

Table A- 1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions. Table A- 2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

## Effectiveness in Addressing Special Needs

The extent of special housing needs far exceeds the City's financial capacity, especially with the elimination of redevelopment. Many of the City's special needs housing programs had to be defunded or substantially reduced in scope due to funding limitation. Nevertheless, the City was able to pursue Measure H funds and partnership with LACDA and nonprofits such as Upward Bound House to address special housing needs, especially for persons experiencing homelessness.

The City was able to reinstate the Home Secure program to provide rehabilitation grants for low income and households with disabilities to address health and safety issues in their homes. The most significant progress in addressing special needs population is the City's continued efforts in implementing the Comprehensive Housing Strategy (CHS).

The following projects are in progress:

- Venice Parking Lot – Working on site plans to install 12 modular residential units on the lot as temporary shelter. Long-term, this site is targeted for affordable housing or permanent supportive housing.
- Virginia Lot – Working on site plans for up to 24 modular units as housing for persons experiencing homelessness.
- Community Garden Site – Working on plans to install 6 low-income modular units.
- Pilot ADU Program for Homeless Housing - One year trial using Measure H funds 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.
- Acquisition and repurposing two motels for a homeless shelter and permanent supportive housing
- Linkage Fee – The Current Planning and Economic Development Divisions are preparing for adoption of a linkage fee requiring a per square foot fee for new commercial

developments. The City will use the entitlement process for new commercial development to generate low moderate income housing funds. Additionally, the City will use accumulated linkage fees to fund new affordable housing projects by entering into development agreements with project developers. The Ordinance was adopted in 2020 and is being implemented. All funds are to be deposited into the Housing Authority Low Moderate Income Housing Fund.

- Opportunity Sites – The Current Planning & Economic Development Divisions are implementing Opportunity Site components through code changes and repeal of existing building height referendum. This will include providing new development incentives for reduced parking and increased building height and density on larger, targeted “Opportunity Sites.” Implementation requires repeal of the citywide height referendum and code changes. The program will require City Council-initiated repeal of the Building Height referendum. City staff will pursue code changes on increased building height, density, and reduced parking for targeted project sites.

The City will continue to pursue additional funding to facilitate affordable housing and special needs housing.

Table A- 1: Housing Element Program Evaluation, 2014-2021

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
<b>Measure 1. Continue Current Housing Programs</b>					
1.A. Section 8 Program	Housing Authority	Department of Housing and Urban Development (HUD)	Continue to assist 384 very and extremely low income households to pay for housing through the Section 8 Program.	Funding of \$1.3 million serves up to 215 households annually. A Section 8 Waiting List was created in 2016 and approximately 9,000 applicants are on the waiting list. Staff has pulled 1,000 applications from the list. Through the County of Los Angeles Homeless Initiative and approved by HUD, 50% of annual turnover vouchers will be provided to individuals experiencing homelessness (a total of 5 vouchers for Culver City). To date, 6 turnover vouchers have been issued to persons experiencing homelessness and 4 voucher holders have secured permanent units.	Continue to assist very low income households through the Section 8 program and conduct outreach to attract new property owners.
1.B. Rental Assistance Program	Housing Authority	Implementation of this measure is defunded due to state legislative action eliminating the City Redevelopment Agency.	Assist 68 extremely low to moderate income households to pay for housing through the Rental Assistance Program (RAP).	Due to reduced funding as a result of the elimination of the Redevelopment Agency, this program will sunset within the next 5-10 years. Rental subsidy to persons experiencing	With the elimination of the Redevelopment Agency the waiting list is closed for this program and no new applicants will be pulled from the waiting list.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				homelessness, elderly, and persons with disabilities created under the former RDA are winding down. The program size has been reduced to 16 households (\$239,220 expended annually).	
1.C. Shared Housing	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. Measure H funds have been identified as a new funding source.	Continue to assist 150 households to locate alternative independent living situations through the Shared Housing Program.	The shared housing program was eliminated in FY 2010-2011 due to the elimination of the Redevelopment Agency. In FY 2019-2020, the program was reintroduced with funding from the County of Los Angeles Measure H Rapid Rehousing Program. Up to 5 persons experiencing homelessness will be assisted with up to 18 months of rental assistance and supportive services. Currently, there are 6 applicants pending approval. The program is funded at \$30,000.	Continue to use Measure H funding to assist up to 5 persons experiencing homelessness annually.
1.D. Existing Covenanted Buildings	Housing Authority	Housing Authority	Continue monitoring annually and as needed to assure compliance.	Monitoring of income and affordable rent restricted units is conducted annually and starts in November. Monitoring for compliance continues on all Mortgage Assistance Program	Continue to monitor existing covenanted buildings for occupancy and maintenance.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				(MAP), senior housing, mobile home park units, group homes for persons with disabilities, and multi-family housing units with income and rent restrictions.	
1.E. Homeless Service Referrals	Housing Authority	Housing Authority	Continue to assist individuals and families experiencing homelessness through referral to a sponsor agency; provide 20 individuals with hotel/motel vouchers as needed; work with a homeless service provider to conduct homeless outreach	Through a contract with Saint Joseph Center, the City provides homeless outreach, data collection, service referral, and emergency motel vouchers. Homeless outreach was expanded to include evenings until 10 pm and Saturdays. For the period of July 1-December 30, 2020, the following services were provided: <ul style="list-style-type: none"> <li>• Total of 184 individuals served/referred to supportive services</li> <li>• 21 persons linked to housing programs</li> <li>• 9 persons placed in permanent housing</li> <li>• 30 motel vouchers issued</li> </ul>	Continue to work with St. Joseph and/or a homeless service provider to conduct homeless outreach and connect individuals experiencing homelessness to services.  Continue to provide hotel/motel vouchers as needed.
1.F. Emergency Shelters	Housing Authority	Housing Authority	Continue to make existing facilities available and provide 65 year-round beds for women with dependent children through the Upward Bound House Family Shelter.	Upward Bound House (UBH) Family Shelter provides 18 emergency housing beds for families with children experiencing homelessness. Through a contract with UBH, the	Continue to support the Upward Bound House Family Shelter to provide emergency shelter services to children and their families experiencing homelessness. Continue to contract with UBH to

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				<p>City provides case management and supportive services to children and their families experiencing homelessness in addition to children experiencing homelessness attending Culver City Unified School District. For 2020:</p> <ul style="list-style-type: none"> <li>• Total of 108 persons (57 children)/42 families served</li> <li>• 52 persons/20 families placed in permanent housing</li> </ul>	<p>provide case management and supportive services to children and families experiencing homelessness.</p>
1.G. Emergency Food Vouchers	Parks, Recreation & Community Services Department (PRCS)	PRCS Budget	Continue to refer needy clients to food voucher providers; secure food vouchers from providers.	<p>The City has referred many patrons in need to the Culver City Area Interfaith Alliance and the SAVES program of St. Augustine Catholic Church. Patrons are also referred to the following organizations: S.O.V.A. Food Pantry (West LA location), the Christian Food Center, St. Gerard's Food Bank, St. Joseph Family Center and Food Pantry, and Muslim Food Bank of Los Angeles. Not all organizations will provide vouchers, but all will provide food.</p>	<p>The city will continue to refer needy clients to the Culver City Interfaith Alliance, the SAVES program at St. Augustine Catholic Church and other organizations.</p> <p>However, this program does not involve direct City funding. It is not included in the 2021-2029 Housing Element as a City program.</p>
1.H. Group Homes	Housing Authority	Housing Authority	Continue to monitor group homes annually or as-needed to ensure	A total of six group homes for persons with developmental	Continue to monitor group homes to ensure compliance.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
			compliance with the city's Group Home Programs.	disabilities provided affordable housing and supportive services to 26 low to moderate income individuals annually.	
1.I. Neighborhood Preservation Program (NPP)	Housing Division	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of Educational Revenue Augmentation Fund (ERAF) payments.	Continue to implement the Neighborhood Preservation Program (NPP) for qualified low and moderate income households and to owners of multi-family housing with qualified low income tenants. The annual objective is 75 units.	The program was reintroduced in FY 2018-2019. Neighborhood Preservation Grants of up to \$5,000 are provided to multi-family property owners who will lease to a Section 8 or households experiencing homelessness. Healthy and Safe Senior Grants of up to \$1,500 are provided to low income seniors to address life safety and code enforcement violations.	Continue to provide Neighborhood Preservation Grants to multi-family property owners who lease to homeless and low income households and Safe Senior Grants to low income seniors.
1.J. Graffiti Removal	Public Works	Public Works Budget	Continue to work with building owners to remove graffiti by coordinating the services of removal companies and encouraging local monitoring by owners. Continue to help community groups organize volunteer graffiti removal activities. Achieve a 48 hour removal rate.	The Culver City Graffiti Crew continues to work with local businesses and homeowners to abate graffiti.	Continue to work with property owners, businesses, and residents to identify and remove graffiti within 48 hours.
1.K. Fair Housing Counseling	Housing Authority	Implementation of this measure was de-funded due to state legislative	Continue to provide information and assistance regarding landlord/ tenant rights	The City has contracted with Bet Tzedek to provide Fair Housing counseling services. The	Although funding for this program was eliminated, the Housing Division will continue to provide fair



Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
		action eliminating the City Redevelopment Agency.	and issues as needed; sponsor one fair housing workshop annually.	City enacted Permanent Rent Control and Tenant Protection Ordinances in September 2020. Bet Tzedek provides legal services for Culver City residents under the Ordinances. Bet Tzedek also provides legal services for Culver City resident under the Statewide Eviction Moratorium.	housing information and refer to the Housing Rights Center.  The 2021-2029 Housing Element includes a new series of programs and actions that the City will undertake to affirmatively furthering fair housing.
1.L. Landlord-Tenant Mediation Board	Housing Authority	Housing Authority	Continue to mediate disputes between landlords and tenants through the Landlord Tenant Mediation Board as requested.	The bylaws on the Landlord-Tenant Mediation Board (LTMB) were expanded to include mediation for habitability issues and to require property owners to include a lease addendum for all tenants informing them about the LTMB and mediation services. In 2019, a total of 6 mediations were requested and 3 mediations were conducted. No mediations were requested in 2020.	Continue to fund mediations of rent increase and habitability issues between landlords and tenants through the Landlord-Tenant Mediation Board.
1.M. Temporary Emergency Rental and Relocation Assistance Program	Housing Authority	Implementation of this measure is defunded due to state legislative action eliminating the City Redevelopment Agency.	Continue to provide security deposit assistance to individuals forced to relocate due to change of use or code enforcement as needed.	This program was not implemented due to the dissolution of the Redevelopment Agency.	Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
1.N. Property Acquisition and Rehabilitation Program	Housing Authority	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency. I	Provide opportunities to eliminate blight and create affordable housing by providing assistance for management and preservation of affordable housing to specified problem buildings.	This program was discontinued prior to its scheduled implementation due to the elimination of the Redevelopment Agency.	Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
1.O. Home Secure	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of ERAF payments.	Continue to contract with Jewish Family Services to install security and safety devices and offer education & community resource information to the elderly and persons with disabilities, with an annual objective of 20 households.	This program was reintroduced in FY 2018-2019 due to DOF approval of ERAF payments. The Healthy and Safe Grant Program provides rehabilitation grants up to \$1,500 to low income and/or households with disabilities to address health and safety issues in their homes.	Continue to provide Healthy and Safe Grants to low income and/or households with disabilities to address health and safety issues in their homes.
1.P. Affordable Housing Development Assistance	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of ERAF payments.	Offer funding assistance to affordable housing developers to acquire, rehabilitate, and provide affordable housing as feasible opportunities become available.	This program was reintroduced in FY 2018-2019 due to DOF approval of ERAF payments. In January 2021, the Council adopted an Inclusionary Mixed Use Ordinance including the approval of micro-units of 350 sq. ft. A total of 357 new units is projected to be constructed over the next 5 fiscal years. Other incentives include: administrative approval of affordable housing	Through the implementation of the mechanisms listed, continue to offer affordable housing development assistance.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				units and reduction of building permit fees for affordable and workforce housing units.	
1.Q. Redevelopment Agency Housing Replacement	Housing Division	Implementation of this measure is defunded due to state legislative action eliminating the City Redevelopment Agency.	Continue to use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Successor Agency actions as applicable.	There were no residential units lost due to Redevelopment Agency actions during the planning period.	This measure will remain in the event that actions by the Successor Agency results in a loss of units.  A new replacement housing requirement pursuant to AB 1397 is included in the 2021-2029 Housing Element.
1.R. Linkage Fee	Current Planning and Economic Development Divisions	Adoption of a linkage fee requiring a per square foot fee for new commercial developments	Use entitlement process for new commercial development to generate low moderate income housing funds	Ordinance was adopted in 2020 and is being implemented. All funds are to be deposited into the Housing Authority Low Moderate Income Housing Fund.	Use accumulated linkage fees to fund new affordable housing projects by entering into development agreements with project developers.
<b>Measure 2. Programs To Facilitate Additional Housing</b>					
2.A. Density Bonus Program	Housing Authority and Current Planning Divisions	Housing Authority and Current Planning Division Budgets	Implement local Density Bonus Ordinance and provide information to applicants.	Information regarding the Density Bonus Program is provided to developers inquiring about construction of new residential units.	Continue to provide information to applicants/developers and process any Density or Other Bonus Incentive (DOB I) applications that are submitted during the next Planning Cycle.  Additionally, provide appropriate funding for affordable housing approved with a Density Bonus if such funding sources become available in the future.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
2.B. West Culver City Residential Rehabilitation Program	Housing and Current Planning Divisions	Implementation of this measure is defunded due to state legislative action eliminating the City Redevelopment Agency.	Implement program to offer rehabilitation grants to eligible property owners and provide grants to affordable housing developers to acquire and rehabilitate units to provide housing to lower income renters.	This program was not implemented during the planning period due to dissolution of the Redevelopment Agency.	Implementation of this program will be resurrected once funding from State/Federal sources becomes available.
2.C. Accessory Dwelling Ordinance	Current Planning Division	Current Planning Division Budget	Implement the ordinance which permits accessory dwelling units subject to an Administrative Use Permit.	<p>In January 2020, the City adopted an updated ADU ordinance to comply with recent changes in state law including AB 68, AB 587, AB 670, AB 671, and AB 881.</p> <p>The Affordable ADU Incentive Program commenced outreach in December 2020. The program provides grants to homeowners who wish to create an ADU unit either through new construction or garage conversion. The grant amounts are up to \$50,000 depending upon the level affordability, in exchange for a covenant restriction to rent to workforce, low/moderate and households experiencing homelessness.</p>	<p>The Current Planning Division will continue to work with applicants who wish to build ADUs under the Accessory Dwelling Ordinance provisions. The Division will continue to monitor changes in State law pertaining to ADUs and update the City's zoning code accordingly.</p> <p>The General Plan update introduces a new strategy for ADU development through the Incremental Infill land use designation.</p>
2.D. Design Guidelines	Current Planning Division	Current Planning Division Budget	Develop Design Guidelines to streamline permitting for residential	Design guidelines have been completed for the Gateway and Gateway	The 2021-2029 Housing Element includes a program to develop

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
			zones to ensure new multi-family development housing production is consistent with the existing low-density character. Ensure that the guidelines do not cause an undue burden on housing supply and affordability.	Adjacent neighborhoods. The City is in the process of creating guidelines for the remaining residential neighborhoods.	objective design standards pursuant to SB 330.
2.E. Nine Units per Lot Restriction	Current Planning Division	Current Planning Division Budget	Submit to City Council an analysis of the impact(s) of the 9 units-per-lot restriction by September 2014.	The Current Planning Division will study this issue and report their findings to the City Council.	The General Plan update proposes a new Land Use Plan that addresses the nine units per lot restriction.
2.F. Comprehensive Housing Strategy (CHS)/ Redevelopment Site Study	Redevelopment Agency	Housing Authority/ Implementation of this measure is defunded due to state legislative action eliminating the City Redevelopment Agency.	Complete and present a study of former Redevelopment Agency-owned sites to analyze opportunities for housing or mixed-use developments with affordable components, as identified beyond years one and two of the CHS, including sites along commercial corridors that are currently underutilized to determine the feasibility of small-scale parking garages combined with housing.	Due to the elimination of Redevelopment funding, only years 1 & 2 were completed which include: Culver Villas (3 low income, 9 moderate income units); Tilden Terrace (14 very low income, 6 low income, and 12 moderate income units); and Globe Ownership Housing (4 low income, 4 moderate income, 2 workforce units). For FY 2020-2021, \$8 million is earmarked to support affordable housing production and the implementation of an ADU Incentive Program.	Assist CHS sites with appropriate funding should funding sources become available in the future. For FY 2020-2021, \$8 million is earmarked to support affordable housing production and the implementation of an ADU Incentive Program.
2.G. Comprehensive Housing Strategy and	Current Planning Division	Current Planning Division Budget/ ERAF payments	Pursue affordable housing development in years one and two by	Current Planning staff monitors incoming projects and interest in	Staff will continue to process affordable housing development

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
Infill Development Programs			monitoring development applications and encouraging developers to use DOBI or similar programs to ensure the incorporation of an affordable housing component.	project sites to discuss and encourage DOBI applications in order to include affordable housing within development projects. With the introduction of ERAF payments, a series of Request for Proposals were released in FY 2018-2019 soliciting firms to provide site plans for both residential and commercial lots throughout the City. These lots will be considered for the production of affordable and workforce housing and housing for the persons experiencing homelessness. These studies will review conversion of underutilized motels for the creation of affordable units or emergency shelters, site planning for a Safe Parking Program for the homeless and a regional homeless shelter, and other alternative housing types for affordable housing such as storage containers and micro-units.	proposals that are part of the CHS and encourage DOBI applications to include affordable units within proposed residential developments. Continue to study selected lots for potential sites for affordable and workforce housing, and/or housing for persons experiencing homelessness. Specific infill Successor Agency owned properties that are targeted for affordable housing are incorporated into the 2021-2029 Housing Element.
2.H. Comprehensive Housing	Housing Division	Implementation of this measure is defunded due to	Facilitate production of the city's RHNA allocation within the	Prior to its implementation this program was defunded	Specific infill Successor Agency owned properties that are targeted for

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
Strategy/Housing Priority List		state legislative action eliminating the City Redevelopment Agency.	planning period by acquiring sites on the priority list.	due to State legislated elimination of the Redevelopment Agency.	affordable housing are incorporated into the 2021-2029 Housing Element.
2.I. Washington/Venice Land Use	Current Planning Division	Current Planning Division Budget	Present feasibility analysis of the two sites identified in the CHS for potential multi-family affordable housing development after year 1 and 2 of the CHS.	This program has been eliminated due to lack of funding.	Specific infill Successor Agency owned properties that are targeted for affordable housing are incorporated into the 2021-2029 Housing Element.
2.J. Work Force Housing	Current Planning Division	Current Planning Division Budget	Increase awareness of need for workforce housing and present CHS feasibility sites to the Redevelopment Agency after program year 2 of the CHS.	This program has been eliminated due to lack of funding.	Specific infill Successor Agency owned properties that are targeted for affordable housing are incorporated into the 2021-2029 Housing Element.
2.K. Single Room Occupancy (SRO) Housing	Current Planning Division	Current Planning Division Budget	Work with developers wishing to construct SRO Housing.	An amendment addressing SRO's was adopted by the City Council in July of 2013	Process applications for SRO development. This routine function is not included in the 2021-2029 Housing Element as a separate program.
2.L. Zoning for Emergency Shelters and Transitional/ Supportive Housing	Current Planning Division	Current Planning Division Budget	Work with developers wishing to construct emergency shelters and Transitional/Supportive Housing. Amend the Zoning Code for Supportive Housing to ensure consistency with SB2 by July of 2014.	An amendment addressing emergency shelters and transitional/supportive housing was adopted by the City Council in July of 2013.	AB 2162, adopted in 2018, imposes new requirements on how cities regulate supportive housing. This program will be modified to include updating the Zoning Code to comply with new requirements.  Process applications for Emergency Shelters and Transitional/Supportive Housing development.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
2.M. Definition of "Family"	Current Planning Division	Current Planning Division Budget	Add a definition of "family" in the Municipal Code in 2013-2014 to be consistent with State law.	The Housing Element contains a definition of "family" which is consistent with State law. The Zoning Code contains no definition and there is no need for a definition within the Code at this time.	This program has been completed and is not be included in the 2021-2029 Housing Element.
2.N. Reasonable Accommodation Procedures	Current Planning Division	Current Planning Division Budget	Work with individuals who apply for Reasonable Accommodations.	An amendment addressing reasonable accommodation procedures was adopted by the City Council in July of 2013. Staff continues to work with individuals who apply for Reasonable Accommodations.	Continue to process applications for Reasonable Accommodations. This routine function is not longer listed in the 2021-2029 Housing Element as a separate housing program.
2.O. Reduced Parking For Affordable Units	Current Planning Division	Current Planning Division Budget	Adopt reduced parking in the Municipal Code in 2013-2014.	The Current Planning Division has continued to study this issue and will report their findings to the City Council. The City currently complies with State Density Bonus Law regarding parking for affordable housing projects.	This will be conducted as part of the comprehensive Zoning Code update to implement the new General Plan.
2.P. Reduced Surcharge Fee for New Construction/Other Fees	Current Planning Division	Implementation of this measure is defunded due to state legislative action eliminating the City Redevelopment Agency.	The city will offset the New Construction Surcharge fee for affordable units assisted by the Redevelopment Agency with housing set-aside funds.	This measure cannot be implemented due to the State legislated elimination of Redevelopment Agencies. It will be resurrected when funding sources become available.	This program will be resurrected should state/federal funding sources become available and the city is eligible for such funding.



Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
2.Q. Opportunity Sites	Current Planning & Economic Development Divisions	Implement Opportunity Site components through code changes and repeal of existing building height referendum	Provide new development incentives for reduced parking and increased building height and density on larger targeted "Opportunity Sites"	Implementation requires repeal of the citywide height referendum and code changes	The program will require City Council initiated repeal of Building Height referendum. City staff will pursue code changes on increased building height, density, and reduced parking for targeted project sites.
<b>Measure 3. Housing Division Administrative Activities</b>					
3.A. Financial Support and Technical Assistance	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of ERAF payments.	Provide ongoing financial support and technical assistance to organizations that develop housing for populations with special needs as feasible projects are identified.	This program was reintroduced in FY 2018-2019 due to DOF approval of ERAF payments. A total of \$7.5 million is programmed over 5 fiscal years to provide capital costs for modular housing units and gap financing for new construction of 186 affordable housing units.	Continue to provide technical assistance and financial support as funding allows.
3.B. Facilitate Financing Negotiations for Affordable Housing Development	Housing Authority	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of ERAF payments.	Work with local lending agencies, on behalf of developers, to assist in securing financing for low- and moderate-income rental housing, as feasible projects are identified.	This program was reintroduced in FY 2020-2021 due to DOF approval of ERAF payments. A total of \$7.5 million is programmed over 5 fiscal years to provide capital costs for modular housing units and gap financing for new construction of 186 affordable housing units.	Continue to provide technical assistance and financial support as funding allows.
3.C. Facilitate Financing	Housing Authority	Implementation of this measure is de-funded due to	Work with private lenders to encourage them to provide mortgage	This measure cannot be implemented due to the State legislated	This program will be modified and reinstated should state/federal

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
Negotiations for Home Purchases		state legislative action eliminating the City Redevelopment Agency.	financing that facilitates home ownership.	elimination of Redevelopment Agencies. It will be resurrected when funding sources become available.	funding sources become available, and the City is eligible for such funding.
3.D. Preserve At-Risk Housing Units	Housing Authority	Implementation of this measure is defunded due to state legislative action eliminating the City Redevelopment Agency.	Contact property owners one year prior to covenant expiration dates for at-risk projects, to gauge interest in and incentivize further participation. Offer NPP funding (should it become available) to property owners to address deferred maintenance in exchange for extending affordability covenants.	This measure cannot be implemented due to the State legislated elimination of Redevelopment Agencies. It will be resurrected when funding sources become available.	Preservation of at-risk housing is a requirement of the Housing Element law. This program is modified in the 2021-2029 Housing Element to focus on monitoring and coordination with nonprofits with the financial capacity of preserve at-risk housing.
<b>4. Regulatory Incentives</b>					
4.A. Development Incentives	Current Planning Division	Current Planning Division Budget	Publicize the DOBI program on the city website and at the public counter, work with developers wishing to participate by dedicating a percentage of dwelling units as affordable in exchange for incentives, and process applications as received.	Current Planning staff continues to provide information on the availability of affordable housing density bonus incentives to applicants constructing multi-family housing projects.	The City will continue to provide information on the DOBI program and work with developers who wish to process a DOBI application.
4.B. Streamline Permit Approval Process	Current Planning Division	Current Planning Division Budget	Give priority processing to projects providing affordable units to reduce development costs associated with time delays. The City's	The City has made efforts in streamlining applications with affordable housing components. No additional application	The 2021-2029 Housing Element includes a program to develop procedures to comply with SB 35 streamlined processing.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
			recently approved Vehicle Miles Traveled (VMT) Ordinance screens projects from traffic studies with 15% project affordability to facilitate project streamlining	fee or special request by the applicant is required.	
4.C. Consultant Priority Processing Program	Current Planning Division	Current Planning Division Budget	Facilitate affordable housing development by giving applicants the option to expedite project processing through the use of outside contract staff throughout the planning period.	The Fee for Service program has not been requested by applicants and staff has not needed to use this program for processing in a timely manner.	The City will continue to offer this service should applicants request it. However, this is a routine function and is not included in the 2021-2029 Housing Element as a separate housing program.
<b>5. Distribute Public Information</b>					
5.A. Promotion of Housing Programs	Housing Authority	Housing Authority budget	Continue to promote the housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials.	In an effort to attract and retain property owners to participate in affordable housing programs, an Owner Fair was approved for the 2019-20 FY. The program was scheduled for April 2020. This program is on hold due to the COVID-19 pandemic. The program will promote incentives to property owners to lease to Section 8 and persons experiencing homelessness. Incentives include signing bonuses, rehabilitation grants, vacancy loss and	Continue to promote the housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials. Hold an Owner Fair to promote incentives to property owners to lease to Section 8 and unhoused persons when permitted by public health guidelines.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				assistance with security deposits.	
5.B. Distribution of Anti-Graffiti Design Information	Current Planning Division	Current Planning Division Budget	Continue to promote anti-graffiti program and provide developers with information regarding architectural designs, building materials and landscaping that serve to deter graffiti.	City staff has yet to formally research this program. However, the following anti-graffiti design measures are utilized: Public Works Department requires anti-graffiti coating on certain items such as poles for discretionary projects. Current Planning Division has landscaping requirements which on a case-by-case basis will serve to deter graffiti.	This is a routine staff function and is not included in the 2021-2029 Housing Element as a separate housing program.
5.C. Distribution of Noise Abatement Information	Current Planning Division	Current Planning Division Budget	Continue to distribute information about noise abatement practices, and materials including landscape elements such as walls or berms that may reduce noise impacts to the community.	The City's Noise Ordinance is enforced by the Code Enforcement Division and Police Department. Formal distribution of information regarding noise abatement practices and materials has not been conducted by the City. However, upgraded noise reduction measures for multi-family and mixed-use projects are required either by code or as project-specific mitigation measures.	Continue enforcement of the Noise Ordinance by Code Enforcement and the Police Department. Continue to incorporate noise reduction measures into multi-family and mixed use projects as required either by code or as project-specific mitigation measures.
5.D. Database of Housing Opportunities	Current Planning Division and Housing Authority	Current Planning Division and	Continue to maintain database of housing development	With the introduction of ERAF payments, a series of Requests for Proposals	Pursuant to State law, the City will provide the land inventory for residential

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
		Housing Authority Budgets	opportunities on commercial and industrial lots in the city.	will be released in 2019 and 2020 soliciting firms to provide site plans, maps, and cost estimates for both residential and government-owned properties throughout the City. These properties will be considered for the production of affordable and workforce housing, and housing for the unhoused, and an emergency shelter. The Emergency Shelter Feasibility Study and the Motel Reuse Feasibility Study were completed and City currently considering next steps.	development on City website and update at least annually. This is incorporated into the Adequate Sites for RHNA program.

Table A- 2: Progress in Achieving Quantified Objectives

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

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# Appendix B: Residential Sites Inventory

## Overview

This appendix details the residential sites inventory for accommodating the RHNA. The City of Culver City is in the process of updating the General Plan. This Housing Element is consistent with the Preferred Land Use Map for 2045 General Plan. The sites identified represent a subset of sites made available through the General Plan update and meeting certain criteria for being considered with development or redevelopment potential at the time of writing this Housing Element. These criteria include existing uses, existing FAR, age of structures (year structure built), improvement-to-land ratio, lot size, adjacency to parcels with redevelopment potential and lot consolidation potential, and expressed interest of developers or property owners, among others. It should be noted that sites properly designated for residential and mixed use development, but do not meet these objective criteria are not included in the sites inventory. However, not making the sites inventory list in the Housing Element does not preclude properties from being able to develop according to their General Plan designation and zoning.

## Progress Toward RHNA

While the 6th cycle Housing Element planning period covers from October 15, 2021, through October 15, 2029, the RHNA projection period begins June 30, 2021. Table B- 1 shows the progress towards meeting the RHNA. Housing projects that have been proposed, approved, or entitled for construction during the projection period can be credited against the 6th cycle RHNA. Pipeline projects are those with development application forthcoming. Income distribution of the units is based on project applications, proposals, or discussions with project developers/property owners.

The number and affordability of units identified in Table B- 1 is determined by specific project applications and funding:

- 3725 Robertson – two affordable units (one low and one moderate income) as inclusionary units in exchange for developer incentives
- Triangle Site 12717 Washington – 17 affordable units (5 very low, 11 moderate, and one workforce) as inclusionary units in exchange for density incentives
- 11111 Jefferson – 19 very low income units as inclusionary units in exchange for density incentives
- Community Garden 10808-10860 Culver Blvd – City owned site with funding set aside for the development of six low income units, with funding identified in the City's housing funds for FY 2021-FY 2024
- 7<sup>th</sup> Day Adventist 11828 Washington Blvd – Church proposing to develop housing on site and income distribution (4 very low and 8 moderate income units) as proposed by applicant

- 4646 Sepulveda Blvd - United Methodist Church project - City is providing a \$2 million permanent loan to help construct 95 low income affordable units at the rear of the Church parking area – project is currently in plan check
- Virginia lot - The City is currently developing site plans to provide 24 modular (or other type of) low-income housing units on City owned property, with funding identified in the City's housing funds for FY 2021-FY 2024
- Venice Lot – The City is currently developing site plans to provide 12 low-income modular housing units on City owned property, with funding identified in the City's housing funds for FY 2021-FY 2024
- Culver Center (see APNs below) – This 1.4-acre site is currently a shopping center and is comprised of 32 small parcels. Existing uses include Best Buy, Ralphs, Bank of America, Rite Aid, LA Fitness, and other uses. The shopping center also has large areas dedicated to surface parking. The developer has approached the City regarding site redevelopment for a mixed use commercial and residential project. A preliminary project envisions a 1,200-unit project with 420 low income and 180 workforce units (up to 129% AMI). Culver Center APNs:

4208-016-001	4208-016-018	4208-017-025	4208-017-045
4208-016-010	4208-016-024	4208-017-026	4208-017-046
4208-016-011	4208-016-025	4208-017-027	4208-017-048
4208-016-012	4208-016-026	4208-017-028	4208-017-049
4208-016-013	4208-017-003	4208-017-030	4208-017-029
4208-016-015	4208-017-021	4208-017-032	4208-016-009
4208-016-016	4208-017-022	4208-017-039	4208-016-020
<u>4208-016-017</u>	4208-017-024	4208-017-044	4208-016-023

The City has held meetings with the developer to confirm interest in redeveloping the plaza during the Housing Element planning period.

- Venice and Sepulveda, 11166 Venice Blvd., 3816, 3838, and 3848 Sepulveda Blvd – This site is comprised of four parcels, totaling 3.14 acres, is being proposed by the project developer for a mixed use project of 347 units. Specifically, the developer is proposing 17 very low income units along with 35 workforce units. Existing uses include a car wash, a fast food restaurant, and a plant nursery.
- 5915 Blackwelder – The property owner is proposing to convert existing industrial/creative office space into 10 live/work units.

All of these projects can and are expected to be permitted within the eight-year timeframe of the 6<sup>th</sup> cycle Housing Element. Specifically, the City conducted an Opportunity Sites Development meeting on July 18, 2022, with attendance by the owners and/or developers of many of the pipeline and opportunity sites and confirmed the interest in redeveloping the sites within the timeframe of this Housing Element. One project – United

Methodist Church – has already submitted its project application, which is currently in plan check.

Table B- 1: Progress Toward RHNA

Project	Type	Extremely Low/ Very Low (50 AMI)	Low (80 AMI)	Moderate (120 AMI)	Workforce (129 AMI)	Above Moderate	Total
<b>Plan Check</b>							
3725 Robertson	Mixed Use	1	0	1	1	9	<b>12</b>
<u>United Methodist - 4464 Sepulveda</u>	<u>Residential</u>	<u>0</u>	<u>95</u>	<u>0</u>	<u>0</u>	<u>0</u>	<b>95</b>
<b>Entitled</b>							
Jackson Condos - 4051 and 4055 Jackson	Residential	0	0	0	0	9	<b>9</b>
<b>Proposed</b>							
Triangle Site - 12717 Washington	Mixed Use	5	0	11	1	<u>87</u>	<b>104</b>
11111 Jefferson	Mixed Use	19	0	0	0	211	<b>230</b>
Community Garden (City-Owned) - 10808-10860 Culver Blvd	Mixed Use	0	6	0	0	0	<b>6</b>
7th Day Adventist - 11828 Washington	Residential	4	0	8	0	0	<b>12</b>
<b>Pipeline Projects</b>							
Virginia Lot Modular <u>(or Other Type) of Low Income units</u> - 10555 Virginia	Residential	0	24	0	0	0	<b>24</b>
Venice Lot	Residential	0	12	0	0	0	<b>12</b>
Culver Center Regency (see APNs in list above)	Mixed Use	0	420	0	180	600	<b>1,200</b>
Venice and Sepulveda - 11166 Venice Blvd., 3816, 3838, and 3848 Sepulveda Blvd	Mixed Use	17	0	0	35	295	<b>347</b>
5915 Blackwelder	Residential	0	0	0	0	10	<b>10</b>
<b>Total</b>		<b>46</b>	<b>557</b>	<b>20</b>	<b>217</b>	<b>1,221</b>	<b>2,061</b>

## Opportunity Sites

City staff identified several opportunity sites for future residential housing (see Table B- 2):

**Virginia Lot - 10555 Virginia:** This City-owned site is being planned for residential uses. A portion of this site is being planned for 24 modular units (or other type of units) (see Pipeline Projects above). The balance of the site (about 2.37 acre) has a parking lease that is set to expire in 2025. The City plans to pursue either permanent supportive housing or a mixed

income affordable housing project upon expiration of the parking lease. Funding identified in the City's housing funds for FY 2021-FY 2024.

This site has a Neighborhood/Corridor MU2 designation under 2045 General Plan, with a base density of 50 units per acre. Given the lot site the City anticipates 100 mixed income units can be achieved.

**Westfield Culver City (JC Penney) – APN 4134-003-011:** Based on the City's discussions with the property owner and prospective buyer/developer, future plans for the shopping center include adding residential units to the back of the shopping center. An estimated 193 market rate units have previously been proposed by the property owner.

**Entrance Parcels to West Los Angeles Community College (WLAC), APNs 4296-001-902 and 4296-001-903:** The Los Angeles Community College District owns two vacant parcels (totaling 7.87 acres) toward the entrance to the WLAC. The College District has expressed interest in making the parcels available for residential development. Current zoning for these parcels is IG but will become Neighborhood/Corridor MU2 under 2045 General Plan. An estimated 300 market rate units can be accommodated on these vacant parcels.

Table B- 2: Opportunity Sites

Site	Current Status	2045 General Plan Preferred Land Use	Allowable Density (du/ac)	Size (ac)	Potential Units	RHNA Income Level
Virginia Lot 10555 Virginia  APN: 4209030901	Remaining piece of property, excluding modular units <u>(or other unit type)</u> site  Current parking lease expires in 2025  Target for supportive housing or affordable housing	Neighborhood/Corridor MU 2	50	2.37	100	40% Very Low 20% Low 40% Moderate
Westfield Culver City  APN: 4134003011	Westfield is for sale and developer in discussion with City regarding acquisition and development of housing to the back of the mall	Mixed Use High	100	3.57	193	Market rate housing

Parcel at entrance to WLAC  APN: 4296001902 4296001903	Site owned by College District	Neighborhood/ Corridor MU 2	50	3.93 3.94	300	Market rate housing
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## Incremental Infill

### Infilling Single-Family Neighborhoods

The Culver City 2045 General Plan preferred land use map introduces a new concept – Incremental Infill – into the City’s existing low density residential neighborhoods, allowing for more than just detached single-family units, ADUs, and JADUs, in these neighborhoods. See Figure B- 1 for illustrations of incremental infill. Lots over 4,950 square feet will allow up to four units, if the fourth one is dedicated as affordable housing to lower income households, inclusive of an ADU and JADU. Specifically:

#### Proposed development standard changes:

- Modification (relaxation) of ADU standards
- Allowance of up to 3 market-rate and 1 additional affordable unit (4 total), effectively increasing the density to 35 units per acre, compared to the existing 8.7 units per acre
- No size limitation for individual units, i.e. all units could be the same size and type
- Current standards are 1,200 square feet for a two-bedroom detached ADU, 800 square feet for a one-bedroom ADU, and 500 square feet for a JADU
- Maintain all existing R1 height and setback standards

#### Development options:

Infilling the single-family neighborhood can occur under two different scenarios:

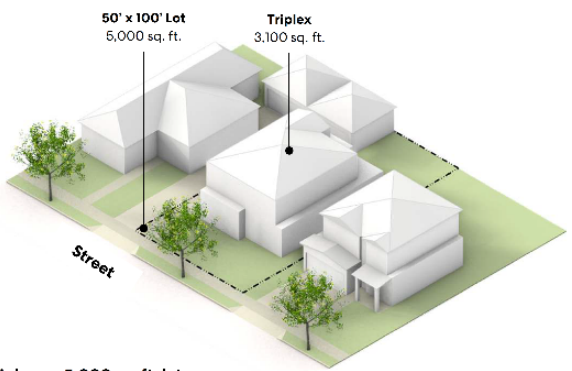
- **Conversion and/or addition:** An owner can convert and add to an existing single-family home for a total of up to four units on the property, inclusive of ADU/JADU. The total square footage is intended to match what is currently allowed in the associated zoning district.
- **Redevelopment:** New construction of up to four new units, inclusive of ADU/JADU, with the total square footage intended to match what is currently allowed in the associated zoning district.

Figure B- 1: Incremental Infill Illustrative Exhibits

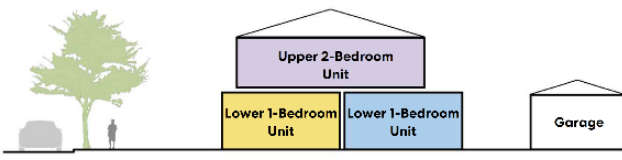
**Single-Family Land Use Map Options**

## Incremental Infill 1: Triplex (3-Unit Development)

- Three-unit triplex can be accommodated within existing single-family R1 standards
  - Meets all setback and height standards
  - Meets floor area allowances under current standards
- Provides option to create “equal” units, i.e. up to three units of the same configuration
- Avoids “back yard” or “pool house” units
  - Units can have entry with clear access from street
- Requires modification of ADU Ordinance



**Triplex on 5,000 sq. ft. lot**

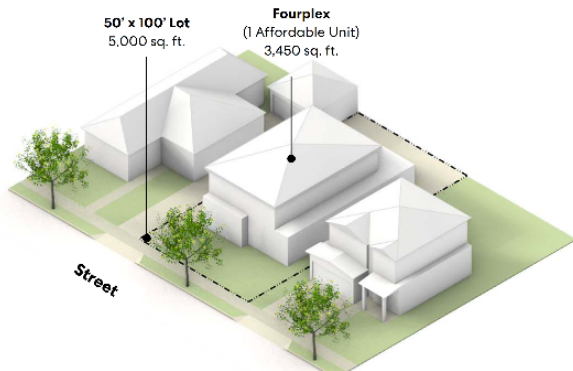


**Unit diagram: up to three units allowed**

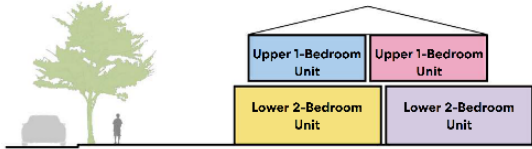
**Single-Family Land Use Map Options**

## Incremental Infill 1: Fourplex (3-Unit + 1 Affordable Unit)

- Fourplex can generally be accommodated within existing R1 standards
  - Meets all setback and height standards
  - May slightly exceed floor area allowances on small lots
- Creates opportunity for dedicated affordable units
- Provides option to create “equal” units, i.e., four units of the same configuration
- Avoids “back yard” or “pool house” units
  - Units can have entry with clear access from street
- Requires modification of ADU Ordinance



**Fourplex on 5,000 sq. ft. lot**



**Unit diagram: up to four units allowed, with one designated affordable**

## Estimating Capacity for RHNA

The estimate of development potential in the single-family neighborhoods separately account for these two scenarios. Both development scenarios are estimated based on different development trends and are not duplicated.

### Conversion/Addition Scenario

Under the conversion/addition scenario, units will be added primarily as ADUs or JADUs. These units may be added anywhere in the city where ADUs/JADUs are permitted, not limiting to the Incremental Infill areas. Where permitted, a property owner can take advantage of the flexible ADU standards and develop two to three additional units on site. Pursuant to State law, estimate of ADU capacity for RHNA purposes can only be based on trend and not on eligible lots. The City updated its ADU Ordinance in August 2020 and implementation has contributed to the following trends:

- The production of more, smaller housing units - Since the adoption of the ordinance, no existing single-family residential homes have been completely demolished without being rebuilt with an ADU. The average rebuild (including the ADU floor area) totaled 3,370 square feet, approximately 300 square feet less than the average in preceding years when less than 10% were rebuilt with an ADU.
- A higher percentage of overall single-family residential building permits that resulted in renovation/remodel with an ADU as opposed to full demo/rebuild.
- A higher ratio of new units produced per building permit issued because when individuals are choosing to invest in their properties, they are opting to add units as opposed to just demolition/rebuild or remodel their existing home.

Using August 14, 2020, as the cutoff date for establishing trend, the City's ADU production trend from conversion/expansion is as follows:

- August 14, 2017 – August 13, 2018: 29 ADUs
- August 14, 2018 – August 13, 2019: 50 ADUs
- August 14, 2019 – August 13, 2020: 52 ADUs
- August 14, 2020 – August 13, 2021: 49 ADUs (projected)

Data is based on building permit records and units finalized in 2019 and 2020.

Based on the ADU production trend, it would be conservative to assume 50 ADUs per year from conversion/expansion, assuming a stable trend similar to the past three year. Housing Element law requires that the City facilitate the development of ADUs. The income distribution of the 400 ADUs shown in Table B- 3 over eight years is based on SCAG's survey and recommended distribution, which have been received and approved by the State HCD for use in the Housing Element. This Housing Element also includes Implementation Measures 4.D, 4.E, and 4.F to facilitate ADU production.

Table B- 3: ADU Income Distribution Per SCAG Affordability Study

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
SCAG Affordability Study	15.0%	2.0%	43.0%	6.0%	34.0%	<b>100.0%</b>
Projected ADUs	60	8	172	24	136	<b>400</b>

*Note: SCAG Affordability Study takes into consideration that a portion of the ADUs/JADUs are being available to family and extended family members at no or reduced rents.*

## Redevelopment scenario

Based on the Assessor's data on estimated lot size, about 5,000 parcels within the Incremental Infill designation are over 4,950 square feet and therefore eligible to use the flexibility offered by this designation. However, many factors can affect the overall yield, most critically the condition and placement of the existing units on site and the property owners' interest in redevelopment or infill development.

Within the Incremental Infill designation, a property owner can choose to redevelop the site into any configuration, including a fourplex (inclusive of the ADU and JADU), and not restricted to single-family detached/attached units with ADUs. As mentioned before, about 5,000 parcels designated Incremental Infill meet the lot size requirement of 4,950 square feet or larger. However, it is unrealistic to anticipate that all the eligible properties will be redeveloped. The following criteria are used to exclude the less likely properties:

- Sites currently occupied by public uses such as parks and utility easements
- Sites with existing structure built within the last 50 years
- Sites with Improvement-to-Land Value Ratio more than 0.50 (i.e., improvements on site worth 50% of land value and less are more likely to be demolished)
- Existing FAR more than 0.25 (and therefore redevelopment is less likely to yield significant net increase in square footage above the allowable FAR of 0.45 plus 1,200 square feet)
- Net increase (subtracting existing units on site) is not more than two units

Application of these criteria would remove about 75% of the parcels as potential redevelopment sites, with 1,346 parcels remaining. Assuming each parcel would redevelop to maximize the potential on site (four units), the net increase would be 4,038 units or an average yield of just above three units per parcel. However, property owners' interest in redevelopment, which is not measurable, is the most critical factor in determining the realistic yield in the Incremental Infill area. The list of potential properties is further reduced based on comments submitted by specific property owners who had expressed intent to be excluded from the list. Overall, 100 parcels have been removed by requests from property owners, leaving a remaining list of 1,246 parcels.<sup>1</sup>

According to data collected for a study conducted by UCLA, which examines the trend of recycling in single-family neighborhoods<sup>2</sup>, Culver City could potentially expect 109 market feasible units per 1,000 eligible parcels for recycling. Therefore, the 1,246 eligible parcels could be expected to generate 135 market feasible units. While the City's Incremental Infill concept encourages the inclusion of affordable units in recycling activities, this Housing Element conservatively assumes about 1/3 of the net new units as moderate income units and the remaining as above moderate income units.

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<sup>1</sup> While more than 200 property owners requested to be removed from the eligible properties, only 100 of the identified properties are actually on the list. It should be noted that being removed from the list of potential properties based on lot size, age of structure, improvement to land value, and existing FAR does not change the Proposed Land Use Map designation as incremental infill.

<sup>2</sup> "One to Four: The Market Potential of Fourplexes in California's Single-Family Neighborhoods" by Paavo Monkkonen, Ian Carlton, and Kate Macfarlane, June 2020.



## Inventory of Sites

### Conditions of Existing Nonresidential Uses

As part of the General Plan Update, the City conducted a Socio-Economic Profile and Market Analysis of Culver City's baseline conditions as of 2019. However, the report does not account for the potential impacts of the pandemic.

The report states that national trends for big box and shopping center retail could impact retail performance in Culver City and the City's long-term financial sustainability. Already, the City's commercial corridors and regional shopping centers are showing some weakness, evidenced by mainly stagnating shopping center rents since the 2008 recession. For example, both the Westfield Culver City and Regency Culver Center have expressed interest from property owners and developers to reconfigure the mall sites to include residential uses.

About 31% of the office uses in Culver City is Class A (desirable) and is concentrated in Downtown and Fox Hills. About 53% of the office space is Class B (utilitarian space with no special attractions) and 16% is Class C (below average quality). Rent differentials between Class A and Class B/C spaces are significant (about 20-25% lower for Class B/C). Class C office space is spread out across the main commercial corridors of Venice and Sepulveda Boulevards. The majority of mixed use sites identified in the sites inventory are located along Sepulveda.

As of 2018, Culver City had a total of 4.6M SF of retail, per CoStar estimates. Retail uses are primarily located along east-west Venice Boulevard and north-south Sepulveda Boulevard, with a large concentration of square feet in Fox Hills due to the Westfield shopping mall. Westfield Culver City alone makes up one of the largest portions (29%) of Culver City's overall retail footprint. Half of Culver City's retail was built between 1950 and 1980, with relatively less retail built after 1980.

Culver City shopping center rents have dipped by 18% since 2010, from \$41.30 to \$33.90 in 2018 (NNN<sup>3</sup>). Shopping center rents have not recovered to pre-Recession levels, which is a common trend across mall-type developments and community shopping centers in Southern California. The trends in Culver City reflect the market weakness of Fox Hills and strip shopping centers. The sites inventory includes strip commercial and shopping centers, with the objective of repurposing a portion of the retail and parking space by adding residential uses. As shown in Table B-4, recycling nonresidential uses has resulted in recent mixed use development. Table B-1 also identifies a number of pipeline projects that demonstrate the strong trend of redeveloping commercial uses along major corridors for residential and mixed use development. For example, the 357-unit project at the corner of Venice and Sepulveda is consolidating four parcels that include a car wash, Carl's Junior, and a plant nursery.

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<sup>3</sup> NNN refers to a Triple Net Lease, which are those where "the tenant is responsible for all expenses associated with their proportional share of occupancy in the building." Source: <https://www.costar.com/about/costar-glossary>

The feasibility of redeveloping existing nonresidential uses into residential or mixed use development is significantly improved with the Proposed Land Use Plan, which would allow standalone residential uses in mixed use areas.

## Development Interest for Commercial and Industrial Sites

City staff are actively reaching out to property owners at these identified “Potential Opportunity Sites” to learn of their interest in re-developing to provide housing and advance the City’s housing goals. Staff sent 30 letters to some of these property owners at the end of 2021 inquiring about their interest and explaining the City’s housing goals and the potential for development incentives if the sites are redeveloped as housing. At the beginning of 2022, staff sent 183 letters to all the property owners of the identified “Potential Opportunity Sites,” including the 30 property owners contacted at the end of 2021. The 183 letters referenced a total of 290 parcels letters to all property owners. City staff will continue to reach out to the property owners through 2022. As of the writing of this Housing Element, no nonresidential property owners have voiced concerns over being included in the sites inventory and about a dozen property owners replied, expressing interest.

On July 18, 2022, Culver City hosted an Opportunity Sites Development meeting. Panelists included the City Manager, Community Development Director, and Advance Planning Manager. There were 13 attendees representing property owners and developers for generally larger commercial sites, but also included representatives from smaller parcels. The property owners/developers expressed interest in redeveloping the sites within the timeframe of the Housing Element. Based on discussions during the meeting or follow-up phone conversations:

- Pavilions – 16-acre site, with a potential to redevelop 20% (3.2 acres) of the site.
- Raintree Plaza – 6.8-acre site, with a potential to redevelop 20% (1.3 acres) of the site
- Ross/Target/Bed Bath and Beyond – 16.5-acre site, with a potential to redevelop 20% (3.3 acres)
- Culver Center (including Regency Center, Bank of America, and Rite Aid) – 11.4-acre site with the plan to redevelop 1,200 units
- Marshall’s – 7.16-acre site, with the potential to redevelop the entire site
- 5645 & 5670 Sepulveda Blvd (office and Del Taco) -1.14-acre site with the potential to redevelop the entire site
- 3562 Eastham Drive – 1.38-acre site with the potential to redevelop the entire site
- 5844 Perry Drive (industrial park) – 0.09-acre site with the interest to redevelop the entire site into a five-story building
- 8660 Hayden Place (industrial park) – 2.57-acre site with the potential to redevelop the entire site
- 5942 Washington Blvd (industrial park) – 0.86-acre site with the potential to redevelop the entire site
- 3525 Eastham Drive – 1.2-acre site with potential to redevelop the entire site

Many of these sites are included in the inventory as pipeline/opportunity sites. Also, because of the positive response from property owners and developers, new sites are added to the sites inventory (e.g., the Marshall’s site and industrial properties).

## Average Development Density

Residential recycling in Culver City primarily occurs on small lots zoned for R2, R3, RLD and RMD. Given the high cost of land and small lots, the average yield is about 14 du/ac at R2 and RLD lots (about 83% of the allowable density). See [Table B-4](#) for more information on the density of recent residential and mixed use projects. Average yield is about 25 du/ac at R3, RMD, and RHD lots (about 85% of the allowable density). For this sites inventory analysis, an average yield of 80% is used for recycling residential properties.

However, the majority of the residential construction in recent years has occurred as part of a mixed use development within the City's various commercial districts. Underused commercial uses are being redeveloped into multi-story mixed use projects, often involving the consolidation of at least two to three parcels. Under the current General Plan, standalone residential projects are not allowed in these commercial districts but would be permitted under the 2045 General Plan Preferred Land Use Map. Under current General Plan and zoning, base density for mixed use development is 35 du/ac but increases to 50-65 du/ac if located within the Transit-Oriented District. Due to the community benefit program for mixed use projects with 15% inclusionary housing, virtually all mixed use projects exceed 65 du/ac with State density bonus. For mixed use development or residential projects in mixed use areas, the sites inventory assumes an average yield at 90% of the allowable density, excluding density bonus.

Most selected parcels meet all three criteria (old structures, low existing FAR, and low improvement-to-land ratio) and exclude existing uses that are not likely to recycle. Such uses include existing public uses or uses that are associated with national or regional chains where redevelopment potential involves the strategic planning of a larger than local context. However, some parcels that do not meet all three criteria are included because the parcels are located within a block of primarily underused properties, or high vacancies render the properties feasible for redevelopment even if the structures may be somewhat valuable.

Table B- 4: Density of Recent Residential and Mixed Use Projects

Project	Type	Site Size (ac)	Units	Zone	Allowed Density (du/ac) <sup>1</sup>	Actual Density In du/ac	# Conso- lidated Parcels	Prior Uses	Affordable Units
<b>Residenti al</b>									
4044-4068 Globe	For-Sale	0.74	10	R2	17.4	13.5	5	Caltrans surplus property	8 L 1 M 1 WF
4219-4229 Ince	For-sale	0.42	6	R2	17.4	14.4	3	Residential	6 AM
4112-4118 Wade	For-Sale	0.27	4	RLD	15	14.8	1	Residential	4 AM
3906-3910 Sawtelle	Rental	0.16	4	RMD	29	25.0	2	Residential	4 AM
4032-4038 La Salle	For-Sale	0.16	4	RMD	29	25.0	1	Residential	4 AM
4180 Duquesne	For-Sale	0.16	4	RMD	29	25.0	1	Residential	4 AM

Project	Type	Site Size (ac)	Units	Zone	Allowed Density (du/ac) <sup>1</sup>	Actual Density In du/ac	# Consolidated Parcels	Prior Uses	Affordable Units
4051-4055 Jackson*	For-Sale	0.31	9	RMD	29	29.0	2	Residential	3 VL 3 L 3 M
<b>Mixed Use</b>									
3725 Robertson	Rental	0.14	12	IG	35	85.7	1	City-owned parking Underused Industrial	1 L 1 M 9 AM
11141 Washington	Assisted Living Units	0.88	116	CG	35	131.8	4	Underused Commercial	116 AM
11111 Jefferson	Rental	3.43	230	CG	35	67.1	4	Surface Parking, USPS, Restaurant, Auto Repair	19 VL 211 AM
12821 Washington	Rental	0.55	37	CG	35	67.3	2	Motel	3 VL 31 AM
11048 Washington Blvd*	Rental	0.74	33	CG	35	44.6	1	Underused commercial	14 VL 6 L 13 M

Notes:

- Based on applicable minimum development standards (excluding density bonus)

Acronyms:

VL = Very Low Income

L = Low Income

M = Moderate Income

WF = Workforce

AM = Above Moderate

\*100% affordable housing development

R2 = Residential Two Family

RLD = Residential Low Density Multiple

RMD = Residential Medium Density Multiple

IG = Industrial General

CG = Commercial General

## Intensifying Existing Multi-Family Neighborhoods

Under the current General Plan, the existing multi-family residential neighborhoods offer densities between 15 and 29 du/ac. The majority of the residential recycling activities have resulted in small condo/townhome developments that do not provide opportunity for affordable housing. The 2045 General Plan Preferred Land Use Map provides two multi-family residential designations: Corridor Multi-Family (30 du/ac) and Neighborhood Multi-Family (50 du/ac). Within the Corridor Multi-Family area, recycling opportunities are limited despite the increase to 30 du/ac, given the lot sizes and existing uses. Therefore, this

analysis of recycling opportunities focuses on the Neighborhood Multi-Family designation, which offers a density of up to 50 du/ac, significantly above the current allowable densities. To identify potential properties for recycling, the following criteria were applied:

- Existing lot is vacant
- For nonvacant lots:
  - Existing use is not condos, townhomes, apartments, or civic uses (i.e., schools)
  - Existing structure is at least 50 years old
  - Existing Improvement-to-Land Ratio (ILR) is less than 1.0 (i.e., the land is more valuable than the structure)
  - Net increase in housing units if redeveloped under 2045 General Plan at 40 du/ac (80% of allowable density) is at least four times the existing number of units on site

A total of 161 parcels met these criteria all containing only a single-family home or duplex units on site. The current General Plan designates these parcels primarily as Low Density Two Family and Medium Density Multi-Family and would yield only 220 net new units. Given the small lot sizes and density ranging from 17 to 29 du/ac, these parcels could facilitate moderate income housing only.

With a significantly increased density to 50 du/ac, these properties present potential for intensification to yield a total of 657 net new units under 2045 General Plan Preferred Land Use Map. Without lot consolidation, however, these parcels are too small individually to facilitate affordable housing pursuant to the state law threshold of 0.5 acre as minimum size. For the purpose of RHNA estimates, these sites are assigned to the moderate income category.

## Integrating Residential Uses in Commercial and Industrial Areas

Under the current General Plan, mixed use development is permitted in CN, CD, and CG zones at a base density of 35 du/ac. However, the City amended the Mixed Use Ordinance in 2021, incentivizing 15% of the units to be affordable from low to workforce income levels in a mixed use development if a developer takes advantage of the community benefit density bonus, and increasing the base density to 50-65 du/ac. 2045 General Plan provides for several mixed use designations.

Consistent with the findings of the Market Analysis discussed above and as demonstrated by the expressed interest of property owners and developers during the Opportunity Sites Development meeting, redevelopment of commercial and industrial uses in Culver City is the current and future trend. Owners/developers in the meeting represent properties that are currently developed with a range of commercial and industrial uses, such as shopping centers, retail, banks, offices, restaurants, warehouses, and industrial park uses, etc. Existing structures are at least 30 years old, with existing FARs ranging from 0.16 and 1.09, and improvement to land ratio ranging from 0.01 to 1.65. These thresholds are consistent with the criteria used to select parcels to be included in the inventory. Parcel-level data provided includes how each parcel meets these criteria (with just a few minor exceptions explained in the following sections).

To identify potential properties for redevelopment, the following criteria were applied:

- Existing lot is vacant

- For nonvacant lots:
  - Existing structure is at least 30 years old
  - Existing ILR is less than 1.0 (i.e., the land is more valuable than the structure)
  - Existing FAR is less than 1.0

These thresholds are generally more stringent than the characteristics of properties being recycled. Occasionally, parcels that do not meet the ILR or existing FAR thresholds are also included in the sites inventory based on known conditions on site or expressed development interests. For example, while some buildings may have high improvement values, weak sales or business revenues due to the changing structure of the economy would render the existing uses of the properties irrelevant or less than competitive in the market. These are particularly true for shopping centers, strip retail uses, or restaurant uses with large parking lots. As demonstrated by the responses from the property owners and developers at the Opportunity Sites Development meeting, these types of properties have potential for redevelopment due to declining traditional formats of retail/office uses.

Based on community input, specific parcels that may not meet these objective criteria, but have been identified by local residents, architects, and developers as being ripe for redevelopment, have been added to the inventory. Similarly, parcels that have been identified by the community as unlikely to redevelop over the next eight years due to long-term leases and other factors have been removed from the inventory.

Aerial photos were reviewed to examine the exterior condition, lot dimensions, and physical configuration of structures on site to determine if there are obvious constraints to redevelopment. A few small parcels, while not meeting the above criteria, are included in the inventory because they are located adjacent to groups of contiguous underutilized parcels.

### Neighborhood/Corridor Mixed Use and Industrial Mixed Use

Many areas proposed to be designated as Neighborhood/Corridor Mixed Use 1 have been identified by local architects and developers as exhibiting signs of disrepair and decline. The challenge in these areas is small lot sizes. A total of 25 parcels were identified to have near-term potential due to existing conditions and uses. These parcels total 3.42 acres and can accommodate 92 units. Based on existing conditions, these parcels have an average FAR of only 0.73 and ILR of 0.84. Most existing structures were constructed more than 50 years ago. However, due to their small sizes, these parcels are assigned as moderate income RHNA sites.

Several blocks of commercial strip businesses within the Neighborhood/Corridor Mixed Use 2 area have been identified with redevelopment potential. Average existing FAR among these is 0.40 with an average ILR of 0.54. The majority of these structures were built during the 1950s and 1960s. These areas are currently zoned CG that allows mixed use development at 50 du/ac. Under 2045 General Plan Preferred Land Use Map, the Neighborhood/Corridor Mixed Use designation would also allow standalone residential development at 50 du/ac and up to four stories. Based on existing conditions, these areas (total 41.2 acres) present potential for redevelopment and can facilitate the development of lower and moderate income housing. An estimated 1,667 units can be accommodated at 90% of the allowable density. Most parcels are over 0.5 acre. These blocks of contiguous parcels can be developed as large-scale developments or by consolidating three to four

parcels into moderately sized projects. Consolidating three to four parcels for mixed use and multi-family development is a typical trend in Culver City. However, as a conservative assumption, parcels less than 0.5 acre are assigned as moderate income RHNA sites.

Another area with redevelopment potential as identified by the community is the triangular site that currently is developed with two small office buildings and one restaurant (Del Taco). The office buildings show vacancies and the restaurant has a small footprint with significant surface parking lot. Owners of this area attended the Opportunity Sites Development meeting and expressed interest in redeveloping the site. The proposed Venice and Sepulveda project located at 11166 Venice Blvd., 3816, 3838, and 3848 Sepulveda Blvd demonstrates that redevelopment of restaurant use is feasible. Furthermore, new development may not necessarily involve removing the existing restaurant uses on site.

Input from the community also identifies three areas that have in recent years been transitioning from industrial and commercial uses to creative office spaces. These are the Smiley Blackwelder, Hayden Tract, and Jefferson corridor areas. Under the current General Plan, these areas are zoned IG (Industrial – General). Under the 2045 General Plan Preferred Land Use Map, these areas are zoned Neighborhood/Corridor Mixed Use 2 or Industrial Mixed Use. There have been expressed interest in providing live/work housing in these areas to complement the creative office uses. One such project is currently being proposed at 5915 Blackwelder for ten units on a 0.36-acre site (28 units per acre), converting existing low intensity industrial uses to housing.

Because of the current trend of converting these areas into creative office uses, with an emerging trend of providing live/work housing, the near-term potential for housing in this area is anticipated to be experimental and limited. These three areas encompass 163 parcels (excluding Ballona Creek). Among these, 51 parcels are occupied by low intensity industrial and commercial storage/warehousing uses and have ILR of 0.50 or less and buildings are older than 30 years. The low ILR may mean that these properties have not been reassessed or improved for many years. Using a more conservative density of 25 units per acre (lower than 5915 Blackwelder), only 18 parcels are large enough to yield at least 10 units, with an estimated potential of 338 live/work units in these industrial areas (158 units in Industrial Mixed Use and 180 units in Neighborhood/Corridor Mixed Use 2). In addition, eight parcels are included due to owner interest to redevelop into high density residential uses. Therefore, capacity at these additional parcels is estimated at 90% of the allowable density, with the potential to add 341 units.

### Mixed Use Medium

A total of 30 parcels of existing underutilized commercial and industrial uses offer potential for redevelopment, including two shopping centers with single-story structures and significant areas designated for surface parking. Currently, these areas are designated CRR, CG, CN, and IG, and are developed with single-story and mostly antiquated commercial and industrial uses. Average existing FAR among these properties is only 0.57 and an average ILR of 0.38.

Two shopping centers with potential for residential development similar to the scenario presented by the Westfield Culver City and Culver Center (see “Opportunity Sites” and Pipeline Projects discussions) are included in the inventory:

- Target Site (with uses as Target, 99 Cents, Pet Smart, Toys R US, which went out of business) – only 20% of this site (primarily the parking area) is used to estimate potential for residential units.
- Trader Joe's site – Trader Joe's and a fast food restaurant are the primary tenants. Only 20% of this site (primarily the parking area) is used to estimate potential for residential units.

Development of the surface parking areas at the shopping center sites is expected to most likely yield mixed income projects.

Mixed use development is permitted in the CG and CN properties at a base density of 50 du/ac. An estimated 215 units can be accommodated on the parcels currently zoned CG and CN. The other CRR and IG properties have no potential for new housing based on current development regulations.

Under 2045 General Plan Preferred Land Use Map, these areas are designated for Mixed Use Medium with a density of 65 du/ac and allow up to four stories. Overall, these areas blocks can potentially accommodate 893 units. Parcels larger than 0.5 acre can potentially facilitate the development of 421 lower income units based on density.

### Mixed Use High

Mixed Use High area is currently developed with hotels, office parks, commercial/retail uses, and public institutional uses; most may not have near-term redevelopment potential. However, four parcels designated for Regional Center under the current General Plan are developed with older single-story office use. Structures were constructed more than 30 years ago. Average existing FAR is about 0.30. 2045 General Plan Preferred Land Use Map designation of Mixed Use High would allow this area to intensity ten-folds and up to five stories. This designation includes 21.2 acres of potentially re-developable parcels and can accommodate 1,382 units at 100 du/ac. Based on density, Mixed Use High can facilitate lower income housing. Parcels can potentially be developed separately or jointly, with each parcel exceeding 0.5 acre in size.

included in this designation are Raintree Plaza and Marshall's. Raintree Plaza is located adjacent to existing medium density residential uses. This shopping center was built in 1974 with a low use of the land. Tenants at this single-story shopping center include small restaurants, grocery store, and a UPS store. Only 20% of this site (primarily the parking area) is used to estimate potential for 130 residential units. A mixed income project is assumed in this sites inventory. The Marshalls site has also been added to the inventory based on owner interest.

### Summary

Table B- 5 summarizes the capacity of the sites selected following the above methodology. These sites offer limited residential potential under the current General Plan. With 2045 General Plan Preferred Land Use Map, the same sites offer a buffer of 223% above the RHNA. In general, larger sites are conservatively assumed to be mixed income sites although all mixed use and multi-family sites meet the State default density for facilitating lower income housing. Figure B-2 provides a visual summary of the sites inventory.

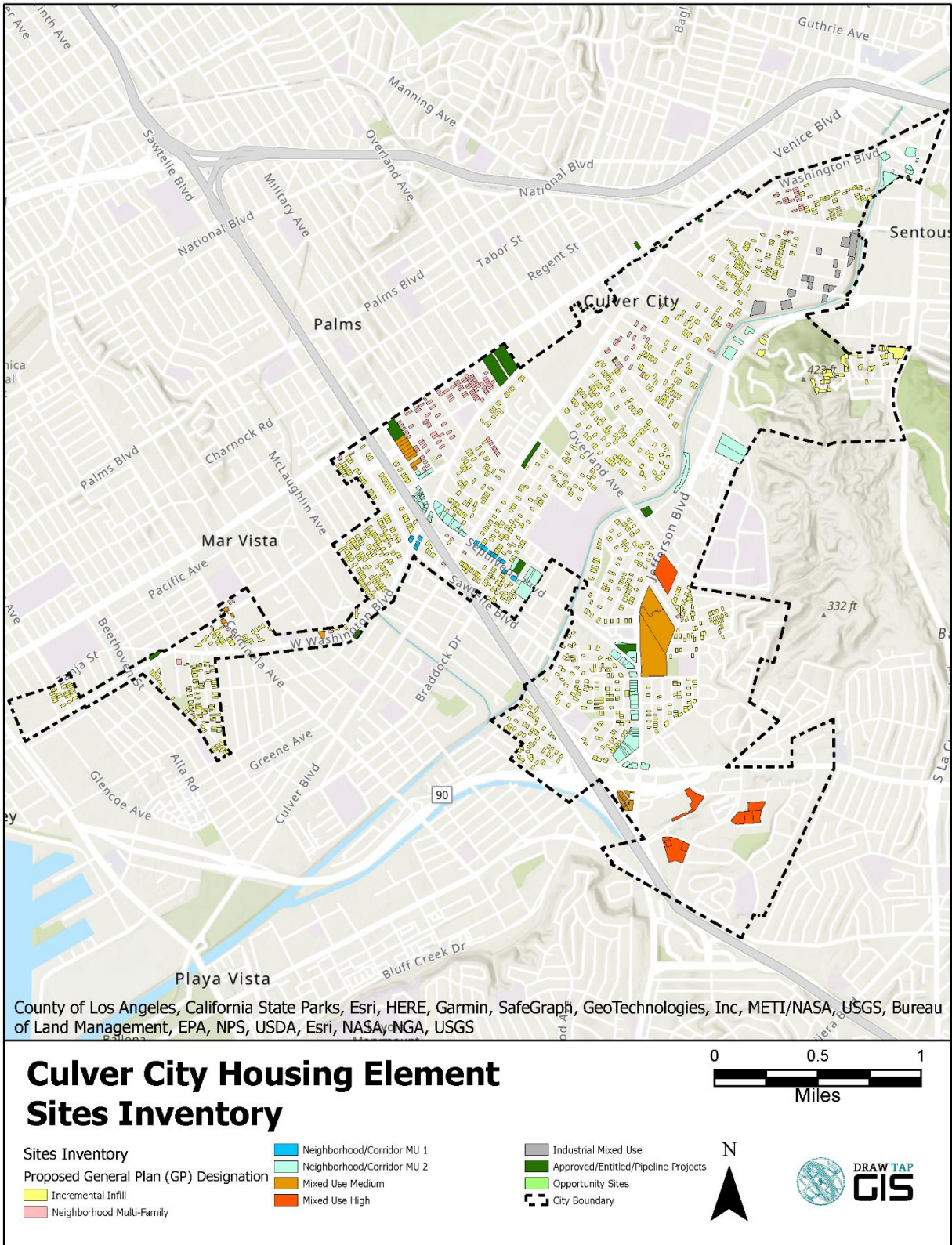


The City recognizes that not all mixed use sites will be redeveloped as mixed use or standalone residential uses. However, under the current General Plan, the City does not have any mixed use zoning, but mixed use projects are allowed in commercial zones. With the adoption of General Plan 2045, which allows standalone residential, future redevelopment of mixed use sites is more likely to include a residential component. Furthermore, just among the properties with expressed owner/developer interest to redevelop as housing/mixed use projects, the City would be able to accommodate an estimated 1,559 units (306 lower income, 336 moderate income, and 917 above moderate income units), representing 28 percent of the remaining lower income RHNA and 62 percent of the remaining moderate income RHNA. Furthermore, the sites inventory offers a significant buffer (139 percent for lower income and 256 percent for moderate income). This buffer will be more than adequate to compensate for the potential loss of sites due to commercial development.










Table B- 5: Capacity for RHNA Under Current General Plan and 2045 General Plan Preferred Land Use Map

<u>RHNA Strategy</u>	Lower	Moderate	Above Moderate	Total
RHNA	1,712	560	1,069	3,341
Approved/Entitled/Proposed/Pipeline Projects	<u>603</u>	20	<u>1,438</u>	<u>2,061</u>
<u>Remaining RHNA</u>	<u>1,109</u>	<u>540</u>	<u>0</u>	<u>1,280</u>
Capacity under Current General Plan				
Projected ADUs (Conversion/Expansion)	240	24	136	400
Low Density Two-Family/Medium Density Multi-Family	0	190	6	196
CG/CN	<u>704</u>	545	0	<u>1,249</u>
Capacity (Projects + ADUs + Sites)	<u>1,547</u>	779	<u>1,580</u>	<u>3,906</u>
Surplus/(Shortfall) <u>over Total RHNA</u>	<u>(165)</u>	219	551	<u>(165)</u>
Capacity under 2045 General Plan Preferred Land Use Map				
Incremental Infill				
<u>Projected ADUs (Conversion/Expansion Scenario)</u>	240	24	136	400
Redevelopment Scenario	0	45	90	135
Opportunity Sites	60	40	493	593
Neighborhood Multi-Family (50 du/ac)	0	657	0	667
Mixed Use Medium (65 du/ac)	<u>421</u>	<u>236</u>	<u>236</u>	893
Mixed Use High (100 du/ac)	<u>973</u>	<u>152</u>	<u>457</u>	<u>1,382</u>
Neighborhood/Corridor MU1	0	92	0	92
Neighborhood/Corridor MU2	<u>852</u>	<u>591</u>	<u>224</u>	<u>1,667</u>
Industrial Mixed Use	<u>92</u>	<u>91</u>	<u>274</u>	<u>457</u>
Capacity (Projects + ADUs + Sites)	<u>3,481</u>	<u>1,972</u>	<u>3,484</u>	<u>8,747</u>
Surplus/(Shortfall) <u>over Total RHNA</u>	<u>2,372</u>	<u>1,432</u>	<u>3,484</u>	<u>7,467</u>
% Buffer <u>over Total RHNA</u>	<u>139%</u>	<u>256%</u>	<u>326%</u>	<u>223%</u>

Figure B- 2: Summary of Sites Inventory



The parcel level sites inventory is presented on the following pages.

	Approved/Entitled/Pipeline Projects
	Incremental Infill
	Opportunity Sites
	Neighborhood Multi-Family
	Neighborhood/Corridor MU1
	Neighborhood/Corridor MU2
	Mixed Use Medium
	Mixed Use High
	Industrial Mixed Use

## Environmental Constraints

The sites identified in the inventory are all within urbanized neighborhoods and have been previously developed. There are no environmental constraints that would preclude redeveloping these sites.

## Availability of Infrastructure and Water and Sewer Services

The City receives its water service from the GSWC, which purchases water from the West Basin Municipal Water District (WBMWD). According to WBMWD's Urban Water Management Plan, water supply is projected to be 195,760 acre-feet per year (AFY), while water demand is expected to reach 165,660 AFY in 2040. Supply would thus exceed demand. In addition, since the RHNA allocation for the region has been included in SCAG's Connect SoCal growth forecast for the years 2020-2030, the projected population growth has also been captured in the WBMWD's 2020 Urban Water Management Plan. Therefore, adequate water supply is available to accommodate the city's housing needs through 2040, well beyond the current RHNA planning period.

The Culver City Department of Public Works maintains the existing sewer lines within the city. The City's wastewater treatment and conveyance system includes four wastewater treatment and water reclamation plants that LA Sanitation (LASAN) operates. LASAN provides service within two service areas: the Terminal Island Service Area and the Hyperion Service Area. The Hyperion Wastewater Treatment Plant, which has a design capacity of 450 million gallons per day (mgd), serves the city. It is currently functioning at about 275 mgd which is about 61 percent of its capacity. Therefore, the plant has a remaining daily capacity of approximately 175 mgd, which would be enough to serve future development facilitated by the plan.

Dry utilities for the city include gas, electricity, cable, Internet, and telephone services that are provided by Southern California Gas Company, Southern California Edison, AT&T, Spectrum, and Verizon Communications. All systems are adequate and are upgraded as demand increases. Parcels identified for future development in the land inventory process for the 2021-2029 Draft Housing Element are within an urbanized area and are currently served by existing wet and dry utilities. These utilities include water, wastewater, solid waste removal systems, natural gas, electricity, telephone and/or cellular service, cable or satellite television systems, and Internet or Wi-Fi services. The 2021-2029 Draft Housing Element provides a framework for meeting the housing needs of existing and future residents.

The City is not the water or sewer service provider for its residents and businesses. Pursuant to SB 1087, the City will provide a copy of the adopted Housing Element to its water (GSWC) and sewer (LASAN) service providers.

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/FAR	Imp-Land Ratio	Year Built	Consolidation
4126 MINERVA AVE	4233026005			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4026 MINERVA AVE	4233027008			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1945		
4036 MINERVA AVE	4233027010			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1944		
4111 BLEDSOE AVE	4233026027			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4060 MINERVA AVE	4233027015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4043 BLEDSOE AVE	4233027028			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1945		
4039 BLEDSOE AVE	4233027029			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1945		
4137 BLEDSOE AVE	4233026022			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1944		
4076 MINERVA AVE	4233027018			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1925		
4059 BLEDSOE AVE	4233027025			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4030 MINERVA AVE	4233027009			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.14	1944		
4047 BLEDSOE AVE	4233027027			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
4019 BLEDSOE AVE	4233027033			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1949		
4060 BLEDSOE AVE	4233028002			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4025 ALBRIGHT AVE	4233028011			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4016 MINERVA AVE	4233027006			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.19	1945		
4065 BLEDSOE AVE	4233027023			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1947		
4035 BLEDSOE AVE	4233027030			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1952		
4031 ALBRIGHT AVE	4233028012			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4039 ALBRIGHT AVE	4233028014			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4131 BLEDSOE AVE	4233026023			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.17	1947		
4070 MINERVA AVE	4233027017			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4063 BLEDSOE AVE	4233027024			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4061 BLEDSOE AVE	4233027026			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1947		
4017 ALBRIGHT AVE	4233028010			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4062 BLEDSOE AVE	4233028024			1	2	0.19	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1942		
4047 ALBRIGHT AVE	4233028016			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1946		
4075 ALBRIGHT AVE	4233028031			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1944		
4118 BLEDSOE AVE	4233028016			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4114 BLEDSOE AVE	4233029015			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.40	1941		
4068 BLEDSOE AVE	4233028025			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1949		
4131 ALBRIGHT AVE	4233029028			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1950		
4067 ALBRIGHT AVE	4233028033			1	2	0.19	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1951		
4125 ALBRIGHT AVE	4233029036			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1950		
11317 HERBERT ST	4233030010			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.18	1942		
4028 ALBRIGHT AVE	4233030024			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4020 ALBRIGHT AVE	4233030026			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.40	1946		
4048 ALBRIGHT AVE	4233030020			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1946		
4047 GLOBE AVE	4233031004			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4062 ALBRIGHT AVE	4233030019			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4016 ALBRIGHT AVE	4233030027			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4024 ALBRIGHT AVE	4233030025			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.50	1946		
4061 GLOBE AVE	4233031002			1	2	0.19	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1951		
4027 GLOBE AVE	4233031008			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1949		
4069 GLOBE AVE	4233031027			1	2	0.19	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.46	1944		
4077 GLOBE AVE	4233032017			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4073 GLOBE AVE	4233032018			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.50	1927		
4072 GLOBE AVE	4233033020			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.21	1944		
3949 REDWOOD AVE	4236027011			1	2	0.19	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1947		
3923 REDWOOD AVE	4236027018			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1943		
3927 REDWOOD AVE	4236027017			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1941		
3919 REDWOOD AVE	4236027019			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1956		
3937 REDWOOD AVE	4236027014			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
3932 WALGROVE AVE	4236027031			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
3940 WALGROVE AVE	4236027033			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1947		
3934 GLENCOE AVE	4236028016			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1949		
3933 REDWOOD AVE	4236027015			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1941		
3952 WALGROVE AVE	4236027036			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
13350 ZANJA ST	4236028022			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.39	1946		

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
3922 WALGROVE AVE	4236027037				1	2	0.22	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.43	1947	
3931 WALGROVE AVE	4236028027				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.29	1943	
3936 WALGROVE AVE	4236027032				1	2	0.16	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.29	1946	
3938 GLENCOE AVE	4236028015				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1949	
3932 GLENCOE AVE	4236028017				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1943	
3963 WALGROVE AVE	4236028033				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1943	
3922 GLENCOE AVE	4236028019				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.11	1953	
13356 ZANJA ST	4236028021				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1941	
13344 ZANJA ST	4236028023				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1941	
3933 WALGROVE AVE	4236028028				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.28	1943	
3851 GLOBE AVE	4214001027				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1947	
3841 GLOBE AVE	4214001025				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1947	
3939 GLOBE AVE	4214002007				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1951	
3975 GLOBE AVE	4214002033				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.42	1943	
3945 GLOBE AVE	4214002008				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.22	1948	
3969 GLOBE AVE	4214002034				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.26	1943	
3955 GLOBE AVE	4214002037				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.10	1943	
3959 GLOBE AVE	4214002036				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1943	
3929 GLOBE AVE	4214002005				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.13	1948	
3946 ALBRIGHT AVE	4214003032				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1947	
3962 ALBRIGHT AVE	4214003029				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.19	1947	
3952 ALBRIGHT AVE	4214003031				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1947	
3916 ALBRIGHT AVE	4214003044				1	2	0.17	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.43	1947	
3922 ALBRIGHT AVE	4214003037				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.36	1947	
11324 MATTESON AVE	4214003041				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1950	
11320 MATTESON AVE	4214003042				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1947	
3856 ALBRIGHT AVE	4214004007				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.40	1947	
3966 ALBRIGHT AVE	4214003028				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.32	1944	
3822 ALBRIGHT AVE	4214004015				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1949	
3816 ALBRIGHT AVE	4214004016				1	2	0.20	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.27	1943	
3828 ALBRIGHT AVE	4214004013				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1947	
3836 BLEDSOE AVE	4214005010				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	-	0	
3842 BLEDSOE AVE	4214005009				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1947	
3828 BLEDSOE AVE	4214005011				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.42	1950	
3850 BLEDSOE AVE	4214005007				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1948	
3822 BLEDSOE AVE	4214005013				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.37	1947	
3839 ALBRIGHT AVE	4214005020				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1949	
11321 MATTESON AVE	4214004029				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.32	1946	
3849 ALBRIGHT AVE	4214005022				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.29	1947	
3829 ALBRIGHT AVE	4214005018				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1950	
3825 ALBRIGHT AVE	4214005017				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.18	1950	
3845 ALBRIGHT AVE	4214005021				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.26	1952	
3855 ALBRIGHT AVE	4214005023				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.18	1947	
4211 HUNTLEY AVE	4217011039				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1929	
4135 HUNTLEY AVE	4217011036				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1940	
4201 HUNTLEY AVE	4217011037				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1945	
4126 HUNTLEY AVE	4217011050				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.49	1929	
4215 HUNTLEY AVE	4217011040				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1929	
11639 McDONALD ST	4218006030				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1951	
5224 SLAUSON AVE	4218006031				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.48	1951	
5175 DAWES AVE	4218006042				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.28	1951	
5195 DAWES AVE	4218006044				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.47	1951	
5215 DAWES AVE	4218006046				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.34	1951	
11515 McDONALD ST	4218006066				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.31	1951	
11545 McDONALD ST	4218006069				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.16	1951	
5160 EMPORIA AVE	4218009015				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.25	1951	
5235 SELMARINE DR	4218009026				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.44	1951	
5215 SELMARINE DR	4218009024				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.37	1951	
11662 McDONALD ST	4218009017				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3	Non-Vacant	single_family	1.00	0.33	1951	

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
5244 SELMARINE DR	4218009032				1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.39	1951	
5245 SLAUSON AVE	4218009053				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
5235 SLAUSON AVE	4218009052				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.34	1951	
5205 SLAUSON AVE	4218009049				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1951	
5255 SLAUSON AVE	4218009054				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
5386 SELMARINE DR	4218011027				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.50	1951	
5406 SELMARINE DR	4218011025				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
5430 SELMARINE DR	4218011022				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1951	
5385 SELMARINE DR	4218012009				1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
5381 ETHELDO AVE	4218013008				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1951	
5429 SELMARINE DR	4218012014				1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
5413 SELMARINE DR	4218012012				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
5391 EMPORIA AVE	4218013029				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.40	1951	
5372 ETHELDO AVE	4218013017				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
11773 HAMMACK ST	4218015004				1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
5393 EMPORIA AVE	4218013028				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
5284 ETHELDO AVE	4218014029				1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.24	1951	
4014 COLONIAL AVE	4231001054				1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944	
4026 WASHINGTON AVE	4231003009				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1947	
4048 WASHINGTON AVE	4231003004				1	2	0.18	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1949	
4016 WASHINGTON AVE	4231003011				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1942	
4042 WASHINGTON AVE	4231003006				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941	
4049 COLONIAL AVE	4231003024				1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1924	
4045 COLONIAL AVE	4231003025				1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947	
4019 COLONIAL AVE	4231003018				1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1940	
4023 COLONIAL AVE	4231003019				1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1949	
12732 MAXELLA AVE	4231004001				1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1950	
4035 COLONIAL AVE	4231003027				1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1944	
4352 MOORE ST	4231004018				1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951	
12813 SHORT AVE	4231004028				1	2	0.11	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1953	
4356 MOORE ST	4231004019				1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1927	
4373 MCCONNELL BLVD	4231004030				1	2	0.18	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1951	
4361 MCCONNELL BLVD	4231004032				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1958	
4358 MOORE ST	4231004020				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1928	
4353 MCCONNELL BLVD	4231004034				1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.22	1947	
4249 MILDRED AVE	4231005012				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1926	
4257 MILDRED AVE	4231005014				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1938	
4204 MCCONNELL BLVD	4231005024				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1924	
4216 MCCONNELL BLVD	4231005027				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1924	
4232 MCCONNELL BLVD	4231005031				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1926	
4240 MCCONNELL BLVD	4231005033				1	3	0.13	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	0.35	1938	
4260 MCCONNELL BLVD	4231005037				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1927	
4236 MCCONNELL BLVD	4231005032				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939	
4244 MCCONNELL BLVD	4231005034				1	2	0.26	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1937	
4281 MILDRED AVE	4231005021				1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1927	
4264 MCCONNELL BLVD	4231005038				1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1952	
4252 MILDRED AVE	4231006013				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1925	
4264 MILDRED AVE	4231006016				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1925	
4244 MILDRED AVE	4231006011				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1925	
4221 NEOSHO AVE	4231006022				1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1926	
4240 MILDRED AVE	4231006010				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1948	
4211 NEOSHO AVE	4231006020				1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.11	1947	
4321 NEOSHO AVE	4231007008				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1947	
4314 MILDRED AVE	4231007012				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.10	1926	
4267 NEOSHO AVE	4231006031				1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1948	
4333 NEOSHO AVE	4231007013				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939	
4276 MILDRED AVE	4231007027				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948	
4357 NEOSHO AVE	4231007033				1	2	0.18	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1938	
4309 NEOSHO AVE	4231007003				1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1942	

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
4306 MILDRED AVE	4231007007				1	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1931		
4272 MILDRED AVE	4231007026				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.16	1926		
4037 WASHINGTON AVE	4231019036				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1947		
4017 WASHINGTON AVE	4231019032				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1948		
4023 BOISE AVE	4231019051				1	0.20	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1950		
4173 NEOSHO AVE	4231022014				1	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1951		
4133 NEOSHO AVE	4231022007				1	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1941		
4124 MILDRED AVE	4231022021				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.35	1928		
4152 MILDRED AVE	4231022028				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.30	1941		
4177 NEOSHO AVE	4231022015				1	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1941		
4187 NEOSHO AVE	4231022017				1	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1947		
4132 MILDRED AVE	4231022023				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1923		
4172 MILDRED AVE	4231022033				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.29	1948		
4143 NEOSHO AVE	4231022009				1	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1924		
4177 MILDRED AVE	4231023022				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	-	0		
4145 MILDRED AVE	4231023014				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.35	1952		
4136 MCCONNELL BLVD	4231023030				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1924		
4142 MCCONNELL BLVD	4231023032				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1926		
4133 MILDRED AVE	4231023011				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	4 Vacant	other	-	0.25	1926		
4189 MILDRED AVE	4231023025				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1930		
4190 MCCONNELL BLVD	4231023044				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1924		
4174 MCCONNELL BLVD	4231023040				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.50	1927		
4172 MCCONNELL BLVD	4231023039				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1948		
4148 MCCONNELL BLVD	4231023033				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1925		
4129 MILDRED AVE	4231023010				1	0.13	Low Density Two Family	R2	Incremental Infill B			35	4 Vacant	other	-	0.30	1926		
4150 MCCONNELL BLVD	4231023034				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.18	1924		
4154 MCCONNELL BLVD	4231023035				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1924		
4129 MCCONNELL BLVD	4231024006				1	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
4189 MCCONNELL BLVD	4231024021				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
4255 MCCONNELL BLVD	4231025016				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1924		
4233 MCCONNELL BLVD	4231025010				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.40	1947		
4237 MCCONNELL BLVD	4231025011				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1932		
4209 MCCONNELL BLVD	4231025005				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1947		
4241 MCCONNELL BLVD	4231025012				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1947		
4249 MCCONNELL BLVD	4231025014				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4158 MCCONNELL BLVD	4231023036				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.21	1924		
4186 MCCONNELL BLVD	4231023043				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1924		
4110 MOORE ST	4231026013				1	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1944		
4140 MOORE ST	4231026020				1	0.11	Open Space	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1942		
4027 MEIER ST	4231027011				1	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1947		
4031 ROSABELL ST	4231027007				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1940		
4043 MEIER ST	4231027014				1	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.50	1929		
4065 ROSABELL ST	4231027015				1	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1940		
4023 MEIER ST	4231027010				1	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4035 MEIER ST	4231027012				1	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.24	1951		
12251 HERBERT ST	4232009005				1	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
12315 HERBERT ST	4232007001				1	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
12275 HERBERT ST	4232008007				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.06	1950		
12227 HERBERT ST	4232008003				1	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
12350 HERBERT ST	4232009005				1	0.14	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	0.48	1950		
4026 BERRY MAN AVE	4233001012				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1930		
4040 BERRY MAN AVE	4233001009				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.34	1944		
4036 BERRY MAN AVE	4233001010				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1946		
4080 BERRY MAN AVE	4233001001				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4070 BERRY MAN AVE	4233001003				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4081 MINERVA AVE	4233001030				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4061 MINERVA AVE	4233001026				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1940		
4031 MINERVA AVE	4233001020				1	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.40	1944		
4212 BERRY MAN AVE	4233002013				1	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1940		



Site Address/Intersection	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
4067 MINERVA AVE	4233001026			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1949		
4071 MINERVA AVE	4233001028			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4126 BERRY MAN AVE	4233002018			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1939		
4161 MINERVA AVE	4233002034			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.11	1947		
4141 MINERVA AVE	4233002090			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1926		
4151 MINERVA AVE	4233002032			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1944		
4127 MINERVA AVE	4233002027			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4137 MINERVA AVE	4233002029			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1952		
4226 COOLIDGE AVE	4233003017			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1926		
4232 COOLIDGE AVE	4233003016			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
4238 COOLIDGE AVE	4233003015			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1924		
4218 COOLIDGE AVE	4233003019			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1954		
4206 COOLIDGE AVE	4233003021			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1926		
4202 COOLIDGE AVE	4233003022			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.23	1946		
4209 BERRY MAN AVE	4233003038			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1940		
4117 BERRY MAN AVE	4233003032			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1948		
4211 BERRY MAN AVE	4233003039			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1924		
4110 COOLIDGE AVE	4233003028			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1945		
4233 BERRY MAN AVE	4233003043			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1925		
4028 COOLIDGE AVE	4233004011			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.09	1944		
4229 BERRY MAN AVE	4233003042			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4027 BERRY MAN AVE	4233004019			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1944		
4061 BERRY MAN AVE	4233004026			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1946		
4219 BERRY MAN AVE	4233003040			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1947		
4068 COOLIDGE AVE	4233004003			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4034 COOLIDGE AVE	4233004010			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4071 BERRY MAN AVE	4233004028			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1946		
4031 BERRY MAN AVE	4233004020			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.20	1944		
4018 COOLIDGE AVE	4233004013			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4021 BERRY MAN AVE	4233004018			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4067 BERRY MAN AVE	4233004027			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1946		
4041 BERRY MAN AVE	4233004022			1	3	0.12	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant other		-	0.34	1944		
4052 MCLAUGHLIN AVE	4233005006			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4039 COOLIDGE AVE	4233005023			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1944		
4022 MCLAUGHLIN AVE	4233005012			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4081 BERRY MAN AVE	4233004030			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4072 MCLAUGHLIN AVE	4233005002			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4046 MCLAUGHLIN AVE	4233005007			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.44	1944		
4075 COOLIDGE AVE	4233005030			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1947		
4025 COOLIDGE AVE	4233005020			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1944		
4049 COOLIDGE AVE	4233005025			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1953		
4059 COOLIDGE AVE	4233005027			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1942		
4228 MCLAUGHLIN AVE	4233006010			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4218 MCLAUGHLIN AVE	4233006012			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.37	1944		
4208 MCLAUGHLIN AVE	4233006014			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.40	1944		
4202 MCLAUGHLIN AVE	4233006015			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.28	1944		
4035 COOLIDGE AVE	4233005022			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4045 COOLIDGE AVE	4233005024			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1944		
4248 MCLAUGHLIN AVE	4233006006			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.47	1947		
4136 MCLAUGHLIN AVE	4233006016			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4130 MCLAUGHLIN AVE	4233006017			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.32	1940		
4121 COOLIDGE AVE	4233006026			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.17	1941		
4127 COOLIDGE AVE	4233006027			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
4222 MCLAUGHLIN AVE	4233006011			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4238 MCLAUGHLIN AVE	4233006008			1	2	0.14	Low Density Three Family	R3	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4117 COOLIDGE AVE	4233006025			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1939		
4213 COOLIDGE AVE	4233006032			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
4131 COOLIDGE AVE	4233006028			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
4239 COOLIDGE AVE	4233006037			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1926		

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
3423 SHERBOURNE DR	4312025005			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.43	1940		
3419 SHERBOURNE DR	4312025004			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.36	1931		
3427 SHERBOURNE DR	4312025006			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.34	1957		
3335 SHERBOURNE DR	4312024010			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1922		
3339 SHERBOURNE DR	4312024011			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.39	1924		
10757 FLAXTON ST	4203001047			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10721 FLAXTON ST	4203001040			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.47	1948		
10753 FLAXTON ST	4203001046			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10737 FLAXTON ST	4203001043			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1948		
10747 FLAXTON ST	4203001045			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10786 DESHIRE PL	4203002016			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1956		
10806 DESHIRE PL	4203002020			1	2	0.18	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1956		
10796 DESHIRE PL	4203002018			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.19	1956		
10790 DESHIRE PL	4203002017			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.20	1956		
10814 CLARMON PL	4203003001			1	2	0.29	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
10784 CLARMON PL	4203003008			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
10793 OVERLAND AVE	4203003014			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10798 CLARMON PL	4203003005			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
10773 OVERLAND AVE	4203003012			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.47	1951		
10803 OVERLAND AVE	4203003015			1	2	0.18	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10816 GALVIN ST	4203003035			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1951		
10815 FLAXTON ST	4203003029			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10893 GALVIN ST	4203003038			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10801 GALVIN ST	4203003018			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1951		
10802 CLARMON PL	4203003004			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
10853 GALVIN ST	4203003023			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.17	1951		
10810 CLARMON PL	4203003054			1	2	0.23	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1952		
10727 KELMORE ST	4203004053			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1948		
10873 GALVIN ST	4203003055			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1951		
10728 WHITBURN ST	4203004072			1	3	0.11	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	0.49	1948		
10732 WHITBURN ST	4203004071			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10772 WHITBURN ST	4203004063			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10737 WHITBURN ST	4203004084			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.24	1948		
10738 FLAXTON ST	4203004102			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1948		
10728 FLAXTON ST	4203004104			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1948		
10741 WHITBURN ST	4203004085			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10721 WHITBURN ST	4203004081			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10727 WHITBURN ST	4203004082			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1948		
10748 FLAXTON ST	4203004100			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1948		
10760 FLAXTON ST	4203004098			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10718 FLAXTON ST	4203004106			1	3	0.12	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	0.23	1948		
10724 KELMORE ST	4203008062			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1948		
10815 KELMORE ST	4203009002			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10871 KELMORE ST	4203009007			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.22	1951		
10912 WHITBURN ST	4203009013			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10890 WHITBURN ST	4203009015			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.19	1951		
10828 WHITBURN ST	4203009021			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10803 WHITBURN ST	4203009027			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10815 WHITBURN ST	4203009028			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1951		
10889 STEVER ST	4203010009			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1951		
10803 STEVER ST	4203010001			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10915 STEVER ST	4203010011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.24	1951		
10828 STEVER ST	4203011013			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
10944 STEVER ST	4203011002			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11314 RUDMAN DR	4203013002			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11237 GRAYRIDGE DR	4203013020			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11210 GRAYRIDGE DR	4203013039			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11301 GRAYRIDGE DR	4203013027			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1951		
11340 MALAT WAY	4203014004			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
11267 GRAYRIDGE DR	4203013023			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.45	1951		
11230 GRAYRIDGE DR	4203013037			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1951		
11364 MALA T WAY	4203014002			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11218 MALA T WAY	4203014017			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11210 MALA T WAY	4203014018			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11257 RUDMAN DR	4203014026			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.08	1951		
11217 RUDMAN DR	4203014022			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11277 RUDMAN DR	4203014028			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11266 MALA T WAY	4203014012			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11241 HANNUM AVE	4203015036			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
11221 HANNUM AVE	4203015040			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.15	1944		
11243 STEVENS AVE	4203015055			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1949		
11328 HANNUM AVE	4203018006			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1942		
11346 HANNUM AVE	4203018010			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
11352 HANNUM AVE	4203018011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
11319 PLAYA ST	4203018014			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.08	1942		
11336 HANNUM AVE	4203018008			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1949		
11313 STEVENS AVE	4203018025			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1942		
11358 HANNUM AVE	4203018028			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1941		
11349 MALA T WAY	4203018042			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11329 HANNUM AVE	4203021042			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
11319 HANNUM AVE	4203021044			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1942		
11359 HANNUM AVE	4203021022			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1941		
11345 HANNUM AVE	4203021025			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1942		
9032 LUCERNE AVE	4204001009			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.42	1953		
9058 LUCERNE AVE	4204001003			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1948		
9024 LUCERNE AVE	4204001015			1	2	0.17	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.41	1923		
4215 INCE BLVD	4204001037			1	2	0.20	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.16	1941		
3982 SHEDD TER	4204011019			1	2	0.32	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1960		
5803 VICSTONE CT	4204010002			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1955		
3849 LEEVIEW CT	4204012026			1	2	0.21	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1957		
3967 SHEDD TER	4204013040			1	2	0.41	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1962		
7009 WRIGHTCREST DR	4204013045			1	2	0.34	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.50	1900		
5926 WRIGHTCREST DR	4204015021			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1956		
7006 WRIGHTCREST DR	4204013022			1	2	0.23	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1964		
3825 CRESTVIEW RD	4204011043			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.45	1959		
3979 SHEDD TER	4204013043			1	2	0.38	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.22	1962		
3122 REID AVE	4205008004			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1926		
3138 REID AVE	4205008017			1	2	0.31	Ballona Creek	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.43	1948		
3226 ROBERTS AVE	4205011006			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1946		
3234 ROBERTS AVE	4205011004			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.46	1946		
3210 ROBERTS AVE	4205011010			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.33	1949		
3109 REID AVE	4205011013			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.30	1940		
3209 ROBERTS AVE	4205012006			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.09	1939		
3113 REID AVE	4205011014			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.08	1925		
3133 REID AVE	4205011019			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.44	1948		
3147 REID AVE	4205011021			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.41	1915		
3204 ROBERTS AVE	4205011011			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.38	1942		
3143 REID AVE	4205011020			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.04	1928		
3414 MCMANUS AVE	4205012002			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.26	1923		
3460 FAY AVE	4205015003			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1946		
3452 FAY AVE	4205015005			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.33	1947		
3444 FAY AVE	4205015007			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1925		
3410 FAY AVE	4205015015			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.27	1939		
3426 FAY AVE	4205015011			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.36	1931		
3422 FAY AVE	4205015012			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1947		
3401 MCMANUS AVE	4205015017			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.45	1942		
3460 CA TITAR AUGUS AVE	4205016001			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.24	1928		
3414 CA TITAR AUGUS AVE	4205016012			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1939		

Site Address/Intersection	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
3413 FAY AVE	4205016017			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1923	
3443 FAY AVE	4205016024			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1941	
3410 CATTARAUGUS AVE	4205016013			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.41	1923	
3409 FAY AVE	4205016016			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1928	
3455 FAY AVE	4205016027			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1937	
3451 FAY AVE	4205016026			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.35	1923	
3465 FAY AVE	4205016029			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.32	1947	
3350 SHERBOURNE DR	4205018024			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1922	
3430 SHERBOURNE DR	4205019018			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1947	
3421 CATTARAUGUS AVE	4205019005			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.33	1936	
3438 SHERBOURNE DR	4205019020			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1947	
3322 SHERBOURNE DR	4205019018			1	2	0.14	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.38	1927	
3413 CATTARAUGUS AVE	4205019003			1	2	0.12	Low Density Single Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1923	
3540 SCHAEFER ST	4206002014			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1947	
3574 SCHAEFER ST	4206002022			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.33	1923	
3578 SCHAEFER ST	4206002023			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.41	1923	
3556 SCHAEFER ST	4206002018			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.46	1931	
3548 HELMS AVE	4206003010			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1947	
3562 HELMS AVE	4206003013			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.36	1925	
3530 HELMS AVE	4206003006			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.34	1925	
3570 HELMS AVE	4206003015			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	-	1924	
3549 SCHAEFER ST	4206003026			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.23	1922	
3574 HELMS AVE	4206003016			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1924	
3556 HELMS AVE	4206003012			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.39	1925	
3584 HELMS AVE	4206004001			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1924	
3592 HELMS AVE	4206004003			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.48	1925	
3602 HELMS AVE	4206004005			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1922	
3606 HELMS AVE	4206004006			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1937	
3610 HELMS AVE	4206004007			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.27	1945	
3628 HELMS AVE	4206004011			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1927	
3617 SCHAEFER ST	4206004029			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.43	1928	
3638 HELMS AVE	4206004013			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.20	1925	
3586 WESLEY ST	4206005002			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.26	1945	
3594 WESLEY ST	4206005004			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1948	
3630 HELMS AVE	4206004012			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.34	1927	
3643 HELMS AVE	4206005023			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1887	
3632 WESLEY ST	4206005012			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1925	
3635 HELMS AVE	4206005025			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.26	1928	
3625 HELMS AVE	4206005027			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.43	1947	
3662 WESLEY ST	4206006011			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.14	1936	
3556 WESLEY ST	4206006010			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.33	1940	
3541 HELMS AVE	4206006026			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1927	
8862 CARSON ST	4206007009			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.46	1950	
8906 CARSON ST	4206008001			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.31	1945	
4160 HIGUERA ST	4206008014			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1922	
3625 WESLEY ST	4206008029			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1952	
3607 WESLEY ST	4206008033			1	2	0.11	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.06	1936	
8852 CARSON ST	4206008011			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.43	1928	
4156 HIGUERA ST	4206008013			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.14	1924	
9026 CARSON ST	4206009010			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.31	1922	
9030 CARSON ST	4206009009			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.20	1924	
9020 CARSON ST	4206009011			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.29	1924	
4161 HIGUERA ST	4206009014			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.43	1952	
9041 LUCERNE AVE	4206009026			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.18	1923	
9033 LUCERNE AVE	4206009024			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	-	1938	
0	4206010003			1	3	0.14	Low Density Two Family	R2	Incremental Infill B			35	4	Vacant	other	-	-	0	
9047 LUCERNE AVE	4206009027			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.11	1937	
9048 HUBBARD ST	4206010006			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.25	1947	
9016 HUBBARD ST	4206010013			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3	Non-Vacant	single_family	1.00	0.21	1928	

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
9022 HUBBARD ST	4206010012			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1923	
9015 CARSON ST	4206010021			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.27	1929	
9021 CARSON ST	4206010022			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.44	1923	
9055 CARSON ST	4206010030			1	3	0.14	Low Density Two Family	R2	Incremental Infill B				35	4 Vacant	other	-	0.25	1924	
8951 CARSON ST	4206011021			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.19	1923	
8906 HUBBARD ST	4206011002			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1947	
8955 CARSON ST	4206011020			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.43	1922	
8934 HUBBARD ST	4206011008			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1922	
4112 HIGUERA ST	4206011015			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1923	
8898 HUBBARD ST	4206012001			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1929	
4108 HIGUERA ST	4206011014			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.21	1923	
4116 HIGUERA ST	4206011016			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.26	1922	
8948 HUBBARD ST	4206011011			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.43	1947	
4126 HIGUERA ST	4206011018			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.27	1938	
8902 HUBBARD ST	4206011001			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.43	1950	
8912 HUBBARD ST	4206011003			1	2	0.17	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.31	1922	
8944 HUBBARD ST	4206011010			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.36	1946	
8952 HUBBARD ST	4206011012			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1924	
8885 CARSON ST	4206012012			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1923	
8917 KRUEGER ST	4206016022			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.43	1947	
8916 KRUEGER ST	4206017003			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.41	1951	
8922 KRUEGER ST	4206017004			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.32	1949	
8929 HUBBARD ST	4206017023			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.38	1926	
8943 HUBBARD ST	4206017020			1	2	0.15	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1922	
4037 HIGUERA ST	4206018017			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.36	1922	
9047 HUBBARD ST	4206018025			1	3	0.18	Low Density Two Family	R2	Incremental Infill B				35	4 Vacant	other	-	0.48	1925	
9011 KRUEGER ST	4206019018			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.33	1938	
3979 HIGUERA ST	4206019016			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.28	1947	
0	4206019029			1	3	0.20	Low Density Two Family	R2	Incremental Infill B				35	4 Vacant	other	-	-	0	
4120 VAN BUREN PL	4206024014			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.47	1925	
4230 IRVING PL	4206025007			1	2	0.18	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.30	1927	
4240 IRVING PL	4206025009			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1951	
9523 LUCERNE AVE	4206025011			1	2	0.11	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.34	1950	
4121 VAN BUREN PL	4206025016			1	2	0.18	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.36	1947	
4065 VAN BUREN PL	4206026025			1	2	0.18	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.47	1923	
4091 VAN BUREN PL	4206026030			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1936	
4167 BALDWIN AVE	4207013010			1	2	0.15	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.42	1923	
4177 BALDWIN AVE	4207013012			1	2	0.15	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.34	1940	
4144 BALDWIN AVE	4207014027			1	2	0.15	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1921	
4125 LA SALLE AVE	4207014005			1	3	0.15	Low Density Two Family	R2	Incremental Infill B				35	4 Vacant	other	-	0.25	1928	
4171 LA SALLE AVE	4207014014			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.37	1949	
4178 BALDWIN AVE	4207014034			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.39	1923	
4154 BALDWIN AVE	4207014029			1	3	0.15	Low Density Two Family	R2	Incremental Infill B				35	4 Vacant	office	-	0.43	1930	
4125 MADISON AVE	4207015005			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.50	1930	
4121 MADISON AVE	4207015004			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.36	1924	
4151 MADISON AVE	4207015010			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.41	1926	
4115 MADISON AVE	4207015003			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1925	
4135 MADISON AVE	4207015007			1	2	0.15	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.45	1923	
4110 LA SALLE AVE	4207015020			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.42	1947	
4141 MADISON AVE	4207015008			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1923	
4110 MADISON AVE	4207016020			1	2	0.15	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.11	1920	
4120 MADISON AVE	4207016022			1	2	0.15	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.29	1926	
4155 LINCOLN AVE	4207016011			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.32	1929	
4150 LINCOLN AVE	4207017029			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.31	1956	
4121 LAFAYETTE PL	4207018004			1	2	0.20	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.26	1947	
4174 LINCOLN AVE	4207017034			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1927	
4115 LAFAYETTE PL	4207018003			1	2	0.20	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1927	
4140 LAFAYETTE PL	4207019008			1	2	0.18	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.41	1923	
4180 LAFAYETTE PL	4207019016			1	2	0.18	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.43	1940	

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4164 LAFAYETTE PL	4207019013			1	2	0.18	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1920		
4171 IRVING PL	4207019035			1	2	0.18	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.27	1926		
9621 FARRAGUT DR	4207019041			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4181 LAFAYETTE PL	4207021002			1	2	0.17	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4115 IRVING PL	4207019023			1	2	0.18	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.40	1916		
4240 LAFAYETTE PL	4207020008			1	2	0.18	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4191 LAFAYETTE PL	4207021004			1	2	0.17	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.28	1925		
4230 LAFAYETTE PL	4207020006			1	2	0.18	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.32	1930		
4145 IRVING PL	4207019030			1	2	0.18	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.42	1923		
4175 LAFAYETTE PL	4207021001			1	2	0.17	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.30	1923		
4185 IRVING PL	4207019038			1	2	0.12	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4215 LAFAYETTE PL	4207021008			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1924		
4221 LAFAYETTE PL	4207021009			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.44	1938		
4225 LAFAYETTE PL	4207021010			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4220 LINCOLN AVE	4207022019			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.43	1926		
4231 LINCOLN AVE	4207023006			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4211 LINCOLN AVE	4207023002			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.49	1926		
4240 MADISON AVE	4207023021			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.33	1938		
9944 FARRAGUT DR	4207023016			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.14	1942		
4234 MADISON AVE	4207023020			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.17	1922		
4244 MADISON AVE	4207023022			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4224 LA SALLE AVE	4207024022			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1926		
4225 LA SALLE AVE	4207025005			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00		0		
4234 LA SALLE AVE	4207024024			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.42	1930		
4275 MADISON AVE	4207024015			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.28	1927		
4265 MADISON AVE	4207024013			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.33	1927		
4205 LA SALLE AVE	4207025001			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.10	1921		
4234 BALDWIN AVE	4207025023			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.48	1924		
4220 BALDWIN AVE	4207025020			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.28	1947		
4224 BALDWIN AVE	4207025021			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1921		
4244 BALDWIN AVE	4207025025			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.24	1923		
4254 BALDWIN AVE	4207025027			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1923		
4245 BALDWIN AVE	4207026009			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.26	1914		
4225 BALDWIN AVE	4207026005			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.45	1920		
4231 BALDWIN AVE	4207026006			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1924		
4220 REVERE PL	4207026020			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.45	1923		
4221 BALDWIN AVE	4207026004			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4210 REVERE PL	4207026018			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4244 REVERE PL	4207026025			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.50	1925		
4224 REVERE PL	4207026021			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4230 REVERE PL	4207026022			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.32	1923		
4261 REVERE PL	4207027006			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4290 JACKSON AVE	4207027020			1	2	0.18	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.43	1928		
4284 JACKSON AVE	4207027019			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.24	1928		
10842 OREGON AVE	4208013007			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1950		
10880 OREGON AVE	4208013013			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1928		
10856 OREGON AVE	4208013009			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
10827 ARIZONA AVE	4208013029			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1951		
10835 OREGON AVE	4208014032			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1929		
10886 OREGON AVE	4208013014			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1952		
10847 OREGON AVE	4208014030			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1928		
10815 OREGON AVE	4208014036			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1928		
10889 OREGON AVE	4208014900			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00		1951		
10819 OREGON AVE	4208014035			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.24	1928		
10761 OREGON AVE	4208015019			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.14	1928		
10771 OREGON AVE	4208015017			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
10751 OREGON AVE	4208015021			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
10757 OREGON AVE	4208015020			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1949		
10717 OREGON AVE	4208015028			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1929		

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
10721 OREGON AVE	4208015027			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1930		
10713 OREGON AVE	4208015029			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
4054 HURON AVE	4208025011			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4028 HURON AVE	4208025006			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1929		
4034 HURON AVE	4208025007			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.29	1948		
4060 CHARLES AVE	4208024004			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.33	1926		
4038 HURON AVE	4208025008			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.41	1947		
4124 HURON AVE	4208026014			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4063 CHARLES AVE	4208025030			1	2	0.15	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.28	1946		
4117 CHARLES AVE	4208025022			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.44	1951		
4153 MILTON AVE	4208026020			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4129 MILTON AVE	4208026057			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1950		
4121 CHARLES AVE	4208025021			1	2	0.11	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.23	1951		
4101 CHARLES AVE	4208025026			1	2	0.16	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1954		
4128 HURON AVE	4208026015			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.37	1939		
10934 ALETTA AVE	4208027007			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.43	1947		
4137 MILTON AVE	4208026055			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.27	1941		
4133 MILTON AVE	4208026056			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1941		
10952 ALETTA AVE	4208027012			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4166 JASMINE AVE	4209001034			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4170 JASMINE AVE	4209001036			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.33	1952		
4174 JASMINE AVE	4209001038			1	2	0.14	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4412 VINTON AVE	4209005009			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1952		
4396 VINTON AVE	4209005006			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4436 VINTON AVE	4209005013			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1952		
4384 VINTON AVE	4209005004			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1952		
4248 VINTON AVE	4209007010			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1939		
4324 VINTON AVE	4209006003			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4339 JASMINE AVE	4209006013			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4272 VINTON AVE	4209007015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1938		
4282 VINTON AVE	4209007017			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4262 VINTON AVE	4209007013			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1938		
4223 JASMINE AVE	4209007035			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.49	1941		
4114 VINTON AVE	4209008004			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00		0		
4293 JASMINE AVE	4209007021			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1939		
4259 JASMINE AVE	4209007028			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4140 VINTON AVE	4209008009			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4144 VINTON AVE	4209008010			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1938		
4229 JASMINE AVE	4209007034			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4160 VINTON AVE	4209008013			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4170 VINTON AVE	4209008015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1938		
4150 VINTON AVE	4209008011			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4140 MOTOR AVE	4209009013			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1928		
4163 JASMINE AVE	4209008022			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4150 MOTOR AVE	4209009015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1938		
4133 JASMINE AVE	4209008028			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00	0.25	1928		
4123 JASMINE AVE	4209008031			1	2	0.13	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00		0		
4234 MOTOR AVE	4209010007			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1939		
4154 MOTOR AVE	4209009016			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
4179 VINTON AVE	4209009023			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.45	1940		
4120 MOTOR AVE	4209009009			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1954		
4173 VINTON AVE	4209009024			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.45	1938		
4209 VINTON AVE	4209010038			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1937		
4320 MOTOR AVE	4209011008			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4419 VINTON AVE	4209012013			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.16	1952		
4321 MOTOR AVE	4209013003			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1952		
4401 VINTON AVE	4209012016			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4363 VINTON AVE	4209012021			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.50	1952		
4315 VINTON AVE	4209011019			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		

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4321 VINTON AVE	420901018			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4369 MOTOR AVE	4209013011			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4387 MOTOR AVE	4209013014			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4354 LE BOURGET AVE	4209013021			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1952		
4330 LE BOURGET AVE	4209013025			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.34	1952		
4324 LE BOURGET AVE	4209013028			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4264 LE BOURGET AVE	4209014005			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
4281 MOTOR AVE	4209014011			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1939		
4274 LE BOURGET AVE	4209014007			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4280 LE BOURGET AVE	4209014015			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1939		
4140 LE BOURGET AVE	4209015015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1928		
4150 LE BOURGET AVE	4209015017			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1940		
4143 MOTOR AVE	4209015032			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1928		
4174 LE BOURGET AVE	4209015022			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1938		
4139 MOTOR AVE	4209015033			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1940		
4163 MOTOR AVE	4209015028			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1928		
4114 MENTONE AVE	4209016009			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
4149 MOTOR AVE	4209016031			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4148 MENTONE AVE	4209016016			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1939		
4178 MENTONE AVE	4209016022			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1939		
4119 LE BOURGET AVE	4209016041			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.20	1939		
4268 MENTONE AVE	4209017013			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1940		
4129 LE BOURGET AVE	4209016039			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1940		
4139 LE BOURGET AVE	4209016037			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4158 MENTONE AVE	4209016018			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.47	1939		
4142 MENTONE AVE	4209016015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.39	1940		
4173 LE BOURGET AVE	4209016030			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1939		
4163 LE BOURGET AVE	4209016032			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
4228 MENTONE AVE	4209017005			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.12	1938		
4238 MENTONE AVE	4209017007			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1939		
4169 LE BOURGET AVE	4209016031			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1938		
4232 MENTONE AVE	4209017006			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1949		
4237 LE BOURGET AVE	4209017022			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1940		
4273 LE BOURGET AVE	4209017015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1939		
4263 LE BOURGET AVE	4209017017			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.39	1939		
4213 LE BOURGET AVE	4209017027			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1939		
4391 MENTONE AVE	4209019006			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4438 KEYSTONE AVE	4209019011			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4457 KEYSTONE AVE	4209020012			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1952		
4535 JASMINE AVE	4209020014			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4325 MENTONE AVE	4209021005			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4343 MENTONE AVE	4209021008			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.23	1952		
4355 MENTONE AVE	4209021010			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1952		
4336 KEYSTONE AVE	4209021015			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4331 MENTONE AVE	4209021006			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1952		
4349 MENTONE AVE	4209021009			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4318 KEYSTONE AVE	4209021018			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4324 KEYSTONE AVE	4209021017			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1952		
4241 MENTONE AVE	4209022017			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1942		
4212 KEYSTONE AVE	4209022002			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4261 MENTONE AVE	4209022013			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1939		
4190 KEYSTONE AVE	4209023019			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1928		
4133 MENTONE AVE	4209023034			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.40	1948		
4257 KEYSTONE AVE	4209025008			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1939		
4159 MENTONE AVE	4209023029			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4197 KEYSTONE AVE	4209024015			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1939		
4119 KEYSTONE AVE	4209024030			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4229 KEYSTONE AVE	4209025013			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
4235 KEYSTONE AVE	4209025012			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1938		



Site Address/Intersection	Assessor Parcel Number	Very Low Income	Low Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
4123 MENTONE AVE	4209023036			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.37	1941	
4115 MENTONE AVE	4209023037			1	2	0.15	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.41	1923	
4319 KEYSTONE AVE	4209026038			1	2	0.15	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
4325 KEYSTONE AVE	4209026039			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.08	1952	
4169 KEYSTONE AVE	4209024020			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1936	
4355 KEYSTONE AVE	4209026015			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.30	1952	
4361 KEYSTONE AVE	4209026016			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.38	1952	
4313 KEYSTONE AVE	4209026037			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.43	1952	
4331 KEYSTONE AVE	4209026011			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
4123 KEYSTONE AVE	4209024029			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1928	
4367 KEYSTONE AVE	4209026017			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.26	1952	
5112 PICKFORD WAY	4210001018			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1939	
5039 PICKFORD WAY	4210002013			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1941	
5008 FAIRBANKS WAY	4210002020			1	2	0.15	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.37	1944	
5045 PICKFORD WAY	4210002012			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1941	
5166 PICKFORD WAY	4210001029			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.43	1941	
5152 PICKFORD WAY	4210001026			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.39	1939	
5029 PICKFORD WAY	4210002015			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.35	1941	
5044 PICKFORD WAY	4210002011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.40	1941	
5028 PICKFORD WAY	4210002008			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.40	1943	
5024 PICKFORD WAY	4210002007			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1943	
5025 PICKFORD WAY	4210002016			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1944	
5012 FAIRBANKS WAY	4210002021			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.51	1948	
5018 WESTWOOD BLVD	4210003011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1944	
5039 FAIRBANKS WAY	4210003002			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.46	1940	
5113 WESTWOOD BLVD	4210003020			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1948	
5035 WESTWOOD BLVD	4210003024			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.28	1941	
5029 WESTWOOD BLVD	4210003025			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1943	
5113 PICKFORD WAY	4210004010			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.46	1937	
5107 PICKFORD WAY	4210004011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.43	1949	
5142 FAIRBANKS WAY	4210004019			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.42	1938	
5116 WESTWOOD BLVD	4210004032			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1940	
5113 FAIRBANKS WAY	4210004028			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.58	1928	
5132 FAIRBANKS WAY	4210004017			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.49	1929	
5123 FAIRBANKS WAY	4210004026			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.37	1930	
10841 PICKFORD WAY	4210006006			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.35	1939	
10951 WESTWOOD BLVD	4210005019			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1940	
5132 WESTWOOD BLVD	4210004035			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.48	1938	
10966 WESTWOOD BLVD	4210005016			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.39	1940	
10845 PICKFORD WAY	4210006005			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.29	1937	
10840 FAIRBANKS WAY	4210006016			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.48	1938	
10820 FAIRBANKS WAY	4210006012			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.28	1944	
10810 PICKFORD WAY	4210007015			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1938	
10824 PICKFORD WAY	4210007018			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.22	0	
10844 PICKFORD WAY	4210007022			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.34	1939	
10936 PICKFORD WAY	4210008021			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1940	
10912 PICKFORD WAY	4210008016			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.22	1939	
10966 PICKFORD WAY	4210008027			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1944	
10947 PICKFORD WAY	4210009006			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.46	1940	
10906 PICKFORD WAY	4210008015			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.38	1939	
10962 PICKFORD WAY	4210008026			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1943	
10975 PICKFORD WAY	4210009001			1	2	0.16	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.47	1944	
10920 FAIRBANKS WAY	4210009018			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1939	
10937 PICKFORD WAY	4210009008			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1940	
10957 PICKFORD WAY	4210009004			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1940	
10906 FAIRBANKS WAY	4210009015			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.39	1940	
10942 FAIRBANKS WAY	4210009022			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.46	1940	
10951 PICKFORD WAY	4210009005			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1940	
10974 PICKFORD WAY	4210009028			1	2	0.17	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.33	1944	

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10967 PICKFORD WAY	4210009002			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1941		
10930 FAIRBANKS WAY	4210009020			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1939		
10951 FAIRBANKS WAY	4210010005			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1940		
10913 FAIRBANKS WAY	4210010014			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.45	1940		
11043 WESTWOOD BLVD	4210011007			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1940		
11020 RHODA WAY	4210011018			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.23	0		
11056 RHODA WAY	4210011025			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1946		
11063 WESTWOOD BLVD	4210011003			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1941		
10937 FAIRBANKS WAY	4210010008			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1930		
10931 FAIRBANKS WAY	4210010009			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
10921 FAIRBANKS WAY	4210010011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1928		
11067 WESTWOOD BLVD	4210011002			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1944		
10871 OCEAN DR	4210013004			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1950		
11021 WESTWOOD BLVD	4210011011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
11051 OCEAN DR	4210013020			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.47	1950		
10752 FARRAGUT DR	4210017002			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
11066 RHODA WAY	4210011027			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1944		
10831 OCEAN DR	4210013002			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1950		
10748 FARRAGUT DR	4210017003			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
10749 FRANKLIN AVE	4210018022			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1939		
10714 FRANKLIN AVE	4210018031			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
10742 FRANKLIN AVE	4210018027			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1948		
10728 FRANKLIN AVE	4210018030			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1941		
10729 FARRAGUT DR	4210018035			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1942		
10750 BARMAN AVE	4210019014			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
10764 BARMAN AVE	4210019011			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1938		
10749 FARRAGUT DR	4210018039			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1941		
10717 GARFIELD AVE	4210019001			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
10728 BARMAN AVE	4210019018			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1947		
10709 BRADDOCK DR	4210019024			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.20	1946		
10749 BRADDOCK DR	4210019030			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
10759 BRADDOCK DR	4210019032			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.47	1940		
4214 ELENDA ST	4210021016			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1948		
10848 WAGNER ST	4210022008			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.50	1941		
10808 WAGNER ST	4210022016			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1939		
10818 WAGNER ST	4210022013			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1928		
10835 GARFIELD AVE	4210024007			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.24	1939		
10825 GARFIELD AVE	4210024005			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1940		
10823 BARMAN AVE	4210023018			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1940		
10842 BARMAN AVE	4210024019			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
10819 BRADDOCK DR	4210024030			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.40	1940		
10818 BRADDOCK DR	4210024049			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1940		
10848 BRADDOCK DR	4210024043			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
10843 BRADDOCK DR	4210024035			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
10831 FARRAGUT DR	4210025013			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1940		
10843 FRANKLIN AVE	4210025031			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1940		
10817 FRANKLIN AVE	4210025026			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
10834 GARFIELD AVE	4210025036			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
10837 FRANKLIN AVE	4210025030			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1949		
10816 FRANKLIN AVE	4210025023			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1941		
10932 BARMAN AVE	4210027037			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1946		
10931 BRADDOCK DR	4210027022			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.17	1941		
10942 BARMAN AVE	4210027035			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	-	0		
10966 BARMAN AVE	4210027030			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1942		
10941 BRADDOCK DR	4210027024			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1940		
10935 BRADDOCK DR	4210027023			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
10915 BRADDOCK DR	4210027019			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
4327 ELENDA ST	4210028004			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1942		
10947 BARMAN AVE	4210028011			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.23	1941		

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
10927 LINDBLADE ST	4210029007			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.24	1926	
10930 WAGNER ST	4210029019			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.17	1926	
10942 WAGNER ST	4210029017			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.39	1939	
10936 WAGNER ST	4210029018			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1926	
11031 WAGNER ST	4210031005			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1940	
11023 LINDBLADE ST	4210032002			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1941	
11053 WAGNER ST	4210031010			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.35	1939	
11017 LINDBLADE ST	4210032001			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.40	1940	
11033 LINDBLADE ST	4210032004			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.36	1939	
11027 BARMAN AVE	4210033003			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.43	1949	
11061 BARMAN AVE	4210033009			1	2	0.15	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951	
11056 LINDBLADE ST	4210033011			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.41	1940	
11027 BRADDOCK DR	4210034016			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.35	1927	
11050 BARMAN AVE	4210034025			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.29	1940	
11046 BARMAN AVE	4210034026			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1939	
4044 HARTE AVE	4213007015			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1944	
4058 HARTE AVE	4213007013			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.06	1939	
4043 TILDEN AVE	4213007006			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.47	1946	
4040 HARTE AVE	4213007016			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1946	
4037 HURON AVE	4213008008			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.33	1924	
4063 HURON AVE	4213008015			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1939	
4032 TILDEN AVE	4213008026			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.44	1949	
4036 TILDEN AVE	4213008027			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1949	
4112 TILDEN AVE	4213008036			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1941	
4047 HURON AVE	4213008010			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1947	
4140 TILDEN AVE	4213008043			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1946	
11018 ALETTA AVE	4213009004			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.35	1947	
4042 TILDEN AVE	4213008028			1	2	0.16	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.22	1946	
11034 ALETTA AVE	4213009008			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.33	1927	
11042 ALETTA AVE	4213009010			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1948	
4133 HARTE AVE	4213010007			1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.26	1941	
4147 HARTE AVE	4213010010			1	2	0.15	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1942	
4186 CENTER ST	4213010014			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.34	1944	
4162 CENTER ST	4213010020			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1944	
4061 HARTE AVE	4213011015			1	2	0.17	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.27	1942	
4147 CENTER ST	4213012008			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1947	
4155 CENTER ST	4213012010			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1942	
4170 CENTER ST	4213010018			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.37	1942	
4151 CENTER ST	4213012009			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1944	
4135 CENTER ST	4213012005			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1944	
4178 COMMONWEALTH AVE	4213013013			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1942	
4191 CENTER ST	4213013009			1	2	0.11	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.30	1945	
4174 COMMONWEALTH AVE	4213013014			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1942	
4170 COMMONWEALTH AVE	4213013015			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.27	1948	
4154 COMMONWEALTH AVE	4213012011			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1942	
4146 COMMONWEALTH AVE	4213012013			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.42	1944	
4166 COMMONWEALTH AVE	4213013016			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1942	
4161 COMMONWEALTH AVE	4213014011			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1944	
4139 CENTER ST	4213012006			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1944	
4162 COMMONWEALTH AVE	4213013017			1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.09	1942	
4185 COMMONWEALTH AVE	4213014017			1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1944	
3944 TULLER AVE	4213020015			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1946	
3928 TULLER AVE	4213020018			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.16	1947	
3924 TULLER AVE	4213020024			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1941	
3964 TULLER AVE	4213021004			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1938	
3960 TULLER AVE	4213021003			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.30	1949	
3968 TULLER AVE	4213021005			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.35	1944	
5299 DOBSON WAY	4215002017			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.32	1950	
5271 DOBSON WAY	4215002014			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	

Site Address/Intersection	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
5327 DOBSON WAY	4215002020			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
4231 TULLER AVE	4213025006			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
5353 DOBSON WAY	4215002024			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5379 DOBSON WAY	4215002026			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
11123 PICKFORD WAY	4215003014			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1950		
11111 PICKFORD WAY	4215003013			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1950		
5195 KAREN CIR	4215004014			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1950		
11167 WESTWOOD BLVD	4215004026			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
11168 BRADDOCK DR	4215010003			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
11144 BRADDOCK DR	4215010008			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
11130 BRADDOCK DR	4215010011			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1944		
11120 BRADDOCK DR	4215010013			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1944		
11110 BRADDOCK DR	4215010014			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.13	1942		
11153 BRADDOCK DR	4215011014			1	3	0.12	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	0.07	1947		
11107 BRADDOCK DR	4215011008			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1942		
11166 BARMAN AVE	4215011021			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
11175 BARMAN AVE	4215012012			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.11	1947		
11142 BARMAN AVE	4215011026			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.19	1944		
11169 BARMAN AVE	4215012013			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1944		
11151 BARMAN AVE	4215012016			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1944		
11138 LINDBLADE ST	4215012023			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1944		
11165 BARMAN AVE	4215012014			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
11132 LINDBLADE ST	4215012022			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.17	1944		
11101 BARMAN AVE	4215012036			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
11114 LINDBLADE ST	4215012018			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1942		
11125 BARMAN AVE	4215012032			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.39	1942		
11155 LINDBLADE ST	4215013013			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.48	1948		
11157 BARMAN AVE	4215012015			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1944		
11102 LINDBLADE ST	4215012017			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.23	1944		
11142 LINDBLADE ST	4215012024			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.18	1944		
11178 WAGNER ST	4215013004			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1944		
11129 BARMAN AVE	4215012031			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1942		
11113 BARMAN AVE	4215012035			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
11172 WAGNER ST	4215013003			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1947		
11182 WAGNER ST	4215013005			1	2	0.13	Low Density Single Family	CG	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1949		
11101 LINDBLADE ST	4215013033			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1944		
11147 LINDBLADE ST	4215013025			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1944		
11131 LINDBLADE ST	4215013028			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1944		
11141 WAGNER ST	4215014013			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.39	1944		
11147 WAGNER ST	4215014012			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1944		
11131 WAGNER ST	4215014015			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1944		
11117 WAGNER ST	4215014017			1	3	0.12	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	0.37	1942		
11107 WAGNER ST	4215014020			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1950		
11155 WAGNER ST	4215014031			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.17	1944		
4367 TULLER AVE	4215016016			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		
4323 GLOBE AVE	4215017005			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.46	1928		
4331 GLOBE AVE	4215017007			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1940		
4319 GLOBE AVE	4215017004			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1927		
4327 GLOBE AVE	4215017006			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4343 GLOBE AVE	4215017010			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4355 GLOBE AVE	4215017013			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
4315 GLOBE AVE	4215017037			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1926		
4351 GLOBE AVE	4215017012			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1927		
4335 GLOBE AVE	4215017008			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1947		
4363 GLOBE AVE	4215017015			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1947		
4362 HUNTLEY AVE	4215017022			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
4370 HUNTLEY AVE	4215017020			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.19	1941		
4359 GLOBE AVE	4215017014			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
11240 BARMAN AVE	4215018016			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1946		

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
11257 BRADDOCK DR	4215018023			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
11220 BARMAN AVE	4215018007			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
4330 HUNTLEY AVE	4215017038			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1968		
11250 BARMAN AVE	4215018020			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.02	1940		
4358 HUNTLEY AVE	4215017023			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.21	1930		
11216 BARMAN AVE	4215018006			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1940		
11230 BARMAN AVE	4215018011			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.15	1953		
11237 BRADDOCK DR	4215018015			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
11262 BARMAN AVE	4215018024			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
11245 GARFIELD AVE	4215019003			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.09	1952		
11237 GARFIELD AVE	4215019004			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
11238 BRADDOCK DR	4215019014			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
11217 FRANKLIN AVE	4215020005			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1952		
11266 BRADDOCK DR	4215019009			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
11241 FRANKLIN AVE	4215020010			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
11242 BRADDOCK DR	4215019013			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1940		
11258 BRADDOCK DR	4215019010			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1939		
11218 BRADDOCK DR	4215019018			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
11224 BRADDOCK DR	4215019017			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
11228 GARFIELD AVE	4215020017			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
11257 FRANKLIN AVE	4215020013			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11250 GARFIELD AVE	4215020020			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1952		
11228 FRANKLIN AVE	4215021008			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1952		
11256 FRANKLIN AVE	4215021002			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
11244 FRANKLIN AVE	4215021004			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
11251 FRANKLIN AVE	4215020012			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
11236 FRANKLIN AVE	4215021006			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
4461 HUNTLEY AVE	4215023012			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.20	1952		
11266 BRADDOCK DR	4215023015			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1941		
5423 JANISANN AVE	4216002006			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1950		
11106 ORVILLE ST	4216001003			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
5353 KALEIN DR	4216002014			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5319 KALEIN DR	4216002018			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1950		
5419 BLANCO WAY	4216003015			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.11	1950		
5395 KALEIN DR	4216002007			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5429 BLANCO WAY	4216003016			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5442 BLANCO WAY	4216003030			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5422 BLANCO WAY	4216003032			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1950		
5343 BLANCO WAY	4216004004			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5379 BLANCO WAY	4216004008			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5349 BLANCO WAY	4216004005			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5409 BLANCO WAY	4216004011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.38	1950		
11121 ORVILLE ST	4216006011			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
11124 MCDONALD ST	4216006015			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
5372 KALEIN DR	4216005008			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
5382 JANISANN AVE	4216004028			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1950		
11160 ORVILLE ST	4216005017			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.16	1953		
5342 JANISANN AVE	4216004024			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
11191 ORVILLE ST	4216006027			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.22	1952		
11172 WOOLFORD ST	4216006032			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
11159 WOOLFORD ST	4216007023			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
11139 MCDONALD ST	4216007006			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
11385 MCDONALD ST	4216008015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1953		
11164 WOOLFORD ST	4216006033			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.34	1952		
11147 WOOLFORD ST	4216007014			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1953		
5215 PURDUE AVE	4216009008			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
11156 WOOLFORD ST	4216008037			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.17	1953		
5208 BERRY MAN AVE	4216009030			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.44	1951		
5257 PURDUE AVE	4216009002			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1951		

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11206 MCDONALD ST	4216010019			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.22	1953	
11226 MCDONALD ST	4216010015			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.35	1953	
11226 WOOLFORD ST	4216011001			1	2	0.15	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11276 WOOLFORD ST	4216011006			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11205 WOOLFORD ST	4216010025			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.07	1953	
11246 ORVILLE ST	4216012007			1	2	0.16	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.48	1952	
11227 HAYTER AVE	4216012012			1	2	0.15	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11225 HAYTER AVE	4216012019			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1953	
11220 ORVILLE ST	4216012017			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1953	
11257 PORT RD	4216012009			1	2	0.17	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.31	1952	
11214 ORVILLE ST	4216012015			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.40	1953	
11521 PATOM DR	4216014034			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951	
11405 PATOM DR	4216014023			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.40	1951	
11506 DILLER AVE	4216014029			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951	
11433 PATOM DR	4216014020			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.37	1951	
11462 PATOM DR	4216015011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951	
11214 HAYTER AVE	4216017003			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	
5413 BERRYMAN AVE	4216016004			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.37	1952	
11485 CULVER PARK DR	4216015033			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951	
5419 BERRYMAN AVE	4216016003			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11269 RYANDALE DR	4216017018			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.43	1950	
11219 RYANDALE DR	4216017025			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.49	1950	
11293 PATOM DR	4216018015			1	2	0.16	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	
11226 HAYTER AVE	4216017005			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.26	1950	
11269 PATOM DR	4216018018			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	
11226 PATOM DR	4216019005			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.49	1950	
11220 PATOM DR	4216019004			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.40	1950	
11238 PATOM DR	4216019007			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	
11253 PATOM DR	4216018020			1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.42	1950	
11246 PATOM DR	4216019008			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	
11262 PATOM DR	4216019010			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.03	1950	
11245 CULVER PARK DR	4216019021			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.43	1950	
11261 CULVER PARK DR	4216019019			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.13	1950	
11202 CULVER PARK DR	4216020001			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	
11226 CULVER PARK DR	4216020005			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.16	1950	
11254 CULVER PARK DR	4216020009			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.48	1950	
11262 CULVER PARK DR	4216020010			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.47	1950	
11343 SEGRELL WAY	4216021012			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11306 CULVER PARK DR	4216021015			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.28	1952	
11324 CULVER PARK DR	4216021016			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11359 SEGRELL WAY	4216021011			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.27	1952	
11426 CULVER PARK DR	4216021025			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951	
11505 SEGRELL WAY	4216022009			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11430 CULVER PARK DR	4216021026			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951	
11467 SEGRELL WAY	4216022012			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11455 SEGRELL WAY	4216022014			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11506 CULVER PARK DR	4216022022			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.50	1951	
11466 SEGRELL WAY	4216028010			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11506 SEGRELL WAY	4216028013			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11514 SEGRELL WAY	4216028014			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11454 SEGRELL WAY	4216028008			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.44	1952	
11478 SEGRELL WAY	4216028012			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11570 SEGRELL WAY	4216028020			1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.33	1952	
11390 SEGRELL WAY	4216029015			1	3	0.12	Low Density Single Family	R1	Incremental Infill A				35	4 Vacant	other	-	0.25	1952	
11558 SEGRELL WAY	4216028019			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.38	1952	
11430 SEGRELL WAY	4216029022			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952	
11238 SEGRELL WAY	4216030007			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.11	1950	
11232 SEGRELL WAY	4216030006			1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	
11246 SEGRELL WAY	4216030008			1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950	

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
4265 MCCONNELL BLVD	4231025036		1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.39	1949		
12803 SHORT AVE	4231004029		1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1951		
4022 BOISE AVE	4231019042		1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1944		
4181 MILDRED AVE	4231023023		1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.29	1947		
5206 EMPORIA AVE	4218009010		1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.31	1951		
10810 DESHIRE PL	4203002021		1	2	0.23	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.06	1956		
10850 WHITEBURN ST	4203009019		1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951		
11223 GARFIELD AVE	4215019006		1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952		
11226 WOOLFORD ST	4216010021		1	3	0.16	Low Density Single Family	R1	Incremental Infill A				35	4 Vacant	other	-	0.38	1953		
11176 MCDONALD ST	4216007028		1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.26	1953		
11202 HAYTER AVE	4216017001		1	2	0.18	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950		
11294 HAYTER AVE	4216017014		1	2	0.26	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950		
5175 SELMARINE DR	4218009020		1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.31	1951		
11007 OCEAN DR	4210013011		1	2	0.20	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950		
11103 MCDONALD ST	4216007012		1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1953		
11278 RYANDALE DR	4216018012		1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.20	1950		
11213 HUNTLEY PL	4215021018		1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1955		
11224 ORVILLE ST	4216012018		1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.42	1953		
11325 GRAYRIDGE DR	4203013029		1	2	0.21	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1951		
11298 GRAYRIDGE DR	4203013030		1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.22	1951		
11033 OCEAN DR	4210013016		1	2	0.19	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.41	1950		
11003 OCEAN DR	4210013010		1	2	0.19	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950		
4455 HUNTLEY AVE	4215023013		1	2	0.16	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.37	1952		
5442 JAINISANN AVE	4216003012		1	2	0.16	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.28	1950		
11202 RYANDALE DR	4216018001		1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.44	1950		
11262 RYANDALE DR	4216018010		1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950		
11220 RYANDALE DR	4216018004		1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950		
10851 FLAXTON ST	4203003032		1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.29	1951		
10777 KELMORE ST	4203004061		1	2	0.15	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1948		
11023 OCEAN DR	4210013014		1	2	0.20	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1950		
11422 SEGRELL WAY	4216029020		1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952		
5350 SAWTELLE BLVD	4216004031		1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.41	1953		
4408 KEYSTONE AVE	4209019016		1	2	0.16	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952		
4454 VINTON AVE	4209005016		1	2	0.16	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.47	1952		
11050 ALETTA AVE	4213009012		1	2	0.13	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.28	1933		
3983 GLOBE AVE	4214002032		1	2	0.23	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1944		
4135 VAN BUREN PL	4206025019		1	2	0.18	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.46	0		
	4204013906		1	3	0.40	Low Density Single Family	R1	Incremental Infill A				35	4 Vacant	other	-	#DIV/0!	0		
4297 JASMINE AVE	4209007020		1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.27	1939		
10963 LINDBLADE ST	4210029024		1	2	0.17	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1941		
3817 GLOBE AVE	4214001019		1	2	0.13	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.41	1951		
9430 LUCERNE AVE	4204001033		1	2	0.12	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.25	1950		
4127 LA SALLE AVE	4207014006		1	3	0.16	Low Density Two Family	R2	Incremental Infill B				35	4 Vacant	other	-	0.25	1922		
7000 WRIGHTCREST DR	4204013903		1	3	0.27	Low Density Single Family	R1	Incremental Infill A				35	4 Vacant	other	-	-	0		
4200 MENTONE AVE	4209017001		1	2	0.25	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1946		
4381 MOTOR AVE	4209013013		1	2	0.17	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1952		
4158 HARTER AVE	4213009015		1	2	0.14	Low Density Two Family	R2	Incremental Infill B				35	3 Non-Vacant	single_family	1.00	0.28	1942		
4463 KEYSTONE AVE	4209020013		1	2	0.16	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.26	1952		
11043 BARMAN AVE	4210033006		1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.31	1939		
11114 WAGNER ST	4215013016		1	3	0.12	Low Density Single Family	R1	Incremental Infill A				35	4 Vacant	other	-	0.39	1942		
3820 PERHAM DR	4204011045		1	2	0.22	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.28	1959		
4020 BERRYMAN AVE	4233001013		1	2	0.19	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.15	1944		
4058 COOLIDGE AVE	4233004005		1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1927		
6020 WRIGHT TER	4204013034		1	2	0.22	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.45	1964		
4101 COOLIDGE AVE	4233006023		1	2	0.14	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.25	1948		
4064 COOLIDGE AVE	4233004004		1	2	0.12	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.33	1926		
5961 WRIGHTCREST DR	4204011015		1	2	0.30	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.23	1961		
3975 SHEDD TER	4204013042		1	2	0.21	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.47	1959		
5153 PICKFORD WAY	4210004002		1	2	0.11	Low Density Single Family	R1	Incremental Infill A				35	3 Non-Vacant	single_family	1.00	0.49	1938		

Site Address/Intersection	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/FAR	Imp-Land Ratio	Year Built	Consolidation
5147 PICKFORD WAY	4210004003				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.46	1946		
10821 OCEAN DR	4210013001				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.45	1950		
11367 HERBERT ST	4233028027				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.42	1946		
4047 BERRY MAN AVE	4233004023				1	3	0.12	Low Density Single Family	R1	Incremental Infill A		35	4 Vacant	other	-	0.12	1930		
4085 GLOBE AVE	4233032023				1	2	0.28	Low Density Two Family	R2	Incremental Infill B		35	3 Non-Vacant	single_family	1.00	0.26	1951		
11133 BRADDOCK DR	4215011010				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1949		
11265 GARFIELD AVE	4215019001				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.08	1952		
3983 SHEDD TER	4204013025				1	2	0.26	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.28	1963		
4164 HIGUERA ST	4206008015				1	2	0.12	Low Density Two Family	R2	Incremental Infill B		35	3 Non-Vacant	single_family	1.00	0.43	1947		
6003 WRIGHTCREST DR	4204011025				1	2	0.64	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.48	1958		
6021 WRIGHT TER	4204013024				1	2	0.31	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.43	1961		
3971 SHEDD TER	4204013041				1	2	0.23	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.42	1961		
11102 WESTWOOD BLVD	4215003044				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.50	1950		
11158 BRADDOCK DR	4215010005				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.13	1947		
11118 WAGNER ST	4215013017				1	3	0.12	Low Density Single Family	R1	Incremental Infill A		35	4 Vacant	other	-	0.21	1942		
4143 COMMONWEALTH AVE	4213014007				1	2	0.12	Low Density Two Family	R2	Incremental Infill B		35	3 Non-Vacant	single_family	1.00	0.44	1946		
11323 HERBERT ST	4233000009				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.37	1945		
11117 LINDBLADE ST	4215013031				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.41	1942		
5174 KAREN CIR	4215004007				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.33	1950		
5341 EMPORIA AVE	4218013022				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.39	1951		
4070 ALBRIGHT AVE	4233000007				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1950		
5344 ETHELDO AVE	4218013020				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1951		
11201 ORVILLE ST	4216011025				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.33	1953		
10772 CLARMON PL	4203003011				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.47	1952		
12387 HERBERT ST	4232007007				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.38	1950		
12363 HERBERT ST	4232007005				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.44	1950		
12202 HERBERT ST	4232010024				1	2	0.11	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.37	1950		
12362 HERBERT ST	4232009004				1	3	0.15	Low Density Single Family	R1	Incremental Infill A		35	4 Vacant	other	-	0.25	1950		
12302 HERBERT ST	4232009009				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.38	1950		
12282 HERBERTWAY	4232009011				1	2	0.16	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1950		
12386 HERBERT ST	4232009003				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.29	1950		
11850 ATLANTIC AVE	4233013013				1	2	0.16	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1941		
4083 BLEDSOE AVE	4233027020				1	2	0.15	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1945		
4106 MINERVA AVE	4233026001				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.40	1944		
4136 HUNTLEY AVE	4217011053				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1946		
4071 TILDEN AVE	4213007044				1	2	0.18	Low Density Two Family	R2	Incremental Infill B		35	3 Non-Vacant	single_family	1.00	0.30	1942		
4243 BERRY MAN AVE	4233003045				1	2	0.19	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.23	1953		
10807 OVERLAND AVE	4203003026				1	2	0.19	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1951		
4211 MADISON AVE	4207024002				1	2	0.16	Low Density Two Family	R2	Incremental Infill B		35	3 Non-Vacant	single_family	1.00	0.49	1921		
11672 MCDONALD ST	4218009016				1	2	0.16	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1951		
11763 HAMMA CK ST	4218015003				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1951		
10813 CLARMON PL	4203003048				1	2	0.16	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.30	1952		
10780 WHITBURN ST	4203004062				1	2	0.17	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.44	1955		
10786 FLAXTON ST	4203004033				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1948		
10804 GALVIN ST	4203003036				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.50	1951		
11359 RUDMAN DR	4203014036				1	2	0.20	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.26	1951		
11203 GRAYRIDGE DR	4203013016				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1951		
11346 RUDMAN DR	4203013001				1	2	0.19	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1951		
11303 MALA T WAY	4203018038				1	2	0.12	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.32	1951		
11354 STEVENS AVE	4203018048				1	2	0.26	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.13	1942		
10903 WHITBURN ST	4203009036				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1951		
5185 S STEVENS CIR	4215002004				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1950		
5247 DOBSON WAY	4215002011				1	2	0.16	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.29	1950		
5195 DOBSON WAY	4215002005				1	2	0.18	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1950		
5213 DOBSON WAY	4215002007				1	2	0.13	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.21	1950		
5482 BLANCO WAY	4216003026				1	2	0.20	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.45	1950		
11389 SEGRELL WAY	4216021009				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.27	1952		
11294 RYANDALE DR	4216018014				1	2	0.16	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.41	1950		
11576 CULVER PARK DR	4216022029				1	2	0.14	Low Density Single Family	R1	Incremental Infill A		35	3 Non-Vacant	single_family	1.00	0.25	1951		



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11405 SEGRELL WAY	4216021008			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1952		
11570 CULVER PARK DR	4216022028			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11401 PATOM DR	4216014024			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11293 CULVER PARK DR	4216019015			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1950		
11406 CULVER PARK DR	4216021020			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.16	1951		
11815 A ATLANTIC AVE	4233012018			1	2	0.19	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.29	1940		
10777 OREGON AVE	4208015016			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
4320 VINTON AVE	4209006002			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1953		
4327 JASMINE AVE	4209006017			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.42	1952		
4182 LE BOURGET AVE	4209015023			1	2	0.21	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1948		
4390 MENTONE AVE	4209018016			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.43	1952		
4196 MENTONE AVE	4209018025			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1939		
4209 KEYSTONE AVE	4208025017			1	2	0.18	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1939		
4197 MCCONNELL BLVD	4231024023			1	3	0.12	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant other			0.19	1926		
4295 MCCONNELL BLVD	4231025031			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1949		
4064 MOORE ST	4231027028			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1956		
4225 MCCONNELL BLVD	4231025008			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.47	1957		
4226 MOORE ST	4231025033			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1939		
11915 A ATLANTIC AVE	4233014021			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1947		
3841 CRESTVIEW RD	4204011039			1	2	0.22	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.45	1959		
3846 LENAWEE AVE	4204010009			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1955		
3845 LEEVIEW CT	4204012025			1	2	0.19	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.34	1956		
6217 HETZLER RD	4204006157			1	2	0.45	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.33	1954		
	4204006153			1	3	0.15	Low Density Single Family	R1	Incremental Infill A			35	4 Non-Vacant industrial				0		
6310 TOMPKINS WAY	4204006163			1	2	0.61	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1952		
3823 PERHAM DR	4204011026			1	2	0.25	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.35	1952		
11575 SEGRELL WAY	4216022001			1	2	0.17	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.24	1952		
5350 SLAUSON AVE	4218011046			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.22	1969		
5326 SLAUSON AVE	4218011053			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.37	1951		
5454 SELMARINE DR	4218011019			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
3860 TULLER AVE	4213021007			1	2	0.16	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.36	1947		
3974 TULLER AVE	4213021006			1	3	0.14	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant other			0.10	1941		
4048 COLONIAL AVE	4231002057			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1931		
4058 COLONIAL AVE	4231002059			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.49	1944		
4054 COLONIAL AVE	4231002058			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.40	1924		
12375 HERBERT ST	4232007006			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.30	1950		
5274 SLAUSON AVE	4218006026			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1951		
5174 DAWES AVE	4218006059			1	2	0.18	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1951		
5165 DAWES AVE	4218006041			1	2	0.11	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11626 MCDONALD ST	4218009042			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1951		
5185 SLAUSON AVE	4218009047			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1951		
11565 MCDONALD ST	4218006071			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.28	1951		
11652 MCDONALD ST	4218009018			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
5144 DAWES AVE	4218006055			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1951		
5265 SLAUSON AVE	4218009055			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
5461 SELMARINE DR	4218012018			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11694 PORT RD	4218012033			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.32	1951		
5302 SELMARINE DR	4218011034			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.27	1951		
5313 SELMARINE DR	4218012003			1	2	0.12	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1951		
5335 EMPORIA AVE	4218013021			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.26	1951		
11714 PORT RD	4218012035			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
11703 PORT RD	4218014030			1	2	0.13	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
5305 E THELDO AVE	4218015007			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.41	1951		
11674 PORT RD	4218012001			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.25	1951		
4334 HUNTLEY AVE	4215017039			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00	0.31	1968		
	4204001069			1	2	0.42	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00		0		
	4206004040			1	2	0.19	Low Density Two Family	R2	Incremental Infill B			35	3 Non-Vacant	single_family	1.00		0		
3813 LENAWEE AVE	4204010135			1	2	0.18	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00		0		
3815 LENAWEE AVE	4204010137			1	2	2.20	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00		0		

Site Address/Intersection	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
3814 LENAWEE AVE	4204010130			1	3	0.12	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	-		0	
3816 LENAWEE AVE	4204010131			1	3	0.12	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	-		0	
3812 LENAWEE AVE	4204010129			1	3	0.13	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	-		0	
3840 LENAWEE AVE	4204010134			1	2	0.14	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00			0	
3810 LENAWEE AVE	4204010128			1	2	0.22	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00			0	
3838 LENAWEE AVE	4204010133			1	2	0.15	Low Density Single Family	R1	Incremental Infill A			35	3 Non-Vacant	single_family	1.00			0	
4064 COLONIAL AVE	4231002913			1	3	0.19	Low Density Single Family	R1	Incremental Infill A			35	4 Vacant	other	-	-		0	
10555 VIRGINIA AVE	4209030901	40	20	40		2.37	General Corridor	CG	Neighborhood/Corridor MU2		20	50	100 Non-Vacant	Parking portion of Virginia lot	-	-			
	4134003011				193	3.57	Regional Center	CRR	Mixed Use High		20	100	193 Non-Vacant	Westfield Shopping Center (owner/developer interest)	0.95	0.25			
	4296001902				150	3.94	Industrial	IG	Neighborhood/Corridor MU2		20	50	150 Vacant	WLA C parcel	-	-		0	
	4296001903				150	3.93	Industrial	IG	Neighborhood/Corridor MU2		20	50	150 Vacant	WLA C parcel	-	-		0	
3326 CAROLINE AVE	4312024016			4		0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.61	1950		
3330 CAROLINE AVE	4312024017			5		0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50	5 Non-Vacant	other	-	0.25	1927		
3322 CAROLINE AVE	4312024015			4		0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.25	1922		
3805 ALBRIGHT AVE	4214005001			3		0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.53	1947		
11358 VENICE BLVD	4214005002			3		0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.27	1949		
3410 CAROLINE AVE	4312025012			4		0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.51	1923		
3420 CAROLINE AVE	4312025014			4		0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.24	1927		
3414 CAROLINE AVE	4312025013			4		0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.47	1927		
3344 HELMS AVE	4312027002			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.68	1941	A	
3340 HELMS AVE	4312027003			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.28	1947	A	
3336 HELMS AVE	4312027004			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.28	1925	A	
3345 CAROLINE AVE	4312027022			4		0.14	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.41	1922	A	
3321 HELMS AVE	4312028004			5		0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5 Non-Vacant	single_family	1.00	0.67	1923		
3317 HELMS AVE	4312028003			3		0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.67	1952		
4209 VAN BUREN PL	4204001028			5		0.16	Medium Density Multiple Family	R2	Neighborhood Multi Family		20	50	5 Non-Vacant	single_family	1.00	0.25	1937		
4215 VAN BUREN PL	4204001027			4		0.13	Medium Density Multiple Family	R2	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.37	1937		
4068 LINCOLN AVE	4207009023			5		0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5 Non-Vacant	single_family	1.00	0.25	1946		
4064 LINCOLN AVE	4207009022			5		0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5 Non-Vacant	single_family	1.00	0.25	1927		
4029 MADISON AVE	4207011004			6		0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	6 Vacant	other	-	-		0	
4030 LA SALLE AVE	4207011018			6		0.16	Medium Density Multiple Family	CG	Neighborhood Multi Family		20	50	6 Vacant	other	-	-		0	
4022 LA SALLE AVE	4207011017			5		0.16	Medium Density Multiple Family	CG	Neighborhood Multi Family		20	50	5 Non-Vacant	single_family	1.00	0.55	1925		
4025 JACKSON AVE	4209001005			5		0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5 Non-Vacant	single_family	1.00	0.25	1925		
4021 JACKSON AVE	4209001004			5		0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5 Non-Vacant	single_family	1.00	0.44	1925		
3863 MIDWAY AVE	4208018007			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.27	1941	B	
3850 WESTWOOD BLVD	4208018027			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.25	1940	B	
3840 WESTWOOD BLVD	4208018026			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.15	1941	B	
3856 WESTWOOD BLVD	4208018028			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.75	1941	B	
3870 WESTWOOD BLVD	4208018031			3		0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1941	B	
3862 WESTWOOD BLVD	4208018029			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.56	1941	B	
3866 WESTWOOD BLVD	4208018030			3		0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1941	B	
3851 WESTWOOD BLVD	4208019008			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.49	1941	C	
3836 SPAD PL	4208019020			3		0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1946	C	
3848 SPAD PL	4208019022			3		0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1947	C	
3824 SPAD PL	4208019018			3		0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1947	C	
3842 SPAD PL	4208019021			3		0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1947	C	
3830 SPAD PL	4208019019			3		0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.35	1947	C	
3854 SPAD PL	4208019023			3		0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1947	C	
3863 WESTWOOD BLVD	4208019010			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.25	1941		
3867 WESTWOOD BLVD	4208019011			3		0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.49	1941		
3871 WESTWOOD BLVD	4208019013			3		0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.44	1941		
3869 WESTWOOD BLVD	4208019012			3		0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1941		
3857 SPAD PL	4208020009			3		0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.85	1947	D	
3837 SPAD PL	4208020012			3		0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1946	D	
3864 GIRARD AVE	4208020025			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.25	1939	D	
3906 GIRARD AVE	4208020021			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.96	1939	D	
3872 GIRARD AVE	4208020023			4		0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4 Non-Vacant	single_family	1.00	0.55	1930	D	
3847 SPAD PL	4208020010			3		0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.25	1947	D	
3843 SPAD PL	4208020011			3		0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3 Non-Vacant	single_family	1.00	0.49	0	D	

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3827 SPAD PL	4208020014				3	0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.30	1947	D
3900 GIRARD AVE	4208020022				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.19	1939	D
3868 GIRARD AVE	4208020024				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.33	1947	D
3822 GIRARD AVE	4208020034				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1939	D
3863 SPAD PL	4208020008				4	0.13	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.29	1947	D
3833 SPAD PL	4208020013				3	0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1946	D
3815 SPAD PL	4208020015				4	0.15	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.85	1947	D
3844 GIRARD AVE	4208020029				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.40	1947	D
3840 GIRARD AVE	4208020030				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.84	1939	D
3858 GIRARD AVE	4208020026				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1940	D
3826 GIRARD AVE	4208020033				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1939	D
3822 COLLEGE AVE	4208021004				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.27	1920	
3817 GIRARD AVE	4208021017				4	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1930	
3823 GIRARD AVE	4208021018				4	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1930	
3837 GIRARD AVE	4208021021				4	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1928	
3833 GIRARD AVE	4208021020				4	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.40	1947	
3853 GIRARD AVE	4208021024				4	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.43	1947	
3857 GIRARD AVE	4208021025				4	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1950	
4061 ELENDA ST	4208024011				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.41	1949	
4081 ELENDA ST	4208024008				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1949	
4073 ELENDA ST	4208024010				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1949	
4077 ELENDA ST	4208024009				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.44	1949	
4111 ELENDA ST	4208026006				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.37	1949	E
4107 ELENDA ST	4208026007				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.57	1949	E
4117 ELENDA ST	4208026005				3	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.65	1949	E
4103 ELENDA ST	4208026043				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.28	1949	E
4119 ELENDA ST	4208026004				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.42	1949	E
3822 PROSPECT AVE	4208022005				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.25	1947	
3823 COLLEGE AVE	4208022019				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.66	1941	
3818 TILDEN AVE	4213004016				4	0.13	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1928	
3817 HURON AVE	4213004003				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.87	1927	
11049 MATTESON AVE	4213004026				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.67	1949	F
3866 TILDEN AVE	4213004024				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.44	1947	F
11043 MATTESON AVE	4213004027				4	0.13	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.95	1949	F
3868 TILDEN AVE	4213004025				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1947	F
3931 HURON AVE	4213003008				6	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	6	Non-Vacant	other	-	0.88	1945	G
3924 TILDEN AVE	4213003022				6	0.21	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	6	Non-Vacant	single_family	2.00	0.42	1953	G
3918 TILDEN AVE	4213003021				7	0.24	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	7	Non-Vacant	single_family	2.00	0.72	1940	G
11100 VENICE BLVD	4213005002				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1954	
3813 TILDEN AVE	4213005025				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1938	
3918 BENTLEY AVE	4213006005				5	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.38	1940	
3914 BENTLEY AVE	4213006004				5	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.84	1940	
3921 BENTLEY AVE	4213017022				3	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.19	1940	
3919 BENTLEY AVE	4213017023				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.40	1940	
3929 BENTLEY AVE	4213017021				3	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.53	1947	
3857 BENTLEY AVE	4213018005				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1939	
3853 BENTLEY AVE	4213018006				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.58	1964	
3951 BENTLEY AVE	4213017018				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.26	1939	
3955 BENTLEY AVE	4213017017				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.34	1939	
12316 MITCHELL AVE	4235019016				4	0.13	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.95	1954	
	4214004017				3	0.08	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Vacant	other	-	-	0	
11277 CULVER BLVD	4217011054				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.61	1950	
4025 CENTINELA AVE	4231001050				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1948	
4015 CENTINELA AVE	4231001048				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.79	1908	
4045 CENTINELA AVE	4231002054				3	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.41	1941	
3350 CAROLINE AVE	4312024021				4	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.59	1947	
3342 CAROLINE AVE	4312024019				4	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.48	1941	
3419 CAROLINE AVE	4312026011				4	0.15	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.29	1923	
3319 CAROLINE AVE	4312027016				4	0.14	Low Density Two Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	-	1922	

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3341 HELMS AVE	4312028008				5	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.25	1923	
5604 KINSTON AVE	4203003052				5	0.13	Medium Density Multiple Family	R1	Neighborhood Multi Family		20	50	5	Non-Vacant	other	-	0.57	1951	
3526 HELMS AVE	4206003005				3	0.12	Low Density Two Family	R2	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.45	1923	
3527 SCHAEFER ST	4206003031				3	0.12	Low Density Two Family	R2	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.59	1927	
3552 WESLEY ST	4206006009				3	0.12	Low Density Two Family	R2	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.52	1939	
4044 LINCOLN AVE	4207009018				5	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.45	1938	
4044 MADISON AVE	4207010025				5	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.25	1923	
4077 LINCOLN AVE	4207010018				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1929	
4069 MADISON AVE	4207011012				5	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.47	1924	
4104 BALDWIN AVE	4207014020				5	0.16	Low Density Two Family	R2	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.34	1923	
4140 BALDWIN AVE	4207014038				5	0.15	Low Density Two Family	R2	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.68	1964	
4105 LINCOLN AVE	4207016001				5	0.15	Low Density Two Family	R2	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.37	1922	
3913 SPAD PL	4208020002				5	0.16	Low Density Two Family	CG	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.25	1922	
3812 PROSPECT AVE	4208022003				3	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.31	1935	
3837 COLLEGE AVE	4208022022				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.28	1947	
3845 COLLEGE AVE	4208022024				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.16	1923	
4055 JACKSON AVE	4209001011				5	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.17	1926	
4065 JACKSON AVE	4209001013				5	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	retail_commercial	1.00	0.53	1926	
4075 JACKSON AVE	4209001015				5	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.50	1925	
10966 VENICE BLVD	4213001003				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.18	1927	
3822 HURON AVE	4213001005				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.28	1941	
3862 HURON AVE	4213001013				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.67	1941	
3836 HURON AVE	4213001008				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.45	1948	
3910 HURON AVE	4213002002				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.75	1951	
3950 HURON AVE	4213002038				5	0.17	Medium Density Multiple Family	CG	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.77	1934	
3844 TILDEN AVE	4213003025				5	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.92	1941	
3856 TILDEN AVE	4213003028				5	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.25	1941	
3847 HURON AVE	4213004009				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.69	1940	
3832 TILDEN AVE	4213004018				4	0.13	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.11	1960	
3846 BENTLEY AVE	4213005008				4	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1939	
3844 BENTLEY AVE	4213006010				5	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.63	1939	
3971 TILDEN AVE	4213006026				4	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.32	1942	
3828 BENTLEY AVE	4213006007				5	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.25	1939	
11164 PIGGOTT DR	4213017007				3	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.48	1940	
3973 BENTLEY AVE	4213017010				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1939	
3971 BENTLEY AVE	4213017015				4	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	4	Non-Vacant	single_family	1.00	0.25	1940	
3867 BENTLEY AVE	4213018003				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Vacant	single_family	1.00	-	0	
3833 BENTLEY AVE	4213018010				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1939	
3823 BENTLEY AVE	4213018012				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1939	
3843 BENTLEY AVE	4213018008				3	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.11	1939	
4230 TULLER AVE	4213024004				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.27	1946	
4216 TULLER AVE	4213024002				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1946	
11232 CULVER BLVD	4215016001				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1947	
4024 WADE ST	4231024029				13	0.38	Low Density Multiple Family	CG	Neighborhood Multi Family		20	50	13	Non-Vacant	single_family	2.00	0.16	1952	
3930 HURON AVE	4213002007				5	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.17	1926	
9850 LUCERNE AVE	4204001041				6	0.22	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	6	Non-Vacant	single_family	2.00	0.45	1950	
12308 MITCHELL AVE	4235019018				3	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.25	1969	
3831 MIDWAY AVE	4208018014				3	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.50	1941	
4076 LAFAYETTE PL	4207007025				6	0.18	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	6	Non-Vacant	single_family	1.00	0.40	1920	
4233 EAST BLVD	4233012036				5	0.17	Medium Density Multiple Family	R1	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.07	1938	
4069 LA SALLE AVE	4207012011				6	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	6	Non-Vacant	other	-	0.37	1946	
	4207010049				5	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	5	Non-Vacant	single_family	1.00	0.23	0	
4198 MARCASEL AVE	4233014002				7	0.21	Low Density Single Family	CG	Neighborhood Multi Family		20	50	7	Non-Vacant	single_family	1.00	0.43	1940	
12462 WASHINGTON PL	4231003014				3	0.10	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50	3	Non-Vacant	single_family	1.00	0.51	1949	
11299 WASHINGTON BLVD	4233032026				6	0.20	General Corridor	CG	Neighborhood/Corridor MU 1		20	35	6	Non-Vacant	Retail	0.27	0.18	1976	X
11291 WASHINGTON BLVD	4233032025				3	0.11	General Corridor	CG	Neighborhood/Corridor MU 1		20	35	3	Non-Vacant	Office	1.02	0.69	1976	X
11287 WASHINGTON BLVD	4233032013				1	0.06	General Corridor	CG	Neighborhood/Corridor MU 1		20	35	1	Non-Vacant	Retail	1.11	1.50	1973	X
11292 WASHINGTON BLVD	4217011063				5	0.18	General Corridor	CG	Neighborhood/Corridor MU 1		20	35	5	Non-Vacant	Office	0.79	0.51	1981	X
11272 WASHINGTON BLVD	4217011065				5	0.18	General Corridor	CG	Neighborhood/Corridor MU 1		20	35	5	Non-Vacant	Low intensity strip commercial	0.59	0.43	1973	Y

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11280 WASHINGTON BLVD	4217011061			3	5	0.12	General Corridor	CG	Neighborhood/Corridor MU 1		20	35	3	Non-Vacant	Office	0.41	0.26	1971	Y
11288 WASHINGTON BLVD	4217011064			5	3	0.18	General Corridor	CG	Neighborhood/Corridor MU 1		20	35	5	Non-Vacant	Office	1.65	3.64	1990	Z
11262 WASHINGTON BLVD	4217011006			1	0	0.06	General Corridor	CG	Neighborhood/Corridor MU 1		20	35	1	Non-Vacant	Office	0.59	0.22	1960	Z
4318 SEPULVEDA BLVD	4215014026			3	0	0.13	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	3	Non-Vacant	Office/retail	0.39	0.34	1958	AA
4316 SEPULVEDA BLVD	4215014025			3	0	0.13	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	3	Non-Vacant	Strip commercial	1.21	0.94	0	AA
4328 SEPULVEDA BLVD	4215013007			3	0	0.13	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	3	Non-Vacant	Strip commercial	0.73	0.73	1951	AB
4320 SEPULVEDA BLVD	4215013006			4	0	0.14	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	4	Non-Vacant	Strip commercial	0.56	0.80	1951	AB
4334 SEPULVEDA BLVD	4215013008			8	0	0.27	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	8	Non-Vacant	Strip commercial	0.47	0.19	1950	AB
4360 SEPULVEDA BLVD	4215012010			1	0	0.06	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	1	Non-Vacant	Office	0.96	2.50	1976	AC
4354 SEPULVEDA BLVD	4215012007			1	0	0.06	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	1	Non-Vacant	Retail	0.74	1.50	1958	AC
4364 SEPULVEDA BLVD	4215012011			5	0	0.16	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	5	Non-Vacant	Moderate intensity strip commercial	0.63	0.18	1953	AC
4346 SEPULVEDA BLVD	4215012006			5	0	0.17	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	5	Non-Vacant	Moderate intensity strip commercial	0.80	0.17	1946	AC
4356 SEPULVEDA BLVD	4215012037			3	0	0.11	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	3	Non-Vacant	Moderate intensity strip commercial	0.60	0.33	1947	AC
4410 SEPULVEDA BLVD	4215011003			1	0	0.05	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	1	Non-Vacant	Strip commercial	0.93	0.27	1952	AD
4416 SEPULVEDA BLVD	4215011034			6	0	0.21	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	6	Non-Vacant	Strip commercial	0.12	0.27	1968	AD
4406 SEPULVEDA BLVD	4215011004			4	0	0.15	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	4	Non-Vacant	Strip commercial	0.62	0.23	1962	AD
4477 SEPULVEDA BLVD	4215020023			10	0	0.33	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	10	Non-Vacant	Office	0.33	1.92	1974	AG
4439 SEPULVEDA BLVD	4215019020			1	0	0.05	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	1	Non-Vacant	Strip commercial	0.94	1.00	1948	AG
11204 BRADDOCK DR	4215019021			3	0	0.11	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	3	Non-Vacant	Strip commercial	0.90	0.19	1946	AG
4441 SEPULVEDA BLVD	4215019019			2	0	0.07	Neighborhood Serving Corridor	CG	Neighborhood/Corridor MU 1		20	35	2	Non-Vacant	Office	1.00	2.08	1976	AG
5401 SEPULVEDA BLVD	4216030031			13	0	0.30	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	13	Non-Vacant	retail_commercial	0.47	0.10	1957	L
11417 JEFFERSON BLVD	4216028003			16	0	0.36	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	16	Non-Vacant	retail_commercial	0.28	0.15	1953	K
5569 SEPULVEDA BLVD	4216029010			13	0	0.29	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	13	Non-Vacant	retail_commercial	0.31	0.31	1953	K
5431 SEPULVEDA BLVD	4216030025	13	13			0.60	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	26	Non-Vacant	retail_commercial	0.38	0.19	1950	L
5415 SEPULVEDA BLVD	4216030027			13	0	0.31	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	13	Non-Vacant	retail_commercial	0.30	0.64	1951	L
5495 SEPULVEDA BLVD	4216030023			20	0	0.45	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	20	Non-Vacant	retail_commercial	0.42	0.15	1986	L
11405 JEFFERSON BLVD	4216028022	16	16			0.72	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	32	Non-Vacant	retail_commercial	0.26	0.52	1962	K
5541 SEPULVEDA BLVD	4216029027	14	14			0.64	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	28	Non-Vacant	office	0.29	0.47	1957	K
5411 SEPULVEDA BLVD	4216030028			15	0	0.36	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	15	Non-Vacant	retail_commercial	0.25	0.46	1951	M
	4216029030			18	0	0.42	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	18	Non-Vacant	transportation_utilities	0.94	0.01	1952	K
	4216028004			15	0	0.35	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	15	Non-Vacant	transportation_utilities	0.98	0.02	0	K
5567 SEPULVEDA BLVD	4216029009			12	0	0.27	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	12	Non-Vacant	retail_commercial	0.34	1.53	1955	K
5405 SEPULVEDA BLVD	4216030029			12	0	0.27	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	12	Non-Vacant	retail_commercial	0.36	1.74	1953	L
5421 SEPULVEDA BLVD	4216030026			20	0	0.45	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	20	Non-Vacant	retail_commercial	0.24	1.04	1951	L
5529 SEPULVEDA BLVD	4216029001			18	0	0.42	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	18	Non-Vacant	retail_commercial	0.12	1.56	1986	K
5559 SEPULVEDA BLVD	4216029007			10	0	0.24	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	10	Non-Vacant	retail_commercial	0.53	0.65	0	K
11441 JEFFERSON BLVD	4216028005	35	35			1.57	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	70	Non-Vacant	retail_commercial	0.53	3.96	1957	K
5563 SEPULVEDA BLVD	4216029008			11	0	0.25	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	11	Non-Vacant	retail_commercial	0.61	0.94	1991	K
5573 SEPULVEDA BLVD	4216029029	55	54			2.44	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	109	Non-Vacant	retail_commercial	0.24	0.06	1952	K
5445 SEPULVEDA BLVD	4216030024			20	0	0.45	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	20	Non-Vacant	retail_commercial	0.45	0.60	1952	L
4025 SEPULVEDA BLVD	4213022016			2	0	0.06	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	2	Non-Vacant	office	0.49	0.37	1947	M
4014 TULLER AVE	4213022045			10	0	0.23	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	10	Non-Vacant	office	-	-	0	M
4051 SEPULVEDA BLVD	4213022007			2	0	0.05	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	2	Non-Vacant	office	-	0.00	0	M
4024 TULLER AVE	4213022035			7	0	0.17	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	7	Non-Vacant	office	-	-	0	M
4020 TULLER AVE	4213022036			4	0	0.10	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	4	Non-Vacant	office	-	-	0	M
	4213022030			2	0	0.05	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	2	Non-Vacant	office	-	-	0	M
4017 SEPULVEDA BLVD	4213022018			4	0	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	4	Non-Vacant	retail_commercial	0.18	0.23	1950	M
11209 WASHINGTON BLVD	4213022005			2	0	0.05	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	2	Non-Vacant	parking	0.91	0.03	1977	M
4016 TULLER AVE	4213022047			6	0	0.14	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	6	Non-Vacant	parking	1.03	0.15	1985	M
11204 WASHINGTON PL	4213022040			8	0	0.20	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	8	Non-Vacant	retail_commercial	0.12	0.12	1948	M
11201 WASHINGTON BLVD	4213022033			5	0	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	5	Non-Vacant	parking	0.90	0.13	1977	M
4031 SEPULVEDA BLVD	4213022037			5	0	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	5	Non-Vacant	retail_commercial	0.57	0.44	1964	M
4023 SEPULVEDA BLVD	4213022017			2	0	0.06	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	2	Non-Vacant	office	0.81	0.34	1954	M
4027 SEPULVEDA BLVD	4213022015			5	0	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	5	Non-Vacant	retail_commercial	0.54	0.26	1947	M
11215 WASHINGTON BLVD	4213022041			5	0	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	5	Non-Vacant	parking	0.33	0.67	1959	M
4051 SEPULVEDA BLVD	4213022008			4	0	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	4	Non-Vacant	retail_commercial	0.81	0.72	1949	M
4028 TULLER AVE	4213022043			5	0	0.12	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	5	Non-Vacant	office	0.57	0.97	1990	M
11201 WASHINGTON BLVD	4213022006			7	0	0.17	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	7	Non-Vacant	mixed_use	1.17	1.50	1977	M
11201 WASHINGTON BLVD	4213022048			18	0	0.41	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	18	Non-Vacant	mixed_use	0.15	1.06	1969	M

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
3992 SEPULVEDA BLVD	4213017003			21		0.48	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	21 Non-Vacant	Hotel parking	-	-	0	R	
11167 WASHINGTON PL	4213017002			5		0.12	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	5 Non-Vacant	Strip commercial	0.24	0.60	2013	R	
11151 WASHINGTON PL	4213017001			16		0.37	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	16 Non-Vacant	Office/retail	0.24	0.19	1928	R	
3970 SEPULVEDA BLVD	4213017004			10		0.23	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	10 Non-Vacant	Low intensity strip commercial	0.33	0.35	1984	R	
4420 SEPULVEDA BLVD	4213014041	21	20			0.93	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	41 Non-Vacant	Office	0.26	1.15	1959	S	
4238 SEPULVEDA BLVD	4213014040			8		0.19	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	8 Non-Vacant	Low intensity strip commercial	0.42	0.18	1984	S	
4120 SEPULVEDA BLVD	4213014001			7		0.17	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	7 Non-Vacant	Parking	0.95	0.01	1927	S	
4114 SEPULVEDA BLVD	4213014004	18	17			0.79	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	35 Vacant	Low intensity strip commercial	-	-	0	S	
4130 SEPULVEDA BLVD	4213014044	12	11			0.52	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	23 Non-Vacant	Parking	0.98	0.01	1966	S	
4224 SEPULVEDA BLVD	4213014042			7		0.17	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	7 Non-Vacant	Office	0.33	1.24	1954	S	
4246 SEPULVEDA BLVD	4213014039			8		0.18	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	8 Non-Vacant	Office/retail	0.10	0.45	1972	S	
4114 SEPULVEDA BLVD	4213014045	13	13			0.59	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	26 Non-Vacant	Office/retail	0.83	0.07	1979	S	
4204 SEPULVEDA BLVD	4213014024			11		0.26	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	11 Non-Vacant	Office	0.54	0.23	1955	S	
0	4213014028			3		0.07	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	3 Vacant	Parking	-	0.01	0	S	
4200 SEPULVEDA BLVD	4213014043	26	25			1.15	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	51 Non-Vacant	Low intensity industrial use	0.56	0.16	1953	S	
11218 WASHINGTON BLVD	4213023039			9		0.21	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	9 Non-Vacant	Low intensity strip commercial	0.33	0.40	1947	T	
11208 WASHINGTON BLVD	4213023001			8		0.20	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	8 Non-Vacant	Office/retail	0.24	0.13	1978	T	
11216 WASHINGTON BLVD	4213023030			5		0.12	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	5 Non-Vacant	Office/retail	0.40	0.36	1972	T	
4444 SEPULVEDA BLVD	4215010029	18	17			0.79	General Corridor	CN	Neighborhood/Corridor MU 2		20	50	35 Non-Vacant	Strip commercial	0.33	1.13	1970	AE	
4545 SEPULVEDA BLVD	4215021023	61	61			2.72	General Corridor	R1	Neighborhood/Corridor MU 2		20	50	122 Non-Vacant	Office	0.23	0.22	1962	AH	
4491 SEPULVEDA BLVD	4215021012			10		0.22	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	10 Non-Vacant	Retail	0.25	0.85	1954	AH	
4520 SEPULVEDA BLVD	4215007019	35	35			1.58	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	70 Non-Vacant	Storage/warehouse	0.12	1.89	1967	AI	
4512 SEPULVEDA BLVD	4215009012	17	17			0.78	General Corridor	CN	Neighborhood/Corridor MU 2		20	50	34 Non-Vacant	Office	0.18	0.62	1958	AI	
0	4215007001			17		0.39	General Corridor	CN	Neighborhood/Corridor MU 2		20	50	17 Vacant	Storage/warehouse	-	-	0	AI	
0	4215001020			15		0.34	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	15 Non-Vacant	Parking	1.06	-	0	AJ	
5380 SEPULVEDA BLVD	4215001013			11		0.25	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	11 Non-Vacant	Office/retail	0.29	0.19	1999	AJ	
5350 SEPULVEDA BLVD	4215001010	20	19			0.87	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	39 Non-Vacant	Low intensity strip commercial	0.16	0.47	1968	AJ	
5347 SEPULVEDA BLVD	4216003045	16	16			0.72	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	32 Non-Vacant	Retail	0.52	0.53	2002	AK	
5329 SEPULVEDA BLVD	4216003037			16		0.36	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	16 Non-Vacant	Hotel/Motel	0.47	1.33	1954	AK	
5309 SEPULVEDA BLVD	4216003008			16		0.36	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	16 Non-Vacant	Commercial	0.43	1.93	1967	AK	
5399 SEPULVEDA BLVD	4216003042	11	11			0.51	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	22 Non-Vacant	Office	0.22	1.65	1969		
5299 SEPULVEDA BLVD	4216002001	22	21			0.96	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	43 Non-Vacant	Low intensity strip commercial	0.22	0.14	1955		
5854 SMILEY DR	4205003038				10	0.40	General Industrial	IG	Neighborhood/Corridor MU 2		20	50	10 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.30	1962		
3051 LA CIENEGA BLVD	4205003039				11	0.47	General Industrial	IG	Neighborhood/Corridor MU 2		20	50	11 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.25	1963		
9463 JEFFERSON BLVD	4204004012				12	0.52	General Industrial	IG	Neighborhood/Corridor MU 2		20	50	12 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.17	1954		
9405 JEFFERSON BLVD	4204004004				16	0.65	General Industrial	IG	Neighborhood/Corridor MU 2		20	50	16 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.07	1960		
5880 ADAMS BLVD	4205001069				33	1.33	General Industrial	IG	Neighborhood/Corridor MU 2		20	50	33 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	0.05	0.03	1940		
9505 JEFFERSON BLVD	4204002901				42	1.69	General Industrial	IG	Neighborhood/Corridor MU 2		20	50	42 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	0.16	-	1978		
5900 BLACKWELDER ST	4205007033				56	2.25	General Industrial	IG	Neighborhood/Corridor MU 2		20	50	56 Non-Vacant	Low intensity commercial storage - Blackwelder/Hayden/Jefferson	1.20	0.50	1978		
11446 JEFFERSON BLVD	4216026035			18		0.40	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	18 Non-Vacant	Del Taco - Del Taco Triangle (owner interest)	0.45	0.13	1984		
5645 SEPULVEDA BLVD	4216026042			20		0.47	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	20 Non-Vacant	Small Office - Del Taco Triangle (owner interest)	0.36	1.08	1990		
6317 SLAUSON AVE	4216026034			7		0.17	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	7 Non-Vacant	Small Office - Del Taco Triangle (owner interest)	0.49	0.98	1956		
5670 SEPULVEDA BLVD	4203023065	3	3	6	18	0.68	General Corridor	CG	Neighborhood/Corridor MU 2		20	50	30 Non-Vacant	Chase (owner/developer interest)	0.16	0.74	1974		
5844 PERRY ST	4205002020			4		0.09	Industrial Park	IG	Neighborhood/Corridor MU 2		20	50	4 Vacant	Owner/developer interest	-	-	-		
5942 WASHINGTON BLVD	4205005025	4	4	8	22	0.86	Industrial Park	IG	Neighborhood/Corridor MU 2		20	50	38 Non-Vacant	Owner/developer interest	0.43	0.04	1951		
8525 HIGUERA ST	4205024011				10	0.40	General Industrial	IG	Industrial Mixed Use		20	65	10 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.11	1947		
8461 HIGUERA ST	4205024016				11	0.46	General Industrial	IG	Industrial Mixed Use		20	65	11 Non-Vacant	Low intensity commercial storage - Blackwelder/Hayden/Jefferson	-	0.12	1950		
8454 STELLER DR	4205023004				11	0.46	General Industrial	IG	Industrial Mixed Use		20	65	11 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.23	1947		
8439 WARNER DR	4205023009				11	0.46	General Industrial	IG	Industrial Mixed Use		20	65	11 Non-Vacant	Low intensity warehouse - Blackwelder/Hayden/Jefferson	-	0.32	1953		
8463 HIGUERA ST	4205024015				12	0.52	General Industrial	IG	Industrial Mixed Use		20	65	12 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.09	1952		
8509 STELLER DR	4205021014				12	0.49	General Industrial	IG	Industrial Mixed Use		20	65	12 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.19	1946		
8520 WARNER DR	4205024002				13	0.53	General Industrial	IG	Industrial Mixed Use		20	65	13 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.29	1953		
8460 HIGUERA ST	4204005009				13	0.54	General Industrial	IG	Industrial Mixed Use		20	65	13 Non-Vacant	Low intensity warehouse - Blackwelder/Hayden/Jefferson	-	0.35	1976		
8538 WARNER DR	4205024001				14	0.58	General Industrial	IG	Industrial Mixed Use		20	65	14 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	0.05	0.24	1948		
8601 HAYDEN PL	4204005021				19	0.78	General Industrial	IG	Industrial Mixed Use		20	65	19 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.22	1976		
8630 HAYDEN PL	4204005013				32	1.30	General Industrial	IG	Industrial Mixed Use		20	65	32 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson	-	0.22	1976		
8562 EASTHAM DR	4205022017	2	2	4	14	0.39	General Industrial	IG	Industrial Mixed Use		20	65	22 Non-Vacant	Low intensity industrial use - Blackwelder/Hayden/Jefferson (owner/developer interest)	0.70	0.88	1958	AM	

Site Address/Intersection	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
3582 EASTHAM DR	4205025009	4	4	7	20	0.60	General Industrial	IG	Industrial Mixed Use		20	65	35 Non-Vacant		Low intensity industrial use - Blackwelder/Hayden/Jefferson (owner/developer interest)	0.53	0.01	1957	AM
3582 EASTHAM DR	4205022018	2	2	4	14	0.39	General Industrial	IG	Industrial Mixed Use		20	65	22 Non-Vacant		Low intensity industrial use - Blackwelder/Hayden/Jefferson (owner/developer interest)	0.89	0.02	1958	AM
8660 HAYDEN PL	4204005015	15	15	30	90	2.57	General Industrial	IG	Industrial Mixed Use		20	65	150 Non-Vacant		Low intensity industrial use - Blackwelder/Hayden/Jefferson (owner/developer interest)	0.51	1.95	1977	
3525 EASTHAM DR	4205022012	7	7	14	42	1.21	General Industrial	IG	Industrial Mixed Use		20	65	70 Non-Vacant		Low intensity industrial use - Blackwelder/Hayden/Jefferson (owner/developer interest)	0.49	0.39	1960	
11046 JEFFERSON BLVD	4203006015	19	19	38	112	16.14	Regional Center	CRR	Mixed Use Medium		20	65	188 Non-Vacant		Shopping center with closed Toys R Us - 20% of site (parking) for housing (owner/developer interest)	0.30	0.70	1962	
3868 SEPULVEDA BLVD	4213018019	18	17			0.61	General Corridor	CG	Mixed Use Medium		20	65	35 Non-Vacant		accommodation	0.39	0.09	1926	H
3850 SEPULVEDA BLVD	4213018018	18	17			0.61	General Corridor	CG	Mixed Use Medium		20	65	35 Non-Vacant		accommodation	0.82	0.73	1940	H
	4232006019			9		0.16	General Corridor	CN	Mixed Use Medium		20	65	9 Non-Vacant		office	0.42	0.74	1961	H
12402 WASHINGTON PL	4231001047			17		0.30	General Corridor	CN	Mixed Use Medium		20	65	17 Non-Vacant		commercial_centers	0.12	0.04	1954	H
12329 WASHINGTON PL	4235019022			17		0.29	General Corridor	CN	Mixed Use Medium		20	65	17 Non-Vacant		special_use	0.53	0.60	1961	H
5722 BANKFIELD AVE	4134001900			20		0.35	Industrial	IG	Mixed Use Medium		20	65	20 Non-Vacant		transportation	1.00	-	1955	I
	4134001018			5		0.09	General Corridor	CG	Mixed Use Medium		20	65	5 Non-Vacant		transportation	0.97	0.19	0	H
5901 SEPULVEDA BLVD	4134001016	18	17			0.61	General Corridor	CG	Mixed Use Medium		20	65	35 Non-Vacant		commercial_centers	0.55	0.22	1978	H
5849 SELMARINE DR	4134001002			7		0.12	Industrial	IG	Mixed Use Medium		20	65	7 Vacant		light_industrial	-	-	0	I
5864 SELMARINE DR	4134001008			17		0.30	Industrial	IG	Mixed Use Medium		20	65	17 Non-Vacant		light_industrial	0.64	0.19	1965	I
5866 SELMARINE DR	4134001004			6		0.11	Industrial	IG	Mixed Use Medium		20	65	6 Non-Vacant		light_industrial	0.64	0.21	1950	I
5734 BANKFIELD AVE	4134001015			11		0.19	Industrial	IG	Mixed Use Medium		20	65	11 Non-Vacant		light_industrial	0.69	0.25	1949	I
5728 BANKFIELD AVE	4134001013			3		0.06	Industrial	IG	Mixed Use Medium		20	65	3 Non-Vacant		light_industrial	0.54	0.43	1948	I
5859 SELMARINE DR	4134001003			13		0.23	Industrial	IG	Mixed Use Medium		20	65	13 Non-Vacant		light_industrial	0.60	0.19	1952	I
5730 BANKFIELD AVE	4134001014			3		0.06	Industrial	IG	Mixed Use Medium		20	65	3 Non-Vacant		light_industrial	0.58	0.73	1955	I
5677 SELMARINE DR	4134001007			14		0.24	Industrial	IG	Mixed Use Medium		20	65	14 Non-Vacant		light_industrial	0.83	0.27	1949	I
5869 SELMARINE DR	4134001005			6		0.11	Industrial	IG	Mixed Use Medium		20	65	6 Non-Vacant		light_industrial	0.64	0.23	1950	I
5722 BANKFIELD AVE	4134001902			3		0.06	Industrial	IG	Mixed Use Medium		20	65	3 Non-Vacant		light_industrial	0.40	-	1930	I
5673 SELMARINE DR	4134001006			6		0.11	Industrial	IG	Mixed Use Medium		20	65	6 Non-Vacant		light_industrial	0.64	0.11	1950	I
11971 WASHINGTON BLVD	4233015035	15	15			0.52	General Corridor	CG	Mixed Use Medium		20	65	30 Non-Vacant		Payless Shoesource went out of business	0.22	0.12	1977	
3928 SEPULVEDA BLVD	4213017036	18	17			0.60	General Corridor	CG	Mixed Use Medium		20	65	35 Non-Vacant		Hotel/Motel (marginally operating)	0.80	0.77	1987	P
3862 SEPULVEDA BLVD	4213017035	15	14			0.51	General Corridor	CG	Mixed Use Medium		20	65	29 Non-Vacant		Moderate intensity strip commercial	0.62	0.30	1963	P
3916 SEPULVEDA BLVD	4213017033	18	17			0.60	General Corridor	CG	Mixed Use Medium		20	65	35 Non-Vacant		Office	0.63	0.41	1979	P
3908 SEPULVEDA BLVD	4213017034	18	17			0.61	General Corridor	CG	Mixed Use Medium		20	65	35 Non-Vacant		Moderate intensity strip commercial	0.64	0.88	1989	P
3900 SEPULVEDA BLVD	4213018020	18	17			0.61	General Corridor	CG	Mixed Use Medium		20	65	35 Non-Vacant		Hotel/Motel (marginally operating)	0.70	1.19	1992	P
3958 SEPULVEDA BLVD	4213017011			13		0.22	General Corridor	CG	Mixed Use Medium		20	65	13 Non-Vacant		Hotel/Motel (marginally operating)	0.85	0.47	1955	Q
3954 SEPULVEDA BLVD	4213017026	20	19			0.68	General Corridor	CG	Mixed Use Medium		20	65	39 Vacant		Strip commercial parking	-	-	0	Q
10828 JEFFERSON BLVD	4203006019	6	6		44	4.84	Regional Center	CRR	Mixed Use Medium		20	65	56 Non-Vacant		Target Shopping Center (capacity assumed at 20%)(owner/developer interest)	0.38	1.20	1962	N
10824 JEFFERSON BLVD	4203006020	14	14	28	80	11.68	Regional Center	CRR	Mixed Use Medium		20	65	136 Non-Vacant		Target Shopping Center (capacity assumed at 20%)(owner/developer interest)	1.09	0.10	1962	N
8076 BRISTOL PKWY	4134005025	89	89			1.98	Regional Center	CRB	Mixed Use High		20	100	178 Non-Vacant		office	0.31	0.75	1979	J
8031 UPLANDER WAY	4134005004	87	87			1.94	Regional Center	CRB	Mixed Use High		20	100	174 Non-Vacant		light_industrial	0.28	0.35	1979	J
5821 UPLANDER WAY	4134005003	65	64			1.44	Regional Center	CRB	Mixed Use High		20	100	129 Non-Vacant		light_industrial	0.30	0.36	1979	J
5835 SUMNER WAY	4134005002	69	69			1.54	Regional Center	CRB	Mixed Use High		20	100	138 Non-Vacant		wholesale_warehousing	0.36	0.44	1979	J
10720 JEFFERSON BLVD	4203002043	13	13	26	78	7.27	Community Serving Center	PD	Mixed Use High		20	100	130 Non-Vacant		Raintree Shopping Center (capacity assumed at 20%)(owner/developer interest)	0.79	0.40	1974	
8201 BRISTOL PKWY	4134018004	7	7	14	42	0.79	Regional Center	CRR	Mixed Use High		20	100	70 Non-Vacant		Marshals (entire site redevelopment)(owner/developer interest)	0.32	0.91	1974	AL
8221 BRISTOL PKWY	4134018006	5	5	9	28	0.52	Regional Center	CRR	Mixed Use High		20	100	47 Non-Vacant		Marshals (entire site redevelopment)(owner/developer interest)	1.00	1.65	1973	AL
8229 BRISTOL PKWY	4134018005	52	52	103	309	5.74	Regional Center	CRR	Mixed Use High		20	100	516 Non-Vacant		Marshals (entire site redevelopment)(owner/developer interest)	0.83	0.38	1973	AL

## Review of 5th Cycle Sites Inventory

One of the Guiding Principles for the 2021-2029 Housing Element calls for an assessment of the probability of development based on the experience of the 5<sup>th</sup> cycle Housing Element. This section reviews the outcome of the 5<sup>th</sup> cycle Housing Element sites inventory, and considerations for using that outcome to benchmark the 6<sup>th</sup> cycle inventory for RHNA.

### Outcome of the 5<sup>th</sup> Cycle Sites Inventory

For the previous 5<sup>th</sup> cycle Housing Element, the City had a RHNA of only 185 units:

- 48 very low income units
- 29 low income units
- 31 moderate income units
- 77 above moderate units

Based on units approved at the time of the Housing Element update, the City had already met its above moderate income RHNA units. The residential sites inventory included in the 5<sup>th</sup> cycle Housing Element identified a total capacity of 490 lower income units and 51 moderate income units for the remaining RHNA of 108 lower and moderate income units. These sites are presented as Tables B-3 through B-5 of the 2013-2021 Housing Element:

- Table B-3: Culver City Housing Strategy Sites
- Table B-4: Mixed Use Sites within TOD Area
- Table B-5: Vacant Land Inventory

Among the Culver City Comprehensive Housing Strategy Sites, only two of the sites were identified as Tier One sites, one of which – 4044-4068 Globe was developed. Among the Tiers Two, Three, and Four sites, three projects are substantial rehabilitation of existing units or redevelopment of existing units that overall, did not intend to yield significant net increases in units. Nevertheless, these Comprehensive Housing Strategy sites were not pursued due primarily to the dissolution of the Redevelopment Agency. The site in Table B-4 in the 5<sup>th</sup> cycle Housing Element is developed as the Ivy Station. Table B-5 included seven vacant sites, two of which have been developed. Among the remaining five vacant sites, two are less than 2,500 square feet and at best could accommodate only one unit each. Overall, excluding the Comprehensive Housing Strategy Sites, four of the eight sites (50%) identified in the 5<sup>th</sup> sites inventory were developed. However, none of these sites are being reused in the 6<sup>th</sup> cycle Housing Element. These sites are not vacant according to the current accessor data.

Furthermore, the City was able to meet a significant portion of its RHNA for the 2013-2021 Housing Element. Specifically, the City was able to achieve the following:

- 39 very low income units (81.3% of RHNA)
- 13 low income units (44.8% of RHNA)
- 25 moderate income units (80.6% of RHNA)
- 717 above moderate income units (931.2% of RHNA)



The 5<sup>th</sup> cycle Housing Element also includes Table B-6: Underdeveloped RMD Parcels. These sites, with an estimated potential 660 new units, were intended to provide additional opportunities for above moderate income RHNA units only. However, upon close examination of these sites, the majority were not feasible sites. Many sites showed a zero or negative yield or the net yield ratio was too low to render redevelopment financially feasible. For these exact reasons, the 6<sup>th</sup> cycle RHNA for the 2021-2029 Housing Element does not rely on areas that are currently developed as medium density residential for accommodating the RHNA because the likelihood of redevelopment is limited and the net yield is insignificant.

## Benchmarking Against Outcome of the 5<sup>th</sup> Cycle Sites Inventory

The outcome of the 5<sup>th</sup> cycle sites inventory can be used as a reference for developing the 6<sup>th</sup> cycle inventory of sites. However, benchmarking the outcome of the 5<sup>th</sup> cycle inventory as a standard for the 6<sup>th</sup> cycle sites inventory may be inappropriate for the following reasons:

### Magnitude of RHNA Increase

The 6<sup>th</sup> cycle RHNA for Culver City is 3,341 units – a 17-fold increase – compared to the RHNA of 185 units for the 5<sup>th</sup> cycle. Developing a sites inventory for 3,341 RHNA units is understandably far more challenging than compiling sites for 185 units (and half of it had already been met at the time of the Housing Element adoption). The City was able to use vacant sites – TOD and Mixed Use sites – to fulfill its remaining RHNA. There are few vacant sites left in Culver City (and none of significant size). The sites inventory for the 6<sup>th</sup> cycle must rely on nonvacant sites with potential for redevelopment over the next eight years. The characteristics and magnitude of the sites requirements make benchmarking the 6<sup>th</sup> cycle against the outcome of the 5<sup>th</sup> cycle sites less relevant.

### General Plan 2045

The 5<sup>th</sup> cycle sites inventory relies on the current General Plan and zoning regulations for development potential. However, the City is undergoing a comprehensive update to the General Plan. As part of the General Plan update, the City proposes to increase density for most of the City as shown in Table B- 6. The significant land use policy change would incentivize redevelopment of existing nonvacant sites. A particular incentive that is critical to the City's 6<sup>th</sup> cycle RHNA strategy is allowing standalone residential development in Mixed Use areas. The current General Plan does not permit standalone residential development in these areas. Regional and local development trends all point to the preference and demand for residential development or mixed use development, over 100 percent commercial development.

Table B- 6: Preferred Land Use Alternative Compared to Existing Zoning

Preferred Land Use Alternative		Existing Zoning	
<b>Residential Types</b>			
<b>Incremental Infill A</b> For Parcels < 4,950 SF	<ul style="list-style-type: none"> <li>• Detached single unit residential, ADUs, JADUs</li> <li>• Standards consistent with existing R1</li> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 2 stories</li> <li>○ 8.7 du/ac</li> </ul> </li> </ul>	<b>R1</b>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 2 stories</li> <li>○ 8.7 du/ac</li> </ul> </li> </ul>
<b>Incremental Infill A</b> For Parcels > 4,950 SF	<ul style="list-style-type: none"> <li>• Detached or attached single unit residential, duplexes, triplexes, and fourplexes, inclusive of ADU/JADUs</li> <li>• Standards consistent with existing R1</li> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 4 units per lot (4th unit must be affordable)</li> <li>○ 2 stories</li> <li>○ 35 du/ac</li> </ul> </li> </ul>		
<b>Incremental Infill B</b>	<ul style="list-style-type: none"> <li>• Detached or attached single unit residential, duplexes, triplexes, and fourplexes, inclusive of ADU/JADUs</li> <li>• Standards consistent with existing R2/R3</li> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 4 units per lot (4th unit must be affordable)</li> <li>○ 2 stories</li> <li>○ 35 du/ac</li> </ul> </li> </ul>	<b>R2 and R3</b>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 2 stories</li> <li>○ 35 du/ac</li> </ul> </li> </ul>
<b>Incremental Infill C</b>	<ul style="list-style-type: none"> <li>• Detached or attached single unit residential, duplexes, triplexes, and low density multifamily, inclusive of ADU/JADUs</li> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 2 stories</li> <li>○ 15 du/ac</li> </ul> </li> </ul>	<b>RLD</b>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 2 stories</li> <li>○ 15 du/ac</li> </ul> </li> </ul>
<b>Corridor Multi-Family</b>	<ul style="list-style-type: none"> <li>• Detached or attached single unit residential, duplexes, triplexes, and moderate density multifamily, inclusive of ADU/JADUs</li> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 9 units per lot</li> <li>○ 2 stories</li> <li>○ 30 du/ac</li> </ul> </li> </ul>	<b>RMD</b>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 2 stories</li> <li>○ 29 du/ac</li> </ul> </li> </ul>
<b>Neighborhood Multi-Family</b>	<ul style="list-style-type: none"> <li>• A mix of multifamily residential</li> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 3 stories</li> <li>○ 50 du/ac</li> </ul> </li> </ul>	<b>RHD, RMD</b>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 2 stories</li> <li>○ 29 du/ac</li> </ul> </li> </ul>
<b>Commercial and Mixed Use Types</b>			

Preferred Land Use Alternative	Existing Zoning	
<p><b>Neighborhood/ Corridor MU 1</b></p> <ul style="list-style-type: none"> <li>• Lower-scale, mixed use blending residential, commercial, and retail uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas</li> <li>• Allows up to 35 du/ac</li> </ul>	<p><b>CC, CD, CG, CN, CRB, CRR</b></p>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 35' - 65'</li> <li>○ 35 - 65 du/ac, no residential in CRB, CRR</li> <li>○ Development intensity determined site-by-site based on adjacent standards and setbacks</li> </ul> </li> </ul>
<p><b>Neighborhood/ Corridor MU 2</b></p> <ul style="list-style-type: none"> <li>• Moderate-scale, mixed use blending residential, commercial, retail uses, and public spaces</li> <li>• Allows up to 50 du/ac</li> </ul>	<p><b>CC, CD, CG, CN, CRB, CRR</b></p>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 35' - 65'</li> <li>○ 35 - 65 du/ac, no residential in CRB, CRR</li> <li>○ Development intensity determined site-by-site based on adjacent standards and setbacks</li> </ul> </li> </ul>
<p><b>Mixed Use Medium</b></p> <ul style="list-style-type: none"> <li>• A broad range of commercial, office, and residential uses serving both surrounding neighborhoods and visitors from nearby areas</li> <li>• Allows up to 65 du/ac</li> </ul>	<p><b>CC, CD, CG, CN, CRB, CRR</b></p>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 35' - 65'</li> <li>○ 35 - 65 du/ac, no residential in CRB, CRR</li> <li>○ Development intensity determined site-by-site based on adjacent standards and setbacks</li> </ul> </li> </ul>
<p><b>Mixed Use High</b></p> <ul style="list-style-type: none"> <li>• High-intensity active uses and mixed-use development, including retail stores, restaurant, hotels, services, residential, and office uses</li> <li>• Allows up to 100 du/ac</li> </ul>	<p><b>CC, CD, CG, CN, CRB, CRR</b></p>	<ul style="list-style-type: none"> <li>• Allows up to:               <ul style="list-style-type: none"> <li>○ 35' - 65'</li> <li>○ 35 - 65 du/ac, no residential in CRB, CRR</li> <li>○ Development intensity determined site-by-site based on adjacent standards and setbacks</li> </ul> </li> </ul>
<p><b>Industrial Mixed Use</b></p> <ul style="list-style-type: none"> <li>• A transition between mixed-use and high industrial areas with a mix of residential and industrial uses</li> <li>• Allows up to 65 du/ac</li> </ul>	<p><b>IG, IL</b></p>	<ul style="list-style-type: none"> <li>• Development intensity determined site-by-site based on adjacent standards and setbacks</li> <li>• No residential allowed</li> </ul>
<p><b>School</b></p> <ul style="list-style-type: none"> <li>• School sites and facilities</li> <li>• Allows up to 8.7 du/ac</li> </ul>		

### Rule of Adequate Sites Has Changed

AB 1397 sets strict requirements for adequate sites for lower income RHNA. Specifically, sites must be between 0.5 acre and 10 acres to be considered feasible for lower income. The City of Culver City has many very small sites that do not qualify for facilitating lower income RHNA under new State law. As shown in Table B- 7, not even

500 parcels in the City meet the size requirement under AB 1397 and lot consolidation is required to assemble properties into an adequately sized site to facilitate development, especially affordable housing.

Table B- 7: Parcel Sizes

Parcel Size	Number	Percent
<4,950 SF	1,635	17
4,950 SF to 0.5 acres	7,233	77
0.5 acres to 10 acres	499	5
More than 10 acres	24	0
Total	9,391	100

However, as stated before, a site not meeting the criteria as RHNA sites can be equally developed according to its General Plan and zoning designations. There is no material difference to the property owner or developer whether the site is included in the inventory because the City of Culver City proposes to extend the by-right approval of projects with 20 percent lower income units to all multi-family projects regardless of whether the site is included in the inventory.

### Likelihood of Redevelopment on Nonvacant Sites

When a jurisdiction relies on nonvacant sites for more than 50% of the lower income RHNA, AB 1397 requires the resolution adopting the Housing Element to include a specific finding. This finding must state that the uses on nonvacant sites identified in the inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period and the factors used to make that determination. In order to legitimately make this finding, HCD requires that local jurisdictions be as diligent as possible in selecting sites with potential for redevelopment and exclude sites that are not probable. Including a significant number of sites but then discounting them by a probability factor may appear to be internally conflicting with this finding that the City would have to make.

This Housing Element sites inventory uses objective criteria – year of structure, existing FAR, and improvement to land ratio, as well as local knowledge, to compile the sites inventory. This approach is intended to facilitate the ability to include the required finding when adopting the Housing Element. This is also a front-end approach to the probability analysis, rather than a back-end approach by including more potential sites using less stringent criteria and then discount the sites by a probability factor.

Furthermore, using less stringent criteria to include more sites in the inventory and then discounting the sites by a probability factor may prematurely include sites that are less viable for redevelopment. This approach would make the 7<sup>th</sup> cycle Housing Element update more challenging, as sites identified in the 6<sup>th</sup> cycle Housing Element inventory that are not developed during the planning period, are subject to a higher standard of feasibility analysis during the next housing cycle round.

HCD's Sites Inventory Guidebook recommends a buffer for the lower and moderate income RHNA for 15 to 30%. This Housing Element compiles a sites inventory that includes a buffer of 121% overall and 73% for the lower income RHNA.

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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
<b>Units At Risk of Conversion, 2021-2031</b>					
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
<b>Total At Risk</b>			<b>231</b>	<b>59 Very Low 134 Low 38 Moderate</b>	



Address	Covenant Expires	Description	# of Units	Income Level	Owner
<b>Units Not at Risk of Conversion</b>					
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
<b>Total Not At Risk</b>			<b>79</b>	<b>20 Very Low 21 Low 38 Moderate</b>	
<b>Total Units</b>			<b>310</b>	<b>79 Very Low 155 Low 76 Moderate</b>	

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

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# Appendix D: Public Participation

## Overview

The City of Culver City created and implemented a robust engagement program for the General Plan, including the Housing Element. Throughout the General Plan Update (GPU) and Housing Element Update process, City staff consistently asked the public to provide feedback on how to improve the engagement process and to share information about the effort to all they know who live, work, and play in Culver City. During the General Plan process, the GPU team tried to increase awareness of the GPU and Housing Element, including among underrepresented groups, by presenting information about the GPU at various community meetings and having a table with staff and materials at various community events. Many of the groups represent, and attendees at the community events included, diverse and underrepresented voices in planning processes.

### **Groups**

- Advisory Committee on Housing and Homelessness
- Cultural Affairs Commission
- Fox Hills Neighborhood Association
- Lindberg Park Group
- Blair Hills Association
- Leadership Culver City
- Art Walk and Roll
- CicLAvia
- Community Conversations
- Experience Elenda - GoHuman
- Farmers Market
- Fiesta La Ballona
- Summer Concert Series
- Speaker Series
- Voting Center

### **Events**

- Abilities Carnival

By presenting information about the GPU and Housing Element to these groups and having a booth at the events listed above, City staff attempted to reach populations who may not typically participate in public meetings. Attendees and passersby had the opportunity to sign up for the City's listserv to learn about upcoming events and activities related to the GPU, including the Housing Element.

The GPU team also held a series of stakeholder interviews at the beginning of the GPU process to learn more about the stakeholders' visions and goals for Culver City. The stakeholders interviewed included industry leaders, educational entities, political representatives, and organizations. The GPU process also included an arts, culture, and creative economy report, for which the GPU team interviewed architects, City stakeholders, a few artists living and working in Culver City, and City of Culver City Council and Departments. These interviews served as a platform to help engage a broader audience in the GPU process.

A summary of the engagement activities is attached at the end of this appendix. This Appendix consists of a comprehensive package of community meetings, surveys, and

other activities materials and summaries for the General Plan, specifically related to housing, and specifically related to the Housing Element. It includes links to more information where available.

Throughout the General Plan/Housing Element development process, a key message from the community that most significantly influences the General Plan and Housing Element is the desire of the community to move toward a proactive local affordable housing agenda. The General Plan Preferred Land Use Alternative responds to this community goal by incorporating the Incremental infill concept that significantly reduces the amount of land available for single-family residential uses. Replacing single-family homes are infill opportunities that allow up to four units per low-density residential lot, inclusive of accessory units. This approach will allow additional affordable housing opportunities to be spread throughout the community. The pro-housing community goal also led to density increase in almost all residential and mixed designations in the city and introduction of mixed use development in some industrial areas.

Other significant input from the community includes exploring affordable housing tools such as:

- Affordable Housing Overlay
- Streamlining for affordable housing development
- Emergency streamlining of housing development (increasing the threshold for site plan review requirements)
- Community land trust
- Article 34 authority

Specifically, the Housing Element includes a program to prioritize and explore the various options for affordable housing. The City Council has directed staff to begin studying these various tools, rather than delaying until after the adoption of the Housing Element.

Pursuant to AB 1397, RHNA sites that require rezoning after the statutory deadline of the Housing Element (October 15, 2021) would be subject to by-right approval if the project includes 20% affordable units. The Housing Element recommends extending by-right approval of all projects with 20% affordable units, regardless of whether the site is identified as a RHNA site.

## Engagement Process

Public notices of all public meetings and hearings related to the Housing Element for the City Council and Planning Commission were published in the local newspaper in advance of each meeting. The GPU team went beyond State-mandated noticing requirements to share information on the GPU, including the Housing Element and land use alternatives informing the Housing Element. These efforts were meant to ensure that people were properly informed of the GPU and Housing Element and to engage the voices of those who are typically underrepresented at public meetings. Information about the Draft Housing Element and land use alternatives, including public meetings and hearings covering it, requests to review and comment, the comment submission deadline, and requests to share information about it were distributed:

- In the “News” section on the City website;
- On the GPU project website [www.PictureCulverCity.com/](http://www.PictureCulverCity.com/). Regardless of which link visitors clicked to access the site, visitors were immediately greeted with pop-up windows with informational updates about the Housing Element, land use, and the GPU;
- Through the City’s virtual newsletter, GovDelivery, to those subscribed to the E-mail listservs to receive GPU project updates: ‘General Plan Advisory Committee’ (1,888 subscribers) and ‘General Plan Update’ (2,502 subscribers). The newsletters were also distributed to those subscribed to the City’s ‘Public Notifications’ (2,156 subscribers) and ‘Culver City News and Events’ (9,030 subscribers) listservs;
- On the City’s social media channels, including Nextdoor, Instagram, Facebook, and Twitter; and its cable channel;
- To the following neighborhood groups and community-based organizations, many of which represent the interests of lower-income persons, including persons experiencing homelessness; groups with special needs; and voices often missing from planning processes, such as youth;

**Neighborhood Groups**

- Cameo Woods Homeowners Association
- Raintree Homeowners Association
- Village Green Homeowners Association
- Blair Hills Neighborhood Association
- Downtown Neighborhood Association
- Fox Hills Alliance
- Fox Hills Neighborhood Association
- Lindberg Park Neighborhood Association
- Rancho Higuera Neighborhood Association
- Sunkist Park Neighborhood Association

**Service Organizations**

- Ballona Creek Renaissance
- Culver City Julian Dixon Library
- Big Brothers Big Sisters Culver City Branch
- YMCA, Culver-Palms
- St. Joseph Center

**Faith-Based Groups**

- Culver-Palms Methodist Church
- King Fahad Mosque
- St. Gerald Majella Church
- Temple Akiba
- Vintage Faith Foursquare
- West Los Angeles Christian Center

**Education and Research-Based Institutions**

- Antioch University

- Culver City Unified School District
- Culver City High School
- RAND
- West Los Angeles College

**Businesses**

- Twitchell Studio, Ballona Creek Renaissance
- wHY
- Kirk Douglas Theater/Center Theater Group
- The Actor's Gang
- Downtown Business Association

- Culver City Chamber of Commerce
- Arts District Business Improvement District
- Amazon Studios
- Apple
- Sony Studios
- LOWE Enterprises
- Hackman Capital Partners
- Samitaur
- Industry Partners
- Southern California Hospital at Culver City

- To the GPU's Volunteer Communications Network and the GPU's advisory bodies (the General Plan Advisory Committee - GPAC and the Technical Advisory Committee - TAC); and
- Through two citywide mailed notices. On June 16, 2021, the City mailed a notice citywide that included upcoming dates related to the Housing Element. A second, citywide mailed notice with more information on the Housing Element was sent out on August 13, 2021. Both of these notices were mailed out in response to community requests to do so and at City Council's direction.

Note that the list above does not comprehensively list all the individuals, groups, and interests reached in the process, as Members on the GPAC, TACs, Volunteer Communications Network, e-mail listservs, and other groups listed above belong to other groups and organizations.

While nearly every GPU engagement event and activity has touched on housing to a degree, the below summarizes the most recent and closely related to housing. These events were held on varying days and times of the week to attract participants with different schedules. The GPU team also provided diverse opportunities to participate, either through virtual meetings, interactive polls in the meetings, small group breakouts, online surveys, and noticing and engagement materials in English and Spanish. This was meant to attract voices to the process that are typically underrepresented in public meetings. COVID-19 delayed non-essential community engagement events, even virtual meetings, between March 16, 2020 through the end of Spring 2020.

Throughout the Housing Element community engagement period, COVID-19 safety regulations and concerns restricted engagement online. However, the GPU team worked to ensure engagement events and activities online and in-person were informative (through presentations and materials distributed beforehand), included interactive ways to

provide feedback (through in-meeting polls, small breakout rooms, and surveys both during and after the event), and included information on how to remain engaged in the process. The GPU team also remained responsive to community input on how to improve engagement. For example, the GPU team distributed a survey asking community members to indicate their preferred times of day and days of the week for events and tried to schedule events and activities accordingly. Additionally, after asking the GPAC how to improve the meetings and hearing requests for a more interactive setup, the GPU team adjusted, based on technologic capabilities, and incorporated more in-meeting polling activities.

The GPAC and Housing Technical Advisory Committee (HTAC) have received presentations on and discussed Culver City's existing conditions, issues, opportunities, and alternatives related to housing and reviewed the Draft Housing Element. The Advisory Committee on Housing and Homelessness (ACOHH) received a presentation on and discussed the Draft Housing Element. The Planning Commission (PC) and City Council (CC) held several meetings on land use and housing that informed the Draft Housing Element, including City Council's meetings on the Housing Element Guiding Principles and PC's review and discussion of the Draft Housing Element. See Introduction, Section VI. City Council Guiding Principles for further detail.

- August 13, 2020: GPAC – Housing, land use, and community design
- September 10, 2020: GPAC – Land use and community design
- October 8, 2020: GPAC – Land use and community design
- December 8, 2020: HTAC – Identify housing issues and opportunities
- January 27, 2021: Community workshop on land use scenarios
- January 27, 2021: CC/PC – Land use scenarios
- March 11, 2021: HTAC – Innovative housing programs, initiatives, tools
- April 8, 2021: GPAC – Proposed land use alternatives
- April 12, 2021: CC – Adopted Housing Element Guiding Principles
- April 20, 2021: HTAC – Land use strategies and alternatives
- April 29 and May 5, 2021: Community workshops on land use alternatives
- April 29 to June 13, 2021: Online land use alternatives survey
- May 12, 2021: PC – Housing Element kickoff
- June 10, 2021: GPAC – Proposed land use alternatives
- June 23, 2021: CC/PC – Discussion on exclusionary zoning practices and direction to staff on affordable housing studies
- June 23 and 28: CC/PC – Direction on preferred land use map to inform the Housing Element sites inventory analysis
- July 22, 2021: GPAC – Draft Housing Element review
- July 28, 2021: HTAC – Draft Housing Element review
- July 28, 2021: PC – Draft Housing Element review
- August 16, 2021: ACOHH – Draft Housing Element review
- July 19 to October 1, 2021: Online Draft Housing Element public comment period
- September 13 to November 9, 2021: HCD 60-day review and comment period
- September 27, 2021: CC – Informational update on the Draft Housing Element and recommendations from the Planning Commission
- October 7 – November 8, 2021: 30-day CEQA circulation

- November 30, 2021: PC - Discussed updates on the Housing Element and related CEQA findings
- December 10, 2021: CC – Discussed updates on the Housing Element and related CEQA findings
- January 6, 2021: PC Adoption Hearing – Recommended that the City Council adopt the 2021-2029 Housing Element and related CEQA findings
- January 24, 2022: CC Final Adoption Hearing – Adopt the 2021-2029 Housing Element and related CEQA findings

## Housing Element Process and Engagement

The City began drafting the 2021-2029 Housing Element after holding a Housing Element kickoff meeting with the Planning Commission on May 12, 2021 to discuss minimum requirements, contents, RHNA, past accomplishments, process, and timeline. However, community engagement around Culver City's housing needs and goals for the Housing Element began much earlier when the General Plan Update (GPU) project launched in September 2019. In June 2020, the City released a report and video summary on Culver City's existing housing conditions as of 2019 for the GPU and asked community members for their input on housing priorities, priority populations, and desired housing types through a survey. Since then, the City has held a series of community meetings and workshops asking for input on the community's housing needs and goals that informed the preparation of the 2021-2029 Housing Element.

The Preferred Land Use Map informed the Sites Inventory and its corresponding analysis. As noted in the timeline above, the GPU held 12 events, activities, and discussions around land use and its relationship to housing. During these conversations, the GPU team invited input on goals to increase housing supply, including in single family, R1, neighborhoods. These events were noticed and held over the course of nearly one year, beginning on August 13, 2020 during the GPAC meeting on housing, land use, and community design, and ending on June 28, 2021 when the City Council provided direction on which Land Use Alternative to study. After holding seven meetings on land use, including a community workshop on it, the GPU team held a series of three additional community workshops to gauge interest on the land use and mobility alternatives under consideration. Originally, the GPU team only planned for two workshops on the alternatives: one on land use and one on mobility. However, after hearing requests for more meetings on the land use alternatives, the GPU team added a second workshop on land use alternatives. The online survey on the land use alternatives was open for over a month, beginning on the day of the first workshop, April 29, 2021, and ending on June 13, 2021. At the June 28, 2021 City Council meeting, the Council directed staff to study Incremental Infill development as part of the proposed Preferred Land Use Map.

The City posted a First Draft of the Housing Element on the GPU project website for public review on July 19, 2021 and accepted comments through October 1, 2021. During the public review period, the City also presented and discussed the Draft Housing Element with the GPAC on July 22, 2021; the HTAC on July 28, 2021; the Planning Commission on July 28, 2021; and the ACOHH on August 16, 2021. During July and August 2021, the City received draft Housing Element input from the GPAC, HTAC, ACOHH, and PC and the public.



The GPU team considered all the diverse perspectives reflected in the community's comments and input received to date and revised technical aspects of the Draft Housing Element wherever feasible before submitting this draft version to the California Department of Housing and Community Development (HCD) for their 60-day review period. The revised Draft Housing Element was submitted to HCD on September 13, 2021. The Second Draft was made available for public review on the GPU project website at [www.PictureCulverCity.com/Housing-Element](http://www.PictureCulverCity.com/Housing-Element) while the City continued to accept comments on the First Draft. The community was encouraged to review and provide input on the Second Draft as well.

The community continued to leave comments on the interactive public review draft online at [pictureculvercity.com/draft-housing-element](http://pictureculvercity.com/draft-housing-element) through October 1. Another round of revisions were made in November and December, after the GPU team reviewed all comments received on the online draft from July 10 to October 1 and from HCD. These revisions were reflected in the Final Housing Element for Planning Commission and City Council consideration.

Through the July 19 through October 1, 2021, public comment period, City staff received 106 emailed correspondences; 331 comments on the interactive online First Draft Housing Element posted on July 19, 2021; and 100 comments on the interactive online Second Draft Housing Element submitted to HCD on September 13, 2021 and posted on the GPU project website the same day. HCD received 342 public comments during their 60-day review period.

After presenting an update on the Housing Element to the Planning Commission on November 30, 2021 and to the City Council on December 10, 2021, City staff received an additional 114 emailed public comments. Additionally, City staff received 154 emailed public comments for the January 6 Planning Commission hearing on the Housing Element and 202 emailed public comments for the January 24 City Council adoption hearing on the Housing Element bringing the total number of emailed public comments submitted to the City to 576.

## Public Comments and Responses

The type of input received includes the following: sites inventory and related methodology; housing plan (policies and programs); fair housing assessment; and other revisions that do not materially affect the document. Comments received on specific sections of the Draft Housing Element Update were primarily on how the draft could be improved, other sites to consider for the inventory, and on where the Housing Element does not comply with the City of Culver City City Council's Housing Element Guiding Principles, some with suggestions on how to do so. After reviewing the public comments received, the GPU team identified several key themes. The sections below summarize those comments by theme and how the GPU team or the Housing Element addresses them.

### CEQA

1. **Comments:** Commenters expressed concern that a full environmental impact report (EIR) was not prepared for the Housing Element.

**Response:** The General Plan Update (GPU) environmental consultant, ESA, conducted an environmental review of the Housing Element through an Initial Study and Negative Declaration (IS/ND) and found the plan would not result in significant environmental impacts since it is a policy document that will not result in physical development at this time. A full Environmental Impact Report (EIR) will be prepared for the entire GPU, which will include the updated Housing Element. The GPU EIR will evaluate the environmental impacts the future development contemplated by the GPU will have on Culver City.

The Frequently Asked Questions page on the General Plan Update (GPU) project website explains how a full EIR will be prepared for the GPU at [www.pictureculvercity.com/faq](http://www.pictureculvercity.com/faq). Staff emailed a public notice explaining the California Environmental Quality Act (CEQA) process for the Housing Element and GPU on November 19, 2021, to those subscribed to receive information through the following listservs: "Culver City News and Events," "General Plan Advisory Committee," "General Plan Update," and "Public Notifications." In total, 9,745 recipients received the public notice.

## Incremental Infill, R1, and Fair Housing

- 2. Comments:** Commenters have both stated opposition to and support for studying changes to the R1 (single-family residential) zone associated with the GPU's preferred land use map, which informed the Housing Element.

The number of commenters in opposition to changes in R1 zoning has been greater than comments in support. Common concerns expressed include, but are not limited to, impacts to existing properties, changes that might occur from more people living in existing neighborhoods, incremental infill will not result in affordable housing being built, inadequate infrastructure, impacts to schools, and parking and traffic increases. Commenters stated that the State rejected the notion that R1 zoning has to change to meet RHNA and that the City can reach its RHNA allocation with existing its land use and zoning.

Recommendations to meet RHNA without increasing density in R1 zones included allowing for more units along corridors and on larger opportunity sites, and allowing for increased density, height, and other standards in such areas to allow for more units. Most related comments also requested the State to deny certification of the Housing Element because of multi-family units being considered on non-vacant sites in the R1 zones.

Commenters speaking in support expressed common themes, including but not limited to, equitably distributing housing to affirmatively further fair housing, notably affordable housing, throughout the city and especially in the highest resourced areas including R1 zones and changing the exclusionary impacts of R1 zoning. Commenters stated that the AFFH analysis and associated programs are insufficient as most lower income RHNA units are located in the lowest resource neighborhoods and vice versa, and existing single-family sites flagged for Incremental Infill are located in neighborhoods that were historically redlined.

Recommendations to revise the Housing Element to address the AFFH analysis included that the Housing Element should include clearer actions including to identify the percent of low-income sites located in the highest income neighborhoods, if there are as many or more sites in the city's higher income neighborhoods as lower-income ones, the specific programs that will get affordable units built in these high opportunity neighborhoods, detail and specific timelines for program implementation, annual monitoring and recalibration as needed, annual funding needs estimates, and initiatives to encourage lower income unit production, increase the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low, reduce the concentration of lower-income households in areas with significant exposure to noise/pollution, prioritize high-

opportunity census tracts and well-resourced areas when selecting sites for lower-income housing opportunities, adequately identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.

**Response:** When reviewing the public comments related to single family neighborhoods (R1), Incremental Infill, and affirmatively furthering fair housing requirements, the GPU team found that many of the comments in opposition to allowing Incremental Infill in R1 zones came from property owners.

City staff clarified the matter of the existing General Plan land use designations and Zoning Code compared to the General Plan Update's preferred land use alternatives with community members through several public meetings, the GPU project website's FAQ page, public notices, emails, and phone calls. When studying the land use strategies to address the RHNA, the GPU team found that the existing General Plan land use designations and Zoning Code cannot accommodate the RHNA, but that the RHNA could be accommodated without applying the Incremental Infill land use designation in R1 as long as residential units are concentrated along corridors. Staff presented this land use alternative to City Council and Planning Commission on June 23 and 30, 2021, and presented tradeoffs with this option.

Significantly, applying this approach would not equitably distribute units of all incomes throughout the city, including lower income units in the highest resources areas, as required by the "Affirmatively Furthering Fair Housing" stipulation under California Assembly Bill 686 (AB 686). Another issue with this approach that staff has described is that concentrating growth along the corridors exposes those residents to higher levels of pollution. Since renters tend to be lower-income and minority households, this approach would conflict with the City's efforts to advance environmental justice goals, as outlined in the Equity, Community Health, and Environmental Justice Element in the General Plan. The City Council voted to move forward with studying the alternative which included Incremental Infill.

Several programs in the Housing Programs section were revised to address how zoning standards, including height and density, will need to change in the Zoning Code Update process to accommodate the RHNA. Housing Program 4.F. indicates the City's commitment to studying affordable housing tools, like Transit Oriented Community (TOC) programs. The purpose of TOCs is to encourage housing production with access to transit, reduce traffic impacts, and support climate sustainability and environmental justice goals by discouraging reliance on single occupancy vehicles and other inefficient transportation methods that increase pollution. Through Program 4.F., City staff will research funding sources to finance affordable housing projects. The "Consistency with Other Elements of the General Plan" section in the Housing Element also describes how the Housing Element considers the relationship between the proposed housing plan and efforts related to transportation, land use, environmental justice, schools, public infrastructure, and other General Plan topics.

Additionally, the GPU team revised the Fair Housing Assessment section in the Housing Element (Appendix E) to discuss Culver City's history with redlining and other trends that affect fair housing. It also expands on how the distribution of housing affects the Affirmatively Furthering Fair Housing and environmental justice goals and how it impacts populations by income, race and ethnicity, ability, and other groups.

## Sites Inventory

- 3. Comments:** Commenters stated that the sites inventory must be expanded and should add a new column indicating the estimate of development likelihood. Reasons explaining why the inventory should be expanded include that the inventory inflates realistic development

capacity, e.g., concerns that Table B-5 overestimates anticipated unit production in the planning period and that substantial evidence is not included to show that nonvacant sites will be redeveloped. Related comments included that all sites, not just R1, should show the probability of development data and assessment and that the quantified objectives should be informed by this assessment and backed by evidence.

**Response:** Appendix B explains the assumptions used to calculate realistic capacity, including on nonvacant sites. For example, regarding Incremental Infill capacity assumptions, the Sites Inventory referred to a 2020 UCLA study that calculated a recycling trend rate for single-family neighborhoods. The "Outcome of the 5<sup>th</sup> Cycle Sites Inventory" and "Likelihood of Redevelopment on Nonvacant Sites" sections also discuss related factors considered in calculating realistic capacity, or the likelihood of redevelopment. The "Intensifying Existing Multi-Family Neighborhoods" section in Appendix B describes how Culver City's residential recycling activities informed the assumptions applied in these neighborhoods. Furthermore, the "Integrating Residential Uses in Commercial and Industrial Areas" section describes how community input informed the additions of a few sites the community identified as being ripe for redevelopment. City staff and the GPU consultant team carefully analyzed the sites to determine their suitability for residential development and re-examined sites if requested by community members.

- 4. Comments:** Commenters requested certain properties be removed from the Sites Inventory citing various factors, e.g., local/owner statement that property will not be redeveloped, double-counting of sites, historic building present, exclude parcels containing Rent Stabilization Ordinance (RSO) housing units, and existing non-residential project taking place. Requests to remove properties included all sites in the Culver Crest neighborhood related to the prohibition of accessory dwelling units due to problems of emergency access on substandard width streets in proximity to a high fire safety zone with surficial slope instability.

**Response:** The GPU team reviewed each of the sites identified in public comments and removed residential properties from the Sites Inventory if the property owners indicated their lack of plans or interest to add additional residential units to their property. Noncommercial properties were removed based on ground-truthing research provided by commenters (e.g., information on property leases or environmental studies). The Sites Inventory was revised to remove all properties in the Culver Crest neighborhood based on findings from an environmental study conducted associated with the City's ADU prohibition in the neighborhood related to the factors mentioned by the commenters. The GPU team did a scan and removed any erroneous site duplications.

- 5. Comments:** Commenters questioned the need to have a buffer higher than HCD's recommended 15-30% and questioned the buffer's purpose.

**Response:** HCD recommends that jurisdictions include a 15-30% buffer of additional sites listed in their Sites Inventory to reduce the likelihood of having to rezone. In Culver City's case, the Sites Inventory includes a 121% buffer. Having a buffer gives jurisdictions needed flexibility over the eight-year Housing Element planning cycle to remain in compliance with State law. For example, many factors could affect development trends and decisions. Specifically, the No Net Loss Law (Government Code § 65863) ensures that assumptions jurisdictions make in Housing Element site inventories match what is actually built. Unless jurisdictions have more sites in their Housing Element inventory than the minimum required, there is a risk they may fall out of compliance due to factors over the planning period like reducing a site's residential density, approving development applications with fewer units on the site than identified in the Inventory, or approving development applications with higher income units than stated in the Housing Element. Having a buffer exceeding the minimum best practices enables the

City to further ensure compliance with the No Net Loss requirements without having to rezone throughout the planning period.

- 6. Comments:** Commenters stated the Housing Element should consider various steps in assessing the Site Inventory capacity, including that it should estimate and report both the likelihood of development and the net new units if developed of vacant and nonvacant inventory sites, report the proportion of sites from the previous inventory that were developed during the previous planning period and use HCD-recommended methodologies and data sources to analyze sites' realistic development capacity, use statistical methods to determine that sites' existing uses are likely to be discontinued during the planning period, provide a quantitative estimate of the likelihood that pipeline projects will be completed, based on historical data, and should adjust the number of pipeline units counted towards the 6th cycle RHNA target accordingly, and commit to a mid-cycle review to verify the housing element's assumptions about development probabilities.

**Response:** The Housing Element includes a section "Benchmarking Against Outcome of the 5th Cycle Sites Inventory," which describes how the outcome from the 5th Cycle Housing Element informed the 6th Cycle Housing Element. Appendix B's section, "Progress Toward RHNA," describes the pipeline projects considered in the Housing Element and on what assumptions the likelihood of development was based (e.g., based on discussions with the developer or project proposals). The Housing Element includes Objective 6 "Housing Production Accountability" and Policy 6.B, which commits the City to a mid-cycle review to make any adjustments necessary to achieve the RHNA. Appendix B in the Housing Element elaborates on the methodology used to determine the sites' realistic development capacity. For example, the Sites Inventory referred to a 2020 UCLA study that calculated a recycling trend rate for single-family neighborhoods. The "Intensifying Existing Multi-Family Neighborhoods" section in Appendix B describes how Culver City's residential recycling activities informed the assumptions applied in these neighborhoods. Furthermore, the "Integrating Residential Uses in Commercial and Industrial Areas" section describes how community input informed the additions of a few sites the community identified as being ripe for redevelopment. City staff and the GPU consultant team carefully analyzed the sites to determine their suitability for residential development and re-examined sites if requested by community members.

## Outreach

- 7. Comments:** Commenters stated that the Housing Element public engagement efforts were inadequate and the City failed to conduct diligent efforts to engage the community, including that noticing about the R1 zoning change being studied by the City was not clearly conveyed to the public with enough time to provide feedback, a lack of in-person meetings, and better efforts to engage communities who were not well-represented in the process. Commenters also stated that the State was unhappy with the public engagement efforts, the City did not respond to the public comments received, and the City Council did not listen to community concerns. Some commenters stated concern that staff, under direction from elected officials, purposely took actions to inhibit public review of drafts.

**Response:** Appendix D has been expanded to explain how noticing was conducted for the Housing Element and the discussions around land use and R1 zoning. Appendix D also explains how noticing for the Housing Element and land use exceeded State-mandated requirements, how COVID-19 restricted engagement online for public health and safety reasons, and the efforts the City made to engage communities who are typically underrepresented in planning meetings. Appendix B shows how the City responded to

community feedback regarding the Sites Inventory, and as discussed above under the “Sites Inventory” section.

- 8. Comments:** Some of the public comments raised during the Housing Element hearing process recommended denial of the Housing Element for not complying with the public noticing requirements under Assembly Bill 215 (AB 215).

**Response:** AB 215 was passed on September 28, 2021, and requires local governments to make the first draft revision of the housing element available for public comment for at least 30 days and take at least 10 additional business days to consider and incorporate public comments submitted during that time into the draft revision before submitting it to the department. This 30-day requirement applies to the first draft of the Housing Element only.

Culver City complied with AB 215 before the State passed it. Culver City posted its First Draft revision of the Housing Element online for a 60-day review and comment period on July 19, 2021. After considering and incorporating public comments the City received on the First Draft, the City drafted a revised, Second Draft of the Housing Element and submitted it to HCD for their review on September 13, 2021. The City posted this Second Draft online and sent out public notices inviting public comments on September 13, 2021.

The City's public comment period on the First and Second drafts of the Housing Element extended from July 19, 2021, through October 1, 2021. AB 215 requires jurisdictions to post any subsequent draft revisions to the Housing Element online for at least seven days before submitting it to HCD. Staff are considering the comments it received on the First and Second Drafts from both the community and HCD before submitting the Third Draft to HCD after adoption. AB 215 also requires that jurisdictions notify individuals who have requested notices related to the Housing Element. Culver City will meet this requirement when the agenda and materials, including the Third Draft of the Housing Element, for the January 24, 2022, City Council Housing Element adoption hearing are finalized. City staff will send public notices informing the community of the availability of the Third version of the Housing Element, including a GovDelivery notice to those who have signed up to receive GPU emails, through the City's social media platforms, emails to the Volunteer Communications Network to spread the word, and on the City's cable channel and GPU project website.

## Housing Constraints

### Parking

- 9. Comments:** Commenters expressed concerns that Incremental Infill would not be adequately parked, especially in areas not readily served by transit. Others expressed concern that requiring parking, especially parking minimums, is a disincentive to affordable housing development. Some expressed support for eliminating parking requirements in transit-rich areas.

**Response:** The Housing Element includes Measure 4.J. "Zoning Code Review and Amendments to Address Constraints to Housing Production," which states that the City will complete a comprehensive parking code update to ensure it has appropriate parking standards to accommodate the allowed densities under the GPU. These updates will include the parking standards for studio, one-bedroom, and live/work units. Overall, these updates are meant to encourage affordable housing development.

Objective 2 in the Housing Element includes Policy 2.B. around ensuring that the Housing Element coordinates its plans, policies, and programs with other City departments, including

the Transportation and Public Works Departments. This is meant to ensure that residential development is adequately and effectively served by transit and active transportation options so that it is planned in an orderly way that is least disruptive or even improves the quality of life for existing and future residents.

As noted in the section "Consistency with Other Elements of the General Plan" the Mobility Element includes a goal around creating transit-oriented communities in which residents and workers have equitable and affordable access to transit and other mobility services through mobility planning in travel demand management and transit-oriented districts, and transit-oriented development. By tying mobility and transit-oriented efforts into the Housing Plan, the Housing Element is attempting to reduce the impacts of increased housing supply on traffic.

Housing Program 4.F. indicates the City's commitment to studying affordable housing tools, like Transit Oriented Community (TOC) programs. TOCs help ensure that the City constructs housing that has access to transit, reduce impacts to traffic, and support climate sustainability and environmental justice goals by discouraging reliance on single occupancy vehicles and other inefficient transportation methods that increase pollution.

## Permitting

**10. Comments:** Commenters stated the Housing Element must streamline housing entitlements and ease permitting processes, timelines, fees, standards, and overall development restrictions; include existing data on processing times and fees from actual projects, not typical averages; put measurable goals in place that can be tracked to ensure compliance with State law; and that much more residential construction should be eligible for ministerial approval to remove constraints to housing production.

**Response:** The HE includes Measure 4.I. "Permit Streamlining and Monitoring," which describes the City's current and future commitment to streamline the permitting and development process. Policy 2.F. under Objective 2 in the Housing Element also describes the City's commitment to expanding opportunities to develop various housing types by streamlining entitlement, environmental, and permitting processes for sustainable buildings and affordable housing.

## Process

**11. Comments:** During the Housing Element hearing process, commenters expressed concern over the City adopting a Housing Element before HCD has determined that the Housing Element substantially complies with State law.

**Response:** City staff have outlined the Housing Element process noted below through public meetings with the GPU advisory committees (the GPAC and the TAC), Planning Commission, City Council, and the Advisory Committee on Housing and Homelessness. City staff have also explained this process, including the adoption requirements through community newsletters and e-mailed correspondence.

HCD cannot determine whether a Housing Element substantially complies with State law until the City first adopts its Housing Element. HCD outlines a 4-step process for jurisdictions to follow when updating their Housing Elements. State law requires that jurisdictions revise their Housing Element (Step 1), then submit a draft of the updated Housing Element to HCD for review for substantial compliance (Step 2). "Substantial Compliance" is the best a jurisdiction can achieve and there is no "certification." "Certification" is a colloquial term not used in State law. After submitting the Draft Housing Element to HCD in Step 2, HCD provides a "pre-

submittal” comment letter documenting its assessment of the Housing Element for compliance with State law. The jurisdiction is required to “consider” HCD comments before adopting the Housing Element during Step 3 of the process. After adopting the Housing Element in Step 3, the jurisdiction must submit the adopted Housing Element to HCD for review. If the jurisdiction’s revisions satisfy HCD, HCD will issue a letter stating that the Housing Element substantially complies with State law. If HCD determines that the Housing Element requires additional revisions, the City can make additional revisions and adopt an amended version of the Housing Element.

## Housing Programs

**12. Comments:** Commenters stated the Housing Element should include stronger programs and measures to ensure renter protections, including just-cause eviction protections and an enforcement program; codify tenants’ right to counsel in eviction proceedings; strengthen programs to inform tenants of their rights and how to access eviction defense resources; require that no net loss provisions apply to parcels in the Site Inventory and rezoning program with a monitoring and implementation program; and institute local programs and funding sources to preserve existing affordable housing.

**Response:** The Housing Programs section was revised to add more information on the Permanent Rent Control Ordinance and include programs around expanding opportunities for affordable housing. Program 1.E. describes resources for tenants in at-risk affordable housing units. Programs under Measure 5 are dedicated to affirmatively furthering fair housing, and include programs related to anti-displacement efforts and tenant protections. For example, Program 5.E., the Landlord Fair, educates landlords on leasing units to households that receive rental assistance and those exiting homelessness. Program 5.J. describes the City’s resources around mediating landlord and tenant disputes and Program 5.H. describes the City’s efforts around spreading information about the City’s landlord-tenant mediation board. Program 4.A. describes the City’s efforts to abide by the no net loss requirements. Through Program 4.F., City staff will research funding sources to finance affordable housing projects.

**13. Comments:** Commenters stated the Housing Element should include programs to prioritize affordable housing including locally funding and/or incentivizing affordable housing, prioritize developing affordable housing on public land, and include programs for 100% affordable housing zoning overlays and ensure they apply to high-opportunity areas, including R1.

**Response:** Housing Programs under Measure 5 are dedicated to affirmatively furthering fair housing and include programs like 5.B., which will focus outreach to areas designated for Incremental Infill and other high opportunity areas to encourage property owners to accept Housing Choice Vouchers. Program 4.F. commits the City to finish studying affordable housing tools and best practices like 100% affordable housing zoning overlays, providing a report of the findings and recommendations, and pursuing funding opportunities to implement those tools, catered to Culver City’s needs.

**14. Comments:** Commenters suggested that the HCD-recommended methods should be used to forecast housing production and the Housing Element should include a mid-cycle adjustment with the ability to shift regulations if housing production is lower than projected to make up for shortfalls.

**Response:** Appendix B in the Housing Element describes the methodologies to forecast housing production. The Housing Element includes Objective 6 “Housing Production Accountability” and Policy 6.B, which commits the City to a mid-cycle review to make any adjustments necessary to achieve the RHNA.



## State Law

**15. Comments:** Commenters stated that the Housing Element should be revised to be consistent with changes in State law including Senate Bill (SB) 9, 10, and 478. Regarding SB 9, some comments were received that the Housing Element should make fourplex development allowed by-right (ministerial) on all single family lots in a more flexible manner, e.g., allowing fourplexes without a lot split, not requiring that the future inhabitant act as developer, and allowing/promoting condo-ized fourplexes to provide more starter home opportunities. Regarding SB 10, comments were received that the Housing Element should consider allowing increased units near transit, including allowing up to six units in single family zones by right when units are affordable. Regarding SB 478, comments were received that the Housing Element should comply with the minimum 1.0 floor area ratio and no minimum lot size requirements. Comments were also received in opposition to the City being compelled to comply with these State laws.

**Response:** The Housing Element includes Program 4.J. "Zoning Code Review and Amendments to Address Constraints to Housing Production" which states that the City will review and amend the Zoning Code during the comprehensive Zoning Code update process to remove potential constraints to housing production. Through that program, the City will also ensure that it is meeting State laws including SB 9, 10, and 478 as the City is required to comply with all State laws.

## Next Steps

The GPU team anticipates the Housing Element will be amended after adoption during the remaining GPU process based on the results of the Westside Cities Council of Governments' Regional Early Action Planning (REAP) Grant project. The REAP project seeks to develop a comprehensive subregional approach to accelerate housing production to accommodate critically needed affordable housing within the Westside subregion. Refer to Item C-4 on the August 9, 2021, City of Culver City Council agenda for the full REAP scope.

## Public Participation Materials

The following pages include engagement and event summary materials related to Housing Element engagement. A summary of engagement information can also be found at [pictureculvercity.com/housing-element](http://pictureculvercity.com/housing-element).

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# Appendix E: Fair Housing Assessment

## Overview of AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element, which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, concentrations of poverty, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) or participating jurisdictions (population under 50,000) through a county program to receive HUD Community Planning and Development (CPD) funds from HUD. Before the 2016 federal rule was repealed in 2019, jurisdictions receiving CPD funds were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

This analysis relies on the following data sources: California Department of Housing and Community Development (HCD) 2021 Affirmatively Furthering Fair Housing (AFFH) Data Viewer, 2018 Los Angeles County Analysis of Impediments to Fair Housing Choice (2020 AI), U.S. Department of Housing and Urban Development (HUD) 2021 AFFH Data, 2015-2019 American Community Survey (ACS) (5-Year Estimates), and HUD Comprehensive Housing Affordability Strategy (CHAS) Data based on the 2013-2017 ACS, among others.

This analysis also considered input from City staff and the community. During engagement events, City staff and community members discussed how multifamily housing historically was concentrated in neighborhoods with low-income residents. Community members discussed the relationship between income and race and ethnicity, noting that this concentration of housing by income historically impacted communities of color. To counter this, some community members advocated for equitably distributing housing throughout the city, also noting the environmental justice benefits of doing so. However, those in the community who wanted to concentrate multifamily housing outside of single family neighborhoods and along transportation corridors discussed the existing racial diversity they saw in their single family neighborhoods. These community members also questioned whether distributing more housing in single family neighborhoods would be

financially feasible and advance the Housing Element's RHNA goals. Some noted this distribution approach would increase displacement.

For the purpose of HUD CPD funds (CDBG, HOME, and ESG)<sup>1</sup>, the Los Angeles County Development Authority (LACDA) functions as the lead agency to receive these funds on behalf of 48 small cities (with population less than 50,000), including Culver City, and the unincorporated County areas. Collectively, this geography is known as the Urban County. Much of the data provided by HUD for AFFH analysis is based on this collective Urban County geography.

## Assessment of Fair Housing Issues

### Fair Housing Enforcement and Outreach

The Los Angeles County CDBG Urban County program contracts with the Housing Rights Center (HRC) for fair housing services. HRC contract does not include providing fair housing records for individual jurisdictions participating in the Urban County program.

In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquires, fair housing issues relating to disabilities (physical and mental) represented the majority (82%) of the protected classifications. Trailing distantly behind was source of income at 5% of the inquiries.

During FY 2019-2020, 83 housing discrimination cases were opened, the majority were reconciled or withdrawn. Two cases were referred to litigation and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47%), mental disability (22%), and source of income (19%) represented the majority of the protected classes.

Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include Public Service Announcements/media/advertisements; community presentations; literature distribution; and management trainings.

For federally funded Urban County programs, the County has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), or sex. LACDA prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. Furthermore, HRC under contract with LACDA, monitors fair housing compliance for both state and federal fair housing laws.

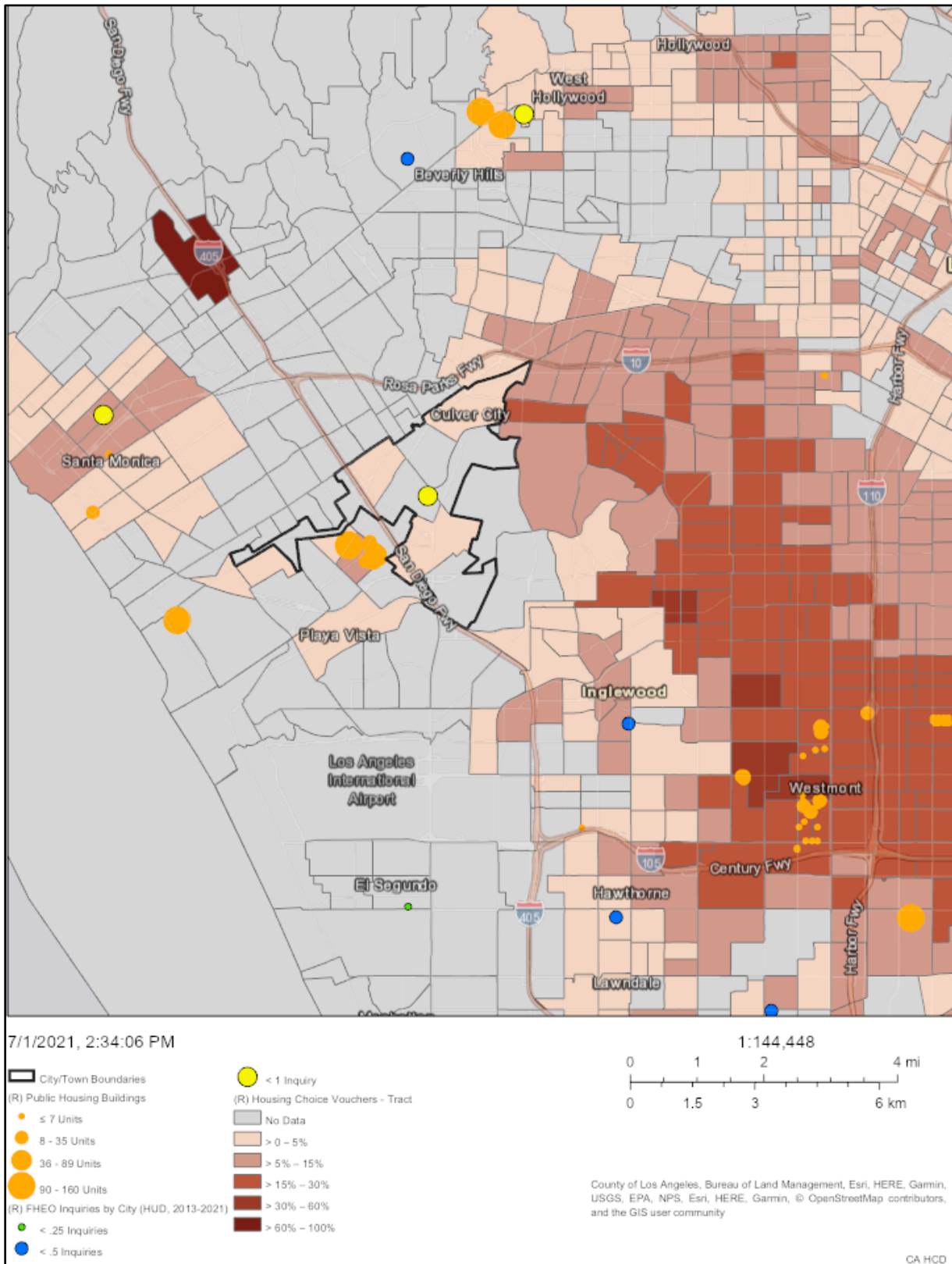
Figure E- 1 shows public housing buildings, HUD Office of Fair Housing and Equal Opportunity inquiries (FHEO), and housing choice vouchers (HCV) for Culver City and the surrounding areas. There are no public housing buildings in Culver City. Between January 2013 and March 2021, HUD received 26 FHEO inquiries from Culver City residents; four related to disability, one related to race, three related to familial status, two related to sex,

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<sup>1</sup>Community Development Block Grants (CDBG); HOME investment Partnership (HOME); and Emergency Solutions Grants (ESG).

and 16 general inquiries. Less than 5% of renters in three Culver City tracts are receiving Housing Choice Vouchers (HCVs). To protect the confidentiality of those receiving HCV Program assistance, tracts containing 10 or fewer voucher holders have been omitted from this data set.

Figure E-1: Public Housing Building, FHEO Inquiries, and HCVS



Source: HCD AFFH Data Viewer (HUD 2020 Public Housing Program data, HUD FHEO 2013-2021 data, HUD 2020 HCV data), 2021.



## Integration and Segregation

### Race and Ethnicity

HUD tracks racial or ethnic dissimilarity<sup>2</sup> trends for Urban County programs. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

HUD only records AFFH data, including dissimilarity indices for jurisdictions receiving CDBG funds. Culver City is part of the County CDBG program, collectively known as the Urban County. Because the HUD index is not available for Culver City alone, dissimilarity indices for the City were calculated using 2000 Census, 2010 Census, and 2015-2019 ACS block group demographics estimates. This section also includes an analysis of racial/ethnic minority trends geographically and over time using the 2021 HCD AFFH Data Viewer and ACS estimates.

**Regional Trend.** Dissimilarity indices for the Los Angeles Urban County and Los Angeles County region from 1990 to 2020 are shown in Table E- 1. Dissimilarity between non-White and White communities in the Los Angeles Urban County and throughout the Los Angeles County region has worsened since 1990. For both Los Angeles Urban County jurisdictions and the entire County, dissimilarity between Black and White communities has improved slightly, while dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened. Based on HUD's index, segregation between Asian or Pacific Islander/White in the Los Angeles Urban County communities is moderate, while segregation between non-White/White, Black/White, and Hispanic/White Los Angeles Urban County communities is high.

Table E- 1: Racial/Ethnic Dissimilarity Trends - Urban County and Los Angeles County

Racial/Ethnic Group	1990	2000	2010	2020
Los Angeles Urban County (Including Culver City)				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County				
Non-White/White	55.32	55.5	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: HUD AFFH Data, 2020.

<sup>2</sup> Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, approximately 54% of the Culver City population belongs to a racial or ethnic minority group (Table E- 2). In comparison, racial/ethnic minorities make up 74% of the population countywide. Culver City's racial/ethnic minority population is smaller than neighboring jurisdictions to the east and south including Hawthorne (89.7%, Inglewood, (95.5%), and the City of Los Angeles (71.5%) but larger than the northern adjacent cities of Beverly Hills (22.2%), Santa Monica (35.4%) and West Hollywood (24.6%).

Table E- 2: Racial/Ethnic Composition of LA County, Culver City and Neighboring Cities

Jurisdiction	White	Black	Amer. Ind.	Asian	Pac. Islidr.	Other	Two or More	Hispanic/Latino
LA County	26.2%	7.8%	0.2%	14.4%	0.2%	0.3%	2.3%	48.5%
Culver City	45.8%	8.7%	0.1%	16.2%	0.1%	0.6%	4.8%	23.7%
Beverly Hills	77.8%	1.9%	0.2%	9.1%	0.0%	0.4%	4.7%	5.9%
Hawthorn	10.3%	24.1%	0.2%	7.5%	0.3%	0.5%	2.2%	54.8%
Inglewood	4.5%	39.6%	0.3%	2.0%	0.4%	0.4%	2.2%	50.6%
Los Angeles (city)	28.5%	8.6%	0.2%	11.5%	0.1%	0.4%	2.3%	48.5%
Santa Monica	64.6%	4.4%	0.1%	9.8%	0.1%	0.6%	5.0%	15.4%
West Hollywood	75.4%	3.6%	0.1%	5.6%	0.3%	0.3%	4.5%	10.3%

Source: 2015-2019 ACS (5-Year Estimates).

Figure E- 2 shows the racial/ethnic minority concentrations in the region. Central Los Angeles County areas have high concentrations of non-White populations. The San Fernando Valley is also composed of mainly of block groups with non-White majority populations. Coastal communities, including coastal South Bay cities through Malibu, tend to have smaller racial/ethnic minority populations. The areas around Beverly Hills and West Hollywood also have smaller concentrations of racial/ethnic minorities.

**Local Trend.** Dissimilarity indices for Culver City were calculated using 2000 Census, 2010 Census, and 2015-2019 ACS block group demographic estimates (Table E- 3). The 2015-2019 ACS data indicates that Culver City is less segregated than the Urban County and Los Angeles County collectively. Since 2000, segregation between Black and White communities and Asian and White communities has worsened. Dissimilarity indices for Hispanic and White populations have gone down since the 2000 Census. Based on HUD's dissimilarity index thresholds, Black and White populations are moderately segregated while segregation between White populations and non-White, Asian, and Hispanic populations is low. Entropy indices for were also calculated for Culver City block groups.<sup>3</sup> The entropy index is a multigroup measurement of segregation and diversity ranging from 0 to 1. A score of less than 0.37 indicates low diversity and a score greater than 0.74 indicates high diversity.<sup>4</sup> Culver City has an entropy index score of 0.10.

<sup>3</sup> Monkkonen, Paavo. University of California, Los Angeles (UCLA), Culver City Entropy Indices, August 2021.

<sup>4</sup> Othring & Belonging Institute at UC Berkeley, The Roots of Structural Racism Project – Technical Appendix, 2021.

Table E- 3: Racial/Ethnic Dissimilarity Trends - Culver City

Racial/Ethnic Group	2000*	2010	2019
Non-White/White	22.65	17.24	21.71
Black or African American/White	39.27	46.96	44.64
Asian/White	13.72	14.64	29.57
Hispanic or Latino/White	35.31	26.80	26.14

Note: One block group (tract 7030.01, block group 3) contains some area that is not within the Culver City limits.

\* 2000 Census block group data was not available for one tract (7030.01, block groups 1-3)) and one block group (tract 7025.02, block group 3).

Source: Veronica Tam & Associates, 2021; 2000 Census, 2010 Census, 2015-2019 ACS block group demographic estimates; HCD AFFH Guidance for All public Entities and for Housing Elements, April 2021.

Table E- 4 shows the change in racial/ethnic composition in Culver City using the 2006-2010 and 2015-2019 ACS. Overall, the racial/ethnic minority population has increased since from 52.8% in 2010 to 54.2% currently. The White and Black/African American populations have decreased slightly, while the population of Asian, Hispanic/Latino, and persons of two or more races has increased.

Table E- 4: Change in Racial/Ethnic Composition (2010-2019)

Race/Ethnicity	2010		2019	
White	18,314	47.2%	17,937	45.8%
Black or African American	4,043	10.4%	3,403	8.7%
American Indian and Alaska Native	58	0.1%	54	0.1%
Asian	5,680	14.6%	6,329	16.2%
Native Hawaiian and Other Pacific Islander	12	0.0%	38	0.1%
Some other race	218	0.6%	220	0.6%
Two or more races	1,384	3.6%	1,897	4.8%
Hispanic or Latino	9,118	23.5%	9,291	23.7%
<b>Total</b>	<b>38,827</b>	<b>100.0%</b>	<b>39,169</b>	<b>100.0%</b>

Source: 2006-2010 ACS (5-Year Estimates).

Figure E- 3 and Figure E- 2 compare the racial/ethnic minority population in Culver City between 2010 and 2018. The racial/ethnic minority population in most block groups has increased since 2010. Block groups with the highest percent of racial/ethnic minorities (between 60 and 80%) are located along the western and northeastern City boundaries, and in block groups in the southern section of the City. Racial/ethnic minorities make up between 40 and 60% in a majority of the City.

**Sites Inventory.** This inventory includes entitled/approved/ pipeline projects, potential Incremental Infill sites, and vacant and nonvacant sites throughout the City. However, ADUs are not included since that the sites inventory does not account for ADU potential on a site-specific basis. Since submitting the Draft Housing Element to HCD for review, the City has adjusted the sites inventory to remove and add sites based on public comments, and to update the pipeline project lists to reflect new opportunities expressed by developers and property owners on specific sites.

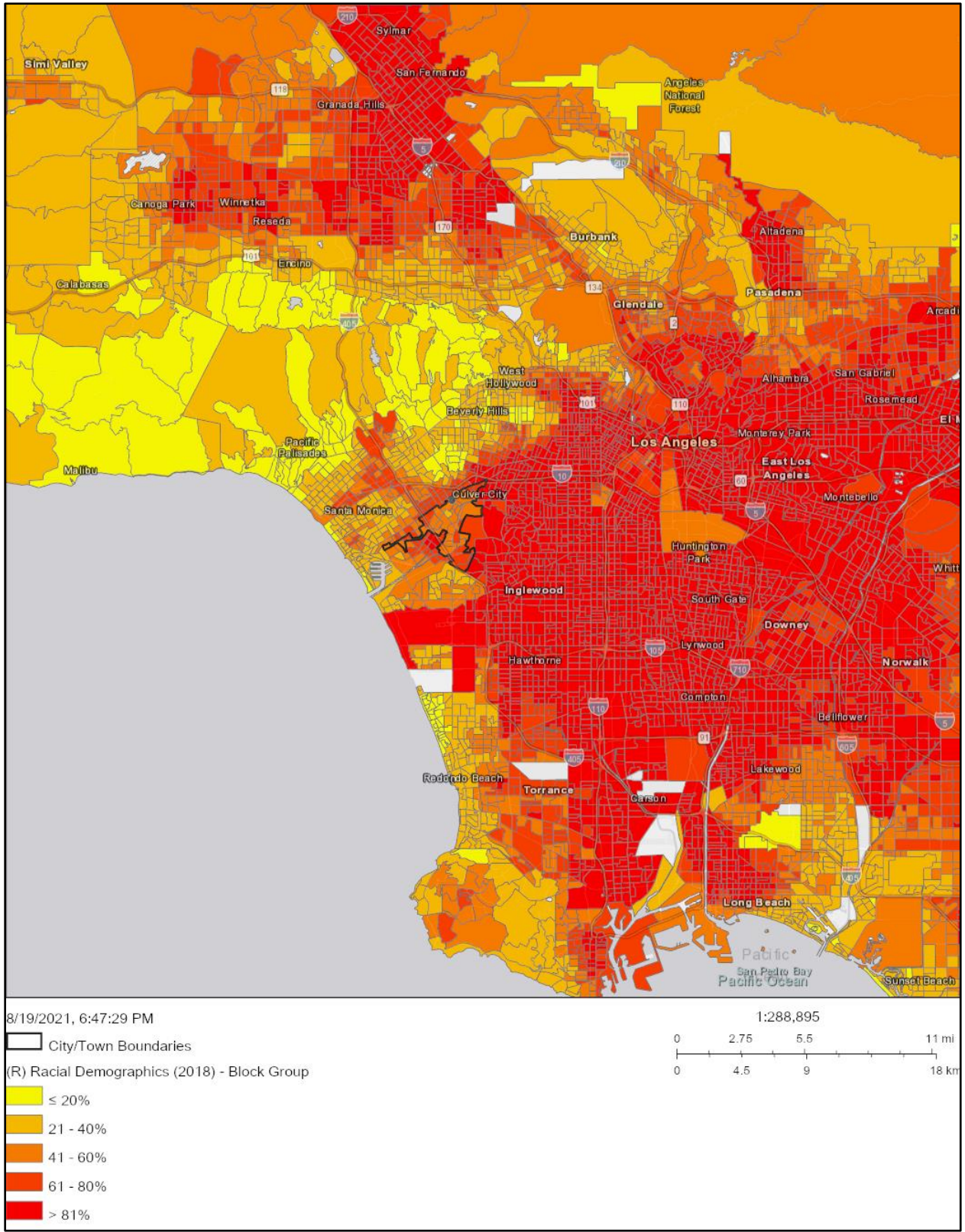
Figure E- 4 also shows the sites inventory used to meet the City's 2021-2029 Regional Housing Needs Assessment (RHNA). RHNA sites are generally evenly distributed throughout Culver City. Most RHNA sites, regardless income category, are located in areas with 41% or more of minority population. However, 54% of the City population is minority and therefore, this distribution is unavoidable. Most very low and low income RHNA units are in block groups where racial/ethnic minorities make up between 41% and 60% of the population. Approximately 61% of moderate income units and 67% of above moderate income units are located in 41% to 60% racially/ethnically minority concentrated block groups. Overall, though, a higher proportion of the RHNA sites are located in areas with a lower minority concentration. Specifically, 62% of all sites are located in areas with 41-60% minority, compared to 36% in areas with 61-80% minority (Table E- 5). High density sites, feasible for lower income housing, are located primarily along the city's major transportation corridors – Jefferson Boulevard and Sepulveda Boulevard. These areas are characterized by access to jobs, transportation, and services. The City will continue to improve these areas in order to build a decent and suitable living environment for its residents.

Table E- 5: Distribution of RHNA Units by Racial/Ethnic Minority Concentration

Racial/Ethnic Minority Concentration (Block Group)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
21-40%	<u>0</u>	<u>0</u>	<u>73</u>	<u>148</u>	<u>221</u>
41-60%	<u>613</u>	<u>915</u>	<u>1,876</u>	<u>3,815</u>	<u>7,219</u>
61-80%	<u>630</u>	<u>611</u>	<u>1,144</u>	<u>1,746</u>	<u>4,131</u>
Total	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>
Racial/Ethnic Minority Concentration (Block Group)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
21-40%	<u>0.0%</u>	<u>0.0%</u>	<u>2.4%</u>	<u>2.6%</u>	<u>1.9%</u>
41-60%	<u>49.3%</u>	<u>60.0%</u>	<u>60.7%</u>	<u>66.8%</u>	<u>62.4%</u>
61-80%	<u>50.7%</u>	<u>40.0%</u>	<u>37.0%</u>	<u>30.6%</u>	<u>35.7%</u>
Total	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>

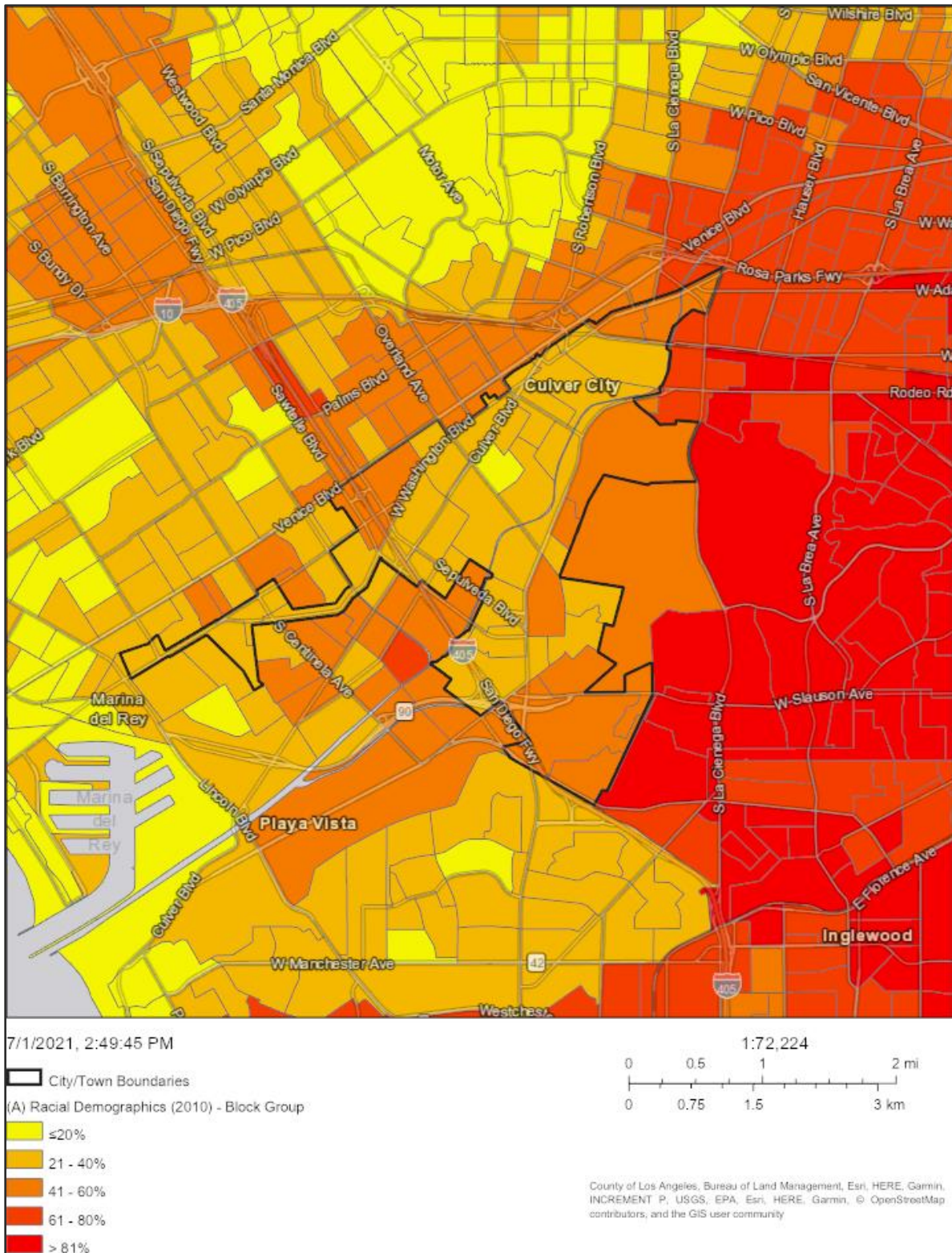
Note: The RHNA sites in this analysis include 1,246 Incremental Infill parcels that met the objective criteria for site selection.

Figure E-2: Regional Racial/Ethnic Minority Concentrations



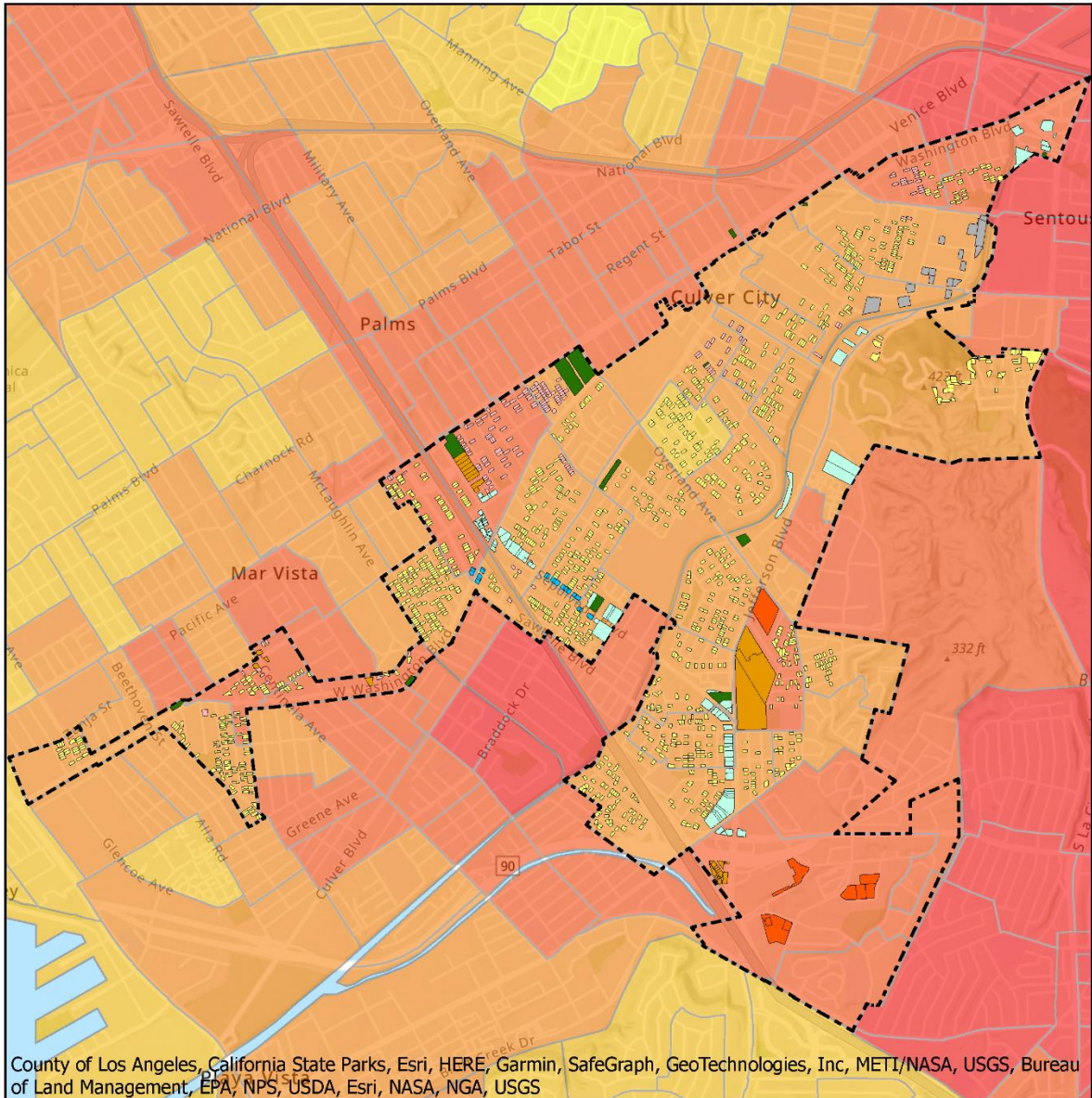
Source: HCD AFFH Data Viewer (Esri 2010, 2018), 2021.

Figure E-3: Racial/Ethnic Minority Concentrations (2010)





Source: HCD AFFH Data Viewer (Esri 2010, 2018), 2021.

Figure E-4: Minority Concentrations and RHNA Sites (2018)



County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS

**Culver City Housing Element Sites Inventory with Minority Concentrated Areas of Population**

<p><b>Sites Inventory</b></p> <p>Proposed General Plan (GP) Designation</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Incremental Infill</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Multi-Family</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Neighborhood/Corridor MU 1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Neighborhood/Corridor MU 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Mixed Use Medium</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Mixed Use High</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> Industrial Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Approved/Entitled/Pipeline Projects</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Opportunity Sites</li> </ul>	<p><b>Racial Demographics 2018 (Block Group)</b></p> <p>Percent of Total Non-White Population</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> ≤ 20%</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> 21 - 40%</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> 41 - 60%</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: darkred; border: 1px solid black; margin-right: 5px;"></span> 61 - 80%</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: darkred; border: 1px solid black; margin-right: 5px;"></span> &gt; 81%</li> </ul> <p><span style="border-top: 1px dashed black; width: 20px; display: inline-block; margin-right: 5px;"></span> City Boundary</p>	<p>N</p>  <p></p> <p>0      0.5      1</p> <p>—————</p> <p>Miles</p>
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Data Provided By:  
California Department of Housing and Community Development  
Affirmatively Furthering Fair Housing Data and Mapping Resources  
<https://affh-data-resources.ca-hud.hub.arcgis.com>

Source: HCD AFFH Data Viewer (Esri 2010, 2018), 2021.

## Disability

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

**Regional Trend.** According to the 2015-2019 ACS, approximately 9.3% of Culver City residents experience a disability, compared to 9.9% countywide. The neighboring cities of Beverly Hills (8.7%), Hawthorne (9.6%), and Santa Monica (9.4%) have populations of persons with disabilities below the County average, while Inglewood (12.5%), the City of Los Angeles (10.1%), and West Hollywood all have larger populations of persons experiencing disabilities.

As shown in Figure E- 5, tracts in Culver City are generally consistent with the concentrations of persons with disabilities in the region. Tracts with populations of persons with disabilities exceeding 20% are in the central Los Angeles County areas, Santa Monica (Sawtelle Veterans Affairs (VA) Center), San Fernando Valley, and San Gabriel Valley areas.

**Local Trend.** Since the 2008-2012 ACS, the disabled population in Culver City and the county has increased from 8% and 9.3%, respectively. The most common disability types in Culver City are independent living difficulties and ambulatory difficulties. Approximately 5.8% of the Culver City population has an independent living difficulty and 4.8% has an ambulatory difficulty. Disabilities are most common amongst elderly residents; 12.4% of the population 65 years and older and 19.6% of the population 75 years and older experience a disability. Despite the smaller proportion of persons with disabilities in Culver City, Culver City has a larger population of seniors aged 65 or older (16.5%) compared to Los Angeles County as a whole (13.3%).

Figure E- 6 and Figure E- 7 compare the disability population over time using the 2010-2014 and 2015-2019 ACS. The concentration of persons with disabilities has increased in tracts in the northeastern and southern sections of the City. In three tracts, the 10 to 20% of the population are persons with disabilities. In the remainder of the City, less than 10% of the population experiences a disability. Tracts with larger populations of persons with disabilities are not generally concentrated in one area of Culver City.

**Sites Inventory.** Figure E- 7 also shows the distribution of RHNA sites along with the current disability concentration by census tract. Some of the larger sites used to meet the City's 2021-2029 RHNA are in tracts in the southern areas of the City, where the persons with disabilities make up more than 10% of the total tract population. As presented in Table E- 6: Distribution of RHNA Units by Population of Persons with Disabilities, 34.4% of all RHNA units are in tracts where less than 10% of the population experiences a disability, and 65.6% of units are in tracts where 10-20% of the population experiences a disability. Half of very low income units and 64.5% of low income units are in tracts with a disabled population exceeding 10%, compared to 64.9% of moderate income units, and 69.6% of above moderate income units. In general, more RHNA sites, regardless of income category, are located in areas with higher percentage of persons with disabilities. Higher density sites are more appropriate for housing for persons with disabilities, given that these sites are located primarily along the City's major commercial and transportation corridors. Therefore, access to public transportation, jobs, and services renders these locations more convenient to persons with disabilities.

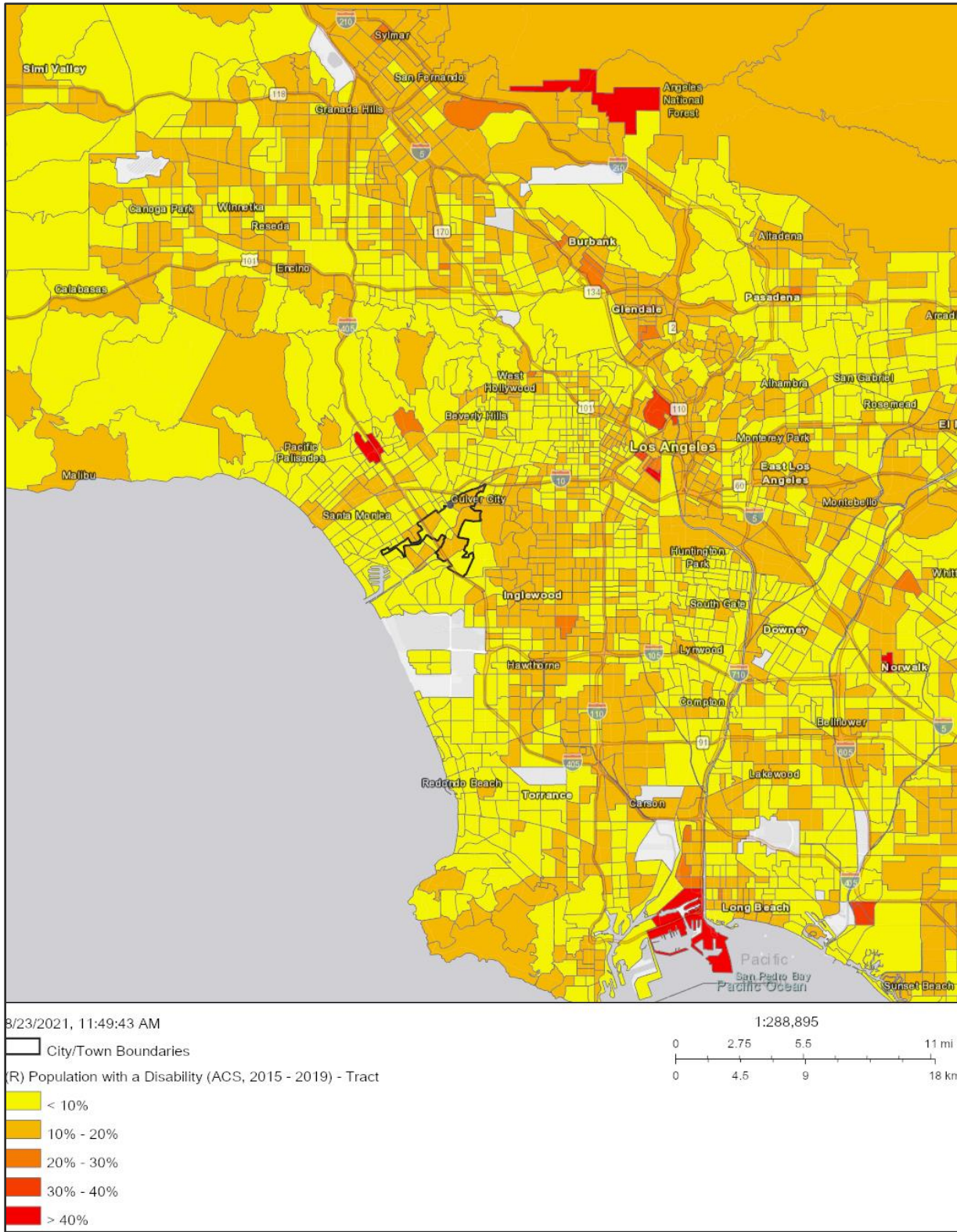


Table E- 6: Distribution of RHNA Units by Population of Persons with Disabilities

<u>Disabled Population (Tract)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>&lt;10%</u>	<u>621</u>	<u>541</u>	<u>1,085</u>	<u>1,734</u>	<u>3,981</u>
<u>10-20%</u>	<u>622</u>	<u>985</u>	<u>2,008</u>	<u>3,975</u>	<u>7,590</u>
<b><u>Total</u></b>	<b><u>1,243</u></b>	<b><u>1,526</u></b>	<b><u>3,093</u></b>	<b><u>5,709</u></b>	<b><u>11,571</u></b>
<u>Disabled Population (Tract)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>&lt;10%</u>	<u>50.0%</u>	<u>35.5%</u>	<u>35.1%</u>	<u>30.4%</u>	<u>34.4%</u>
<u>10-20%</u>	<u>50.0%</u>	<u>64.5%</u>	<u>64.9%</u>	<u>69.6%</u>	<u>65.6%</u>
<b><u>Total</u></b>	<b><u>1,243</u></b>	<b><u>1,526</u></b>	<b><u>3,093</u></b>	<b><u>5,709</u></b>	<b><u>11,571</u></b>

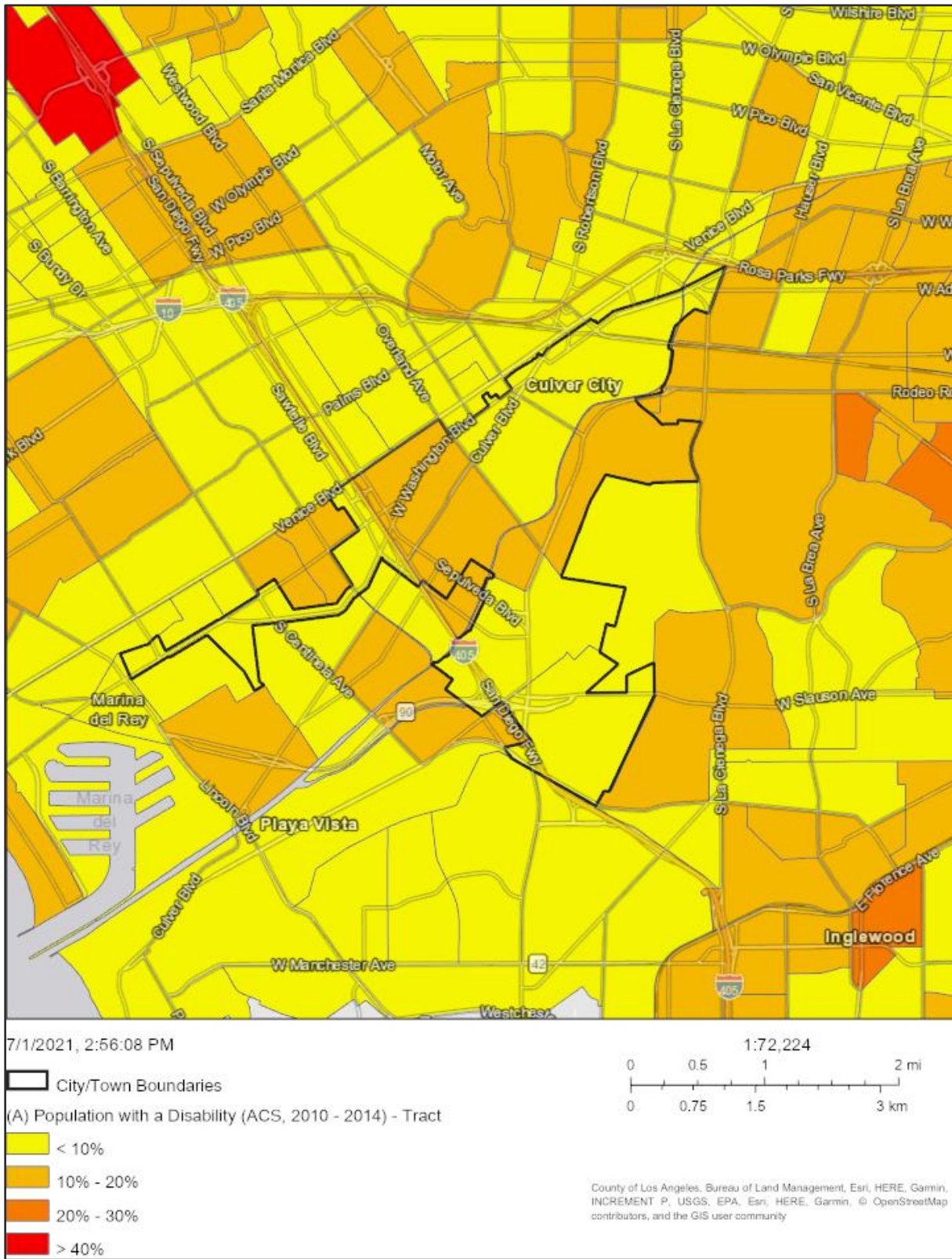
Note: The RHNA sites in this analysis include 1,246 Incremental Infill parcels that met the objective criteria for site selection.

Figure E-5: Regional Concentration of Persons with Disabilities



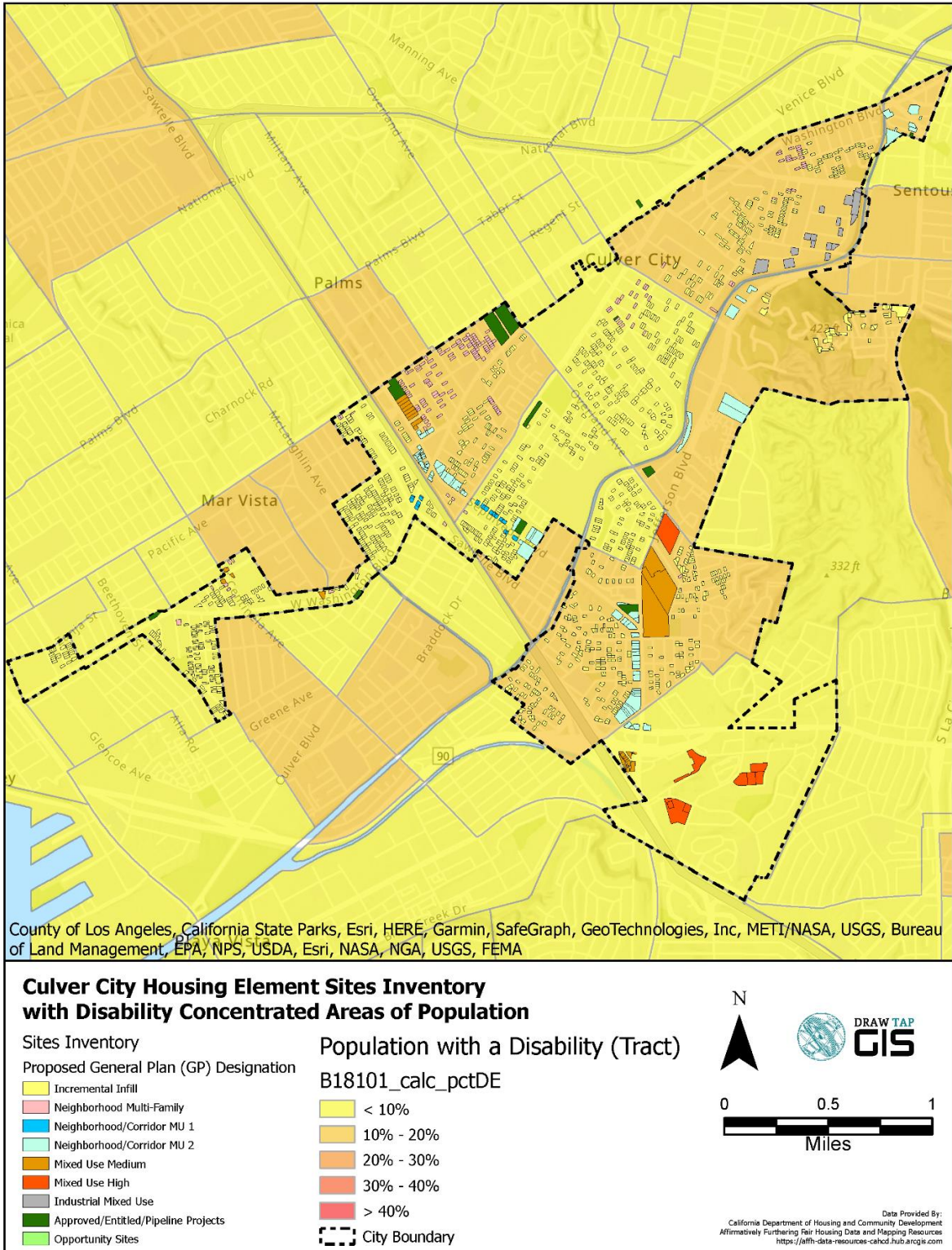
Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

Figure E-6: Concentration of Persons with Disabilities (2014)



Source: HCD AFFH Data Viewer (2010-2014 ACS), 2021.

Figure E-7: Persons with Disabilities and RHNA Sites (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021

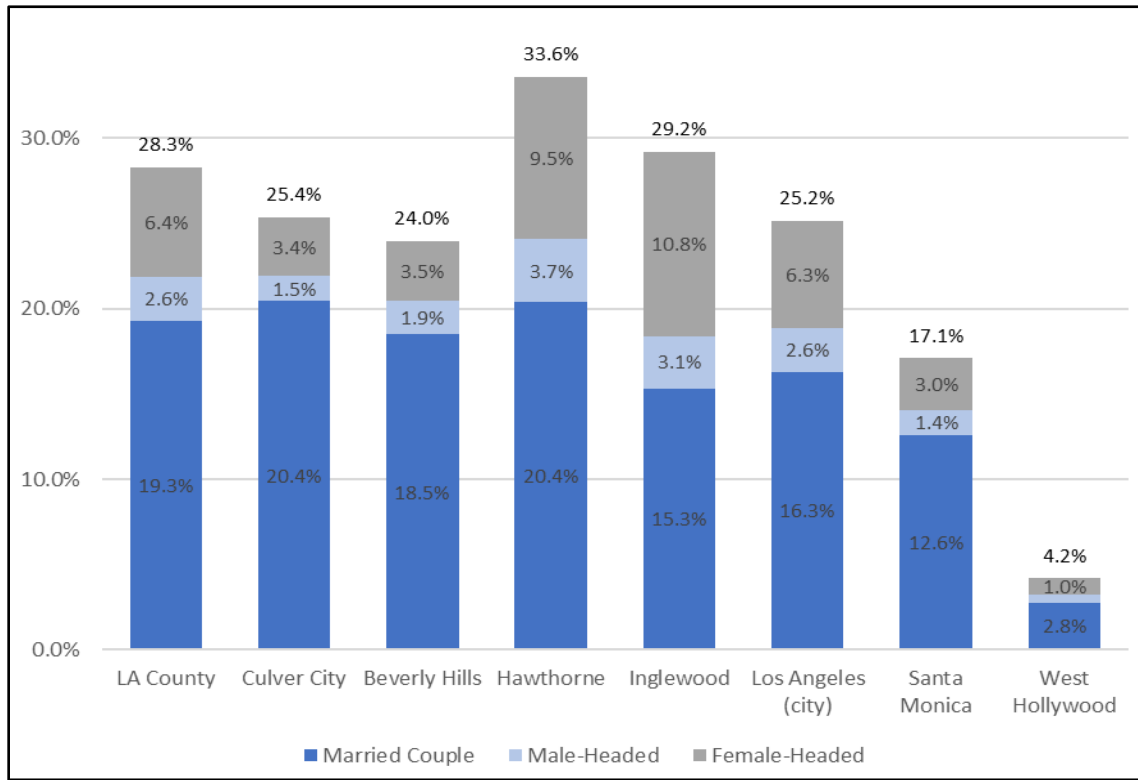
## Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single-parent households are also protected by fair housing law.

Regional Trend. Approximately 25.4% of Culver City households are households with children (Figure E- 8). The City's share of households with children is smaller than the county (28.3%) and the neighboring cities of Hawthorne (33.6%), and Inglewood (29.2%), but larger than Beverly Hills (24%), the City of Los Angeles (25.2%), Santa Monica (17.1%) and West Hollywood (4.2%). Figure E- 8 shows the distribution of households with children in Los Angeles County, Culver City, and neighboring jurisdictions. Hawthorne and Inglewood have the highest share of single-parent households. Culver City, Beverly Hills, Santa Monica, and West Hollywood have significantly smaller shares of single-parent households compared to 9% countywide.

Figure E- 9 and Figure E- 10 show the regional concentration of children living in married couple and single-parent female-headed households. Tracts where more than 40% of children live in female-headed households are concentrated in the central County areas around Inglewood and the City of Los Angeles, Long Beach, and in a few tracts in the San Fernando Valley and San Gabriel Valley areas. In most tracts, more than 60% of children live in married couple households.

Figure E- 8: Households with Children - LA County, Culver City, and Neighboring Cities



Source: 2015-2019 ACS (5-Year Estimates).

**Local Trend.** As discussed above, 25.4% of Culver City households are households with children, including 20.4% married couple households, 1.5% single male-headed households, and 3.4% single female-headed households. As shown in [Table E- 7: Change in Household Type Composition \(2010-2019\)](#), the City's share of households with children has remained constant since the 2006-2010 ACS. The proportion of married couple families with children has increased slightly, while the proportion of single-parent households has decreased.

Table E- 7: Change in Household Type Composition (2010-2019)

Household Type	2010		2019	
	Households	Percent	Households	Percent
With Children	4,266	25.3%	4,258	25.4%
Married Couple	3,216	19.1%	3,433	20.4%
Male Headed	328	1.9%	248	1.5%
Female Headed	722	4.3%	577	3.4%
<b>Total HHs</b>	<b>16,870</b>	<b>100.0%</b>	<b>16,796</b>	<b>100.0%</b>

Source: 2006-2010 & 2015-2019 ACS (5-Year Estimates).

As shown in Figure E- 11, over 60% of children in all Culver City tracts live in married couple households. In the northern and southern areas of the City, over 80% of children live in married couple households. Figure E- 12 shows the percentage of Children in female-headed households. In two tracts, 20-40% of children live in female-headed households. Fewer than 20% of children in the remainder of the City live in female-headed households.

**Sites Inventory.** Figure E- 11 and Figure E- 12 also show the sites inventory used to meet the City's 2021-2019 RHNA. As discussed above, Culver City is primarily comprised of tracts where 60-80% of children live in married couple households and tracts where over 80% of children live in married couple households. Approximately 45% of all RHNA units are in tracts where 60-80% of children live in married couple households, and 55% of units are in tracts where over 80% of children live in married couple households (Table E- 8). A larger proportion of lower income units are in tracts with a higher concentration of children in married couple households; 70.1% of very low income units and 77.5% of low income units are in tracts where over 80% of children are in married couple households, compared to only 51% of moderate income units and 47% of above moderate income units.

Table E- 8: Distribution of RHNA Units by Children in Married Couple Households

<u>Percent of Children in Married Couple Households (Tract)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>60-80%</u>	<u>372</u>	<u>344</u>	<u>1,507</u>	<u>3,036</u>	<u>5,259</u>
<u>&gt;80%</u>	<u>871</u>	<u>1,182</u>	<u>1,586</u>	<u>2,673</u>	<u>6,312</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>
<u>Percent of Children in Married Couple Households (Tract)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>60-80%</u>	<u>29.9%</u>	<u>22.5%</u>	<u>48.7%</u>	<u>53.2%</u>	<u>45.4%</u>
<u>&gt;80%</u>	<u>70.1%</u>	<u>77.5%</u>	<u>51.3%</u>	<u>46.8%</u>	<u>54.6%</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>

Note: The RHNA sites in this analysis include 1,246 Incremental Infill parcels that met the objective criteria for site selection.

As shown in Table E- 9, majority of very low (97%), low (97%), and moderate income units (91%) are in tracts where fewer than 20% of children live in single-parent female-headed households. A larger proportion of above moderate income units (14%) are in tracts with a higher concentration of children female-headed households. As previously shown, only 3.4% of the City households are female-headed. Therefore, the distribution of units in areas with low concentrations of female-headed households with children is expected. Female-households generally have higher needs for childcare services and access to public transportation. Locating high density housing along transportation corridors offers access to transportation opportunities.

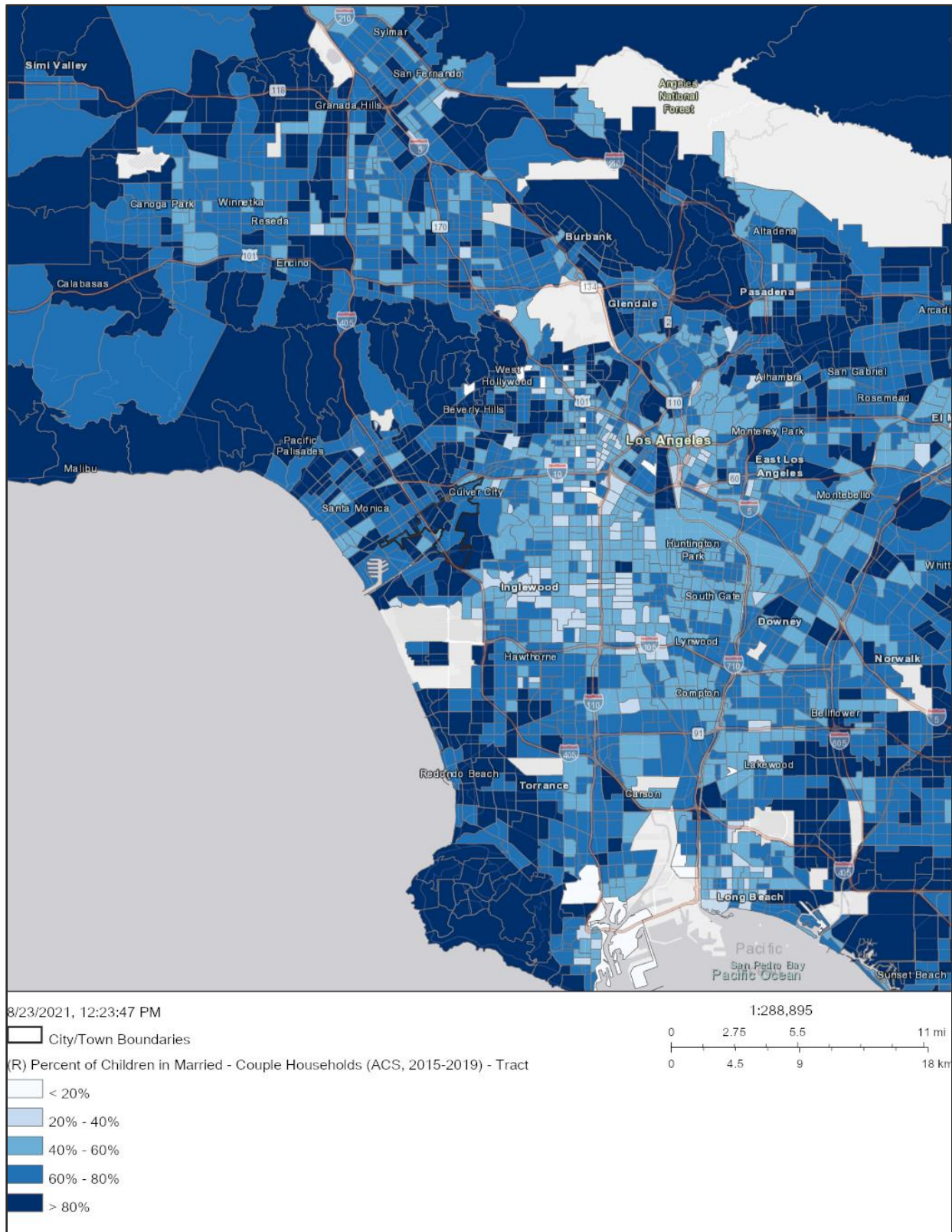
Table E- 9: Distribution of RHNA Units by Children in Female-Headed Households

<u>Percent of Children in Female-Headed Households (Tract)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>&lt;20%</u>	<u>1,203</u>	<u>1,482</u>	<u>2,808</u>	<u>4,925</u>	<u>10,418</u>
<u>20-40%</u>	<u>40</u>	<u>44</u>	<u>285</u>	<u>784</u>	<u>1,153</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>
<u>Percent of Children in Female-Headed Households (Tract)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>&lt;20%</u>	<u>96.8%</u>	<u>97.1%</u>	<u>90.8%</u>	<u>86.3%</u>	<u>90.0%</u>
<u>20-40%</u>	<u>3.2%</u>	<u>2.9%</u>	<u>9.2%</u>	<u>13.7%</u>	<u>10.0%</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>

Note: The RHNA sites in this analysis include 1,246 Incremental Infill parcels that met the objective criteria for site selection.

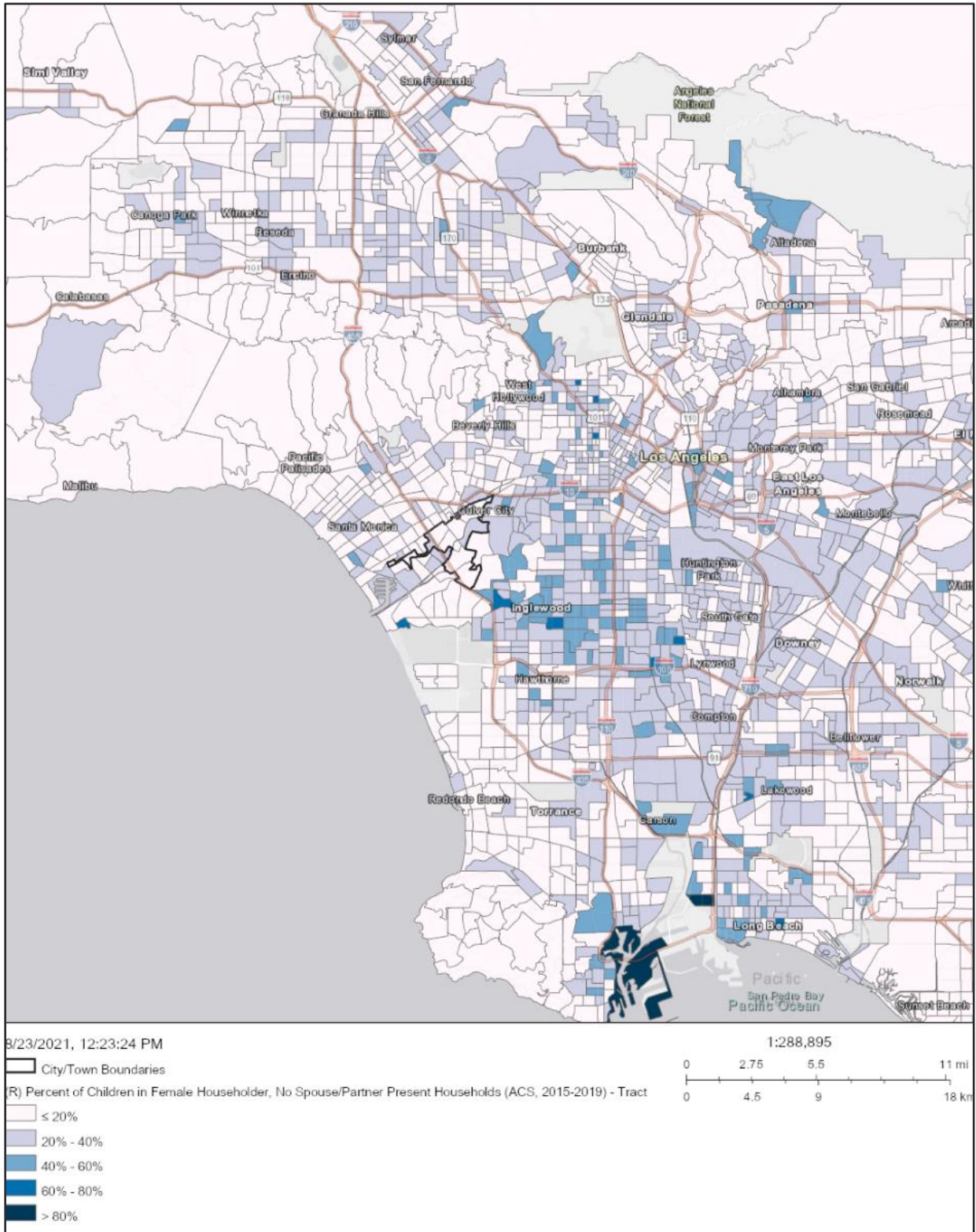


Figure E-9: Regional Concentration of Children in Married Couple Households



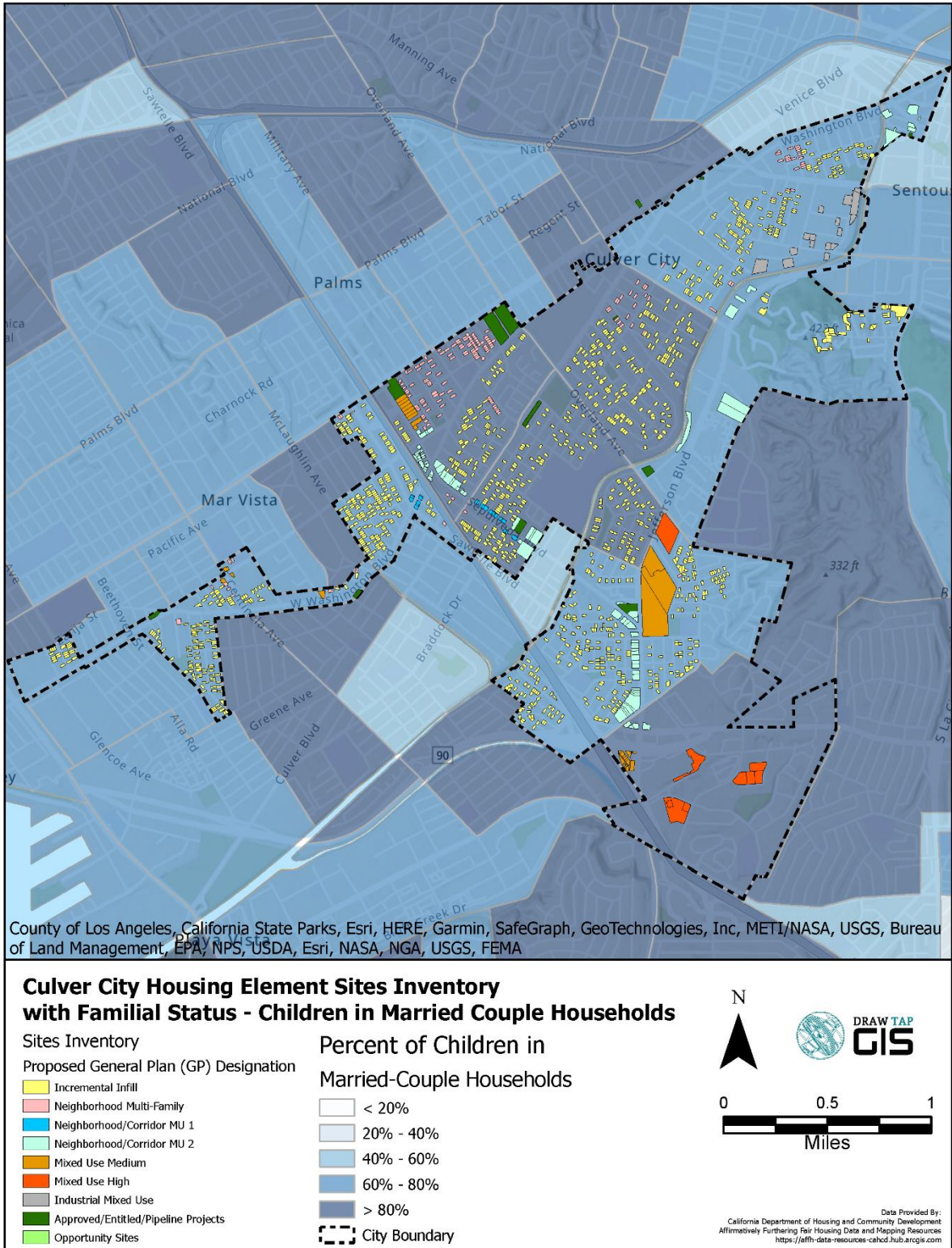
Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

Figure E- 10: Regional Concentration of Children in Female-Headed Households



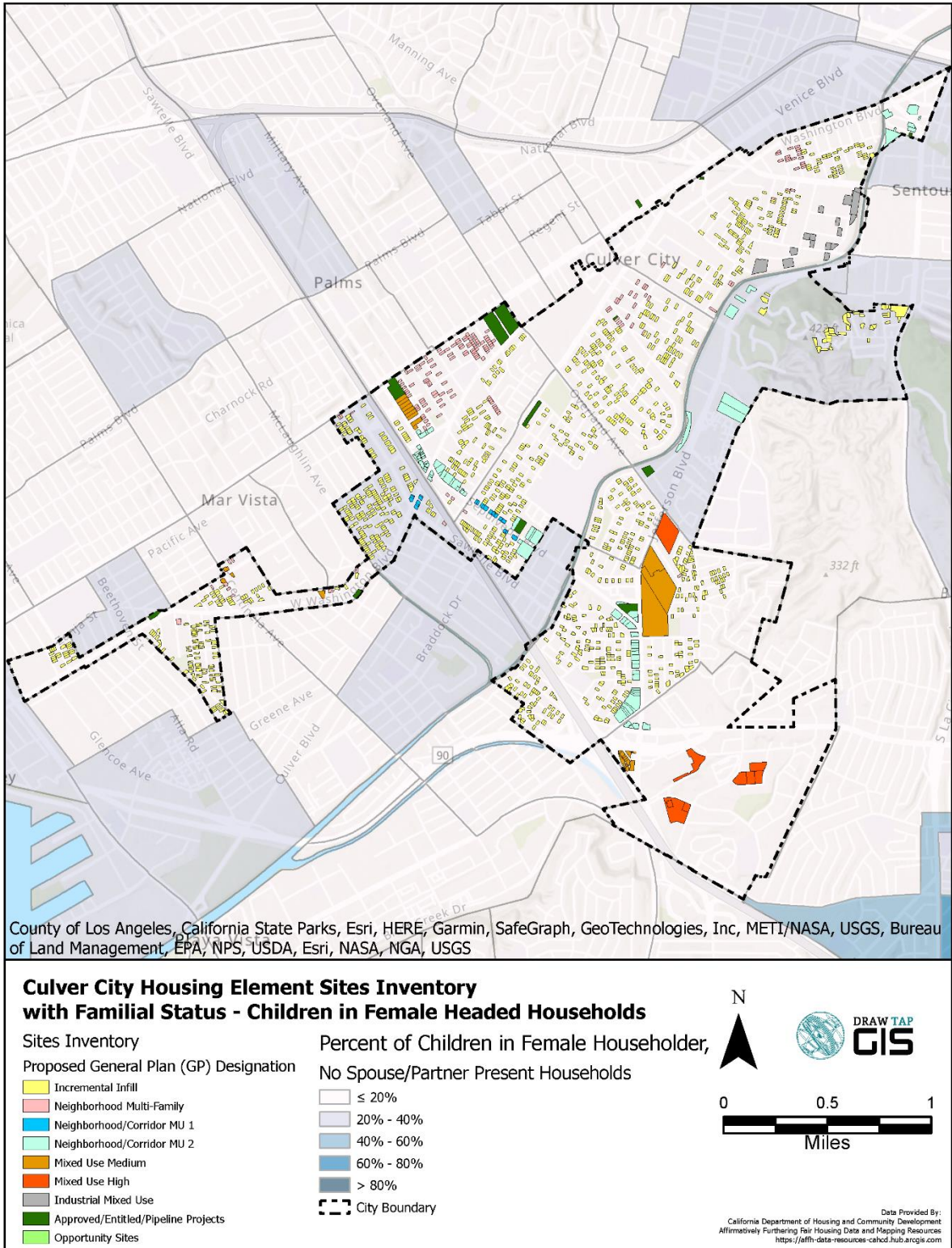
Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

Figure E- 11: Concentration of Children in Married Couple Households and RHNA Sites



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

Figure E- 12: Concentration of Children in Female-Headed Households and RHNA Sites



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

## Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI.

**Regional Trend.** HUD's 2013-2017 CHAS data ([Table E- 10](#)) shows that 32.4% of Culver City households earn 80 percent or less than the county area median income (AMI) and are considered lower income, a smaller share than the county (51.6%). According to the 2015-2019 ACS, the median household income in Culver City is \$95,044, higher than \$68,044 in the County and the adjacent jurisdictions of Hawthorne (\$54,215), Inglewood (\$54,400), the City of Los Angeles (\$62,142) and West Hollywood (\$74,044), but lower than Beverly Hills (\$106,936) and Santa Monica (\$96,570).

Table E- 10: Income Distribution in Culver City and Los Angeles County

Income Category	Culver City		Los Angeles County	
	Households	Percent	Households	Percent
<30% AMI	1,940	11.7%	641,055	19.5%
31-50% AMI	1,375	8.3%	482,070	14.6%
51-80% AMI	2,040	12.3%	578,285	17.5%
81-100% AMI	1,575	9.5%	312,595	9.5%
>100% AMI	9,615	58.1%	1,281,195	38.9%
<b>Total</b>	<b>16,545</b>	<b>100.0%</b>	<b>3,295,200</b>	<b>100.0%</b>

Source: HUD CHAS Data (based on the 2013-2017 ACS, 2020).

Figure E- 13 shows concentrations of Lower and Moderate Income (LMI) concentrations by tract regionally. Tracts with high concentrations of LMI households exceeding 50% of the population are located in the central Los Angeles County areas, and parts of the San Gabriel Valley and San Fernando Valley. Generally, coastal areas, the South Bay cities of Palos Verdes Estates and Rolling Hills through Malibu, have fewer LMI households.

**Local Trend.** As discussed previously, less than a third of the Culver City population is considered low income. Figure E- 14 shows LMI areas in the City by census block group. There are no block groups in Culver City with LMI populations exceeding 75%. The western side of the City has higher concentrations of LMI households making up 50 to 75% of the population. There is a total of five block groups in the City with LMI populations exceeding 50%. Most of the City is made up of block groups where the LMI population is less than 50%.

**Sites Inventory.** Figure E- 14 also shows the sites used to meet the City's RHNA. As discussed previously, sites are generally evenly distributed throughout the City. [Table E- 11](#) shows that 31% of all RHNA units are in block groups where fewer than 25% of households are LMI, 46% of units are in block groups where 25-50% of households are LMI, and 23% of units are in block groups where 50-75% of households are LMI. Approximately 34% of moderate income units and 30% of above moderate income units are located in block groups where less than 25% of the population is LMI, compared to 35% of very low income units and 23% of low income units. The majority of the high density housing is located along transportation and commercial corridors. Such areas also have the higher probability of qualifying for housing funds such as the Low Income Housing Tax Credits (LIHTC) and Sustainable

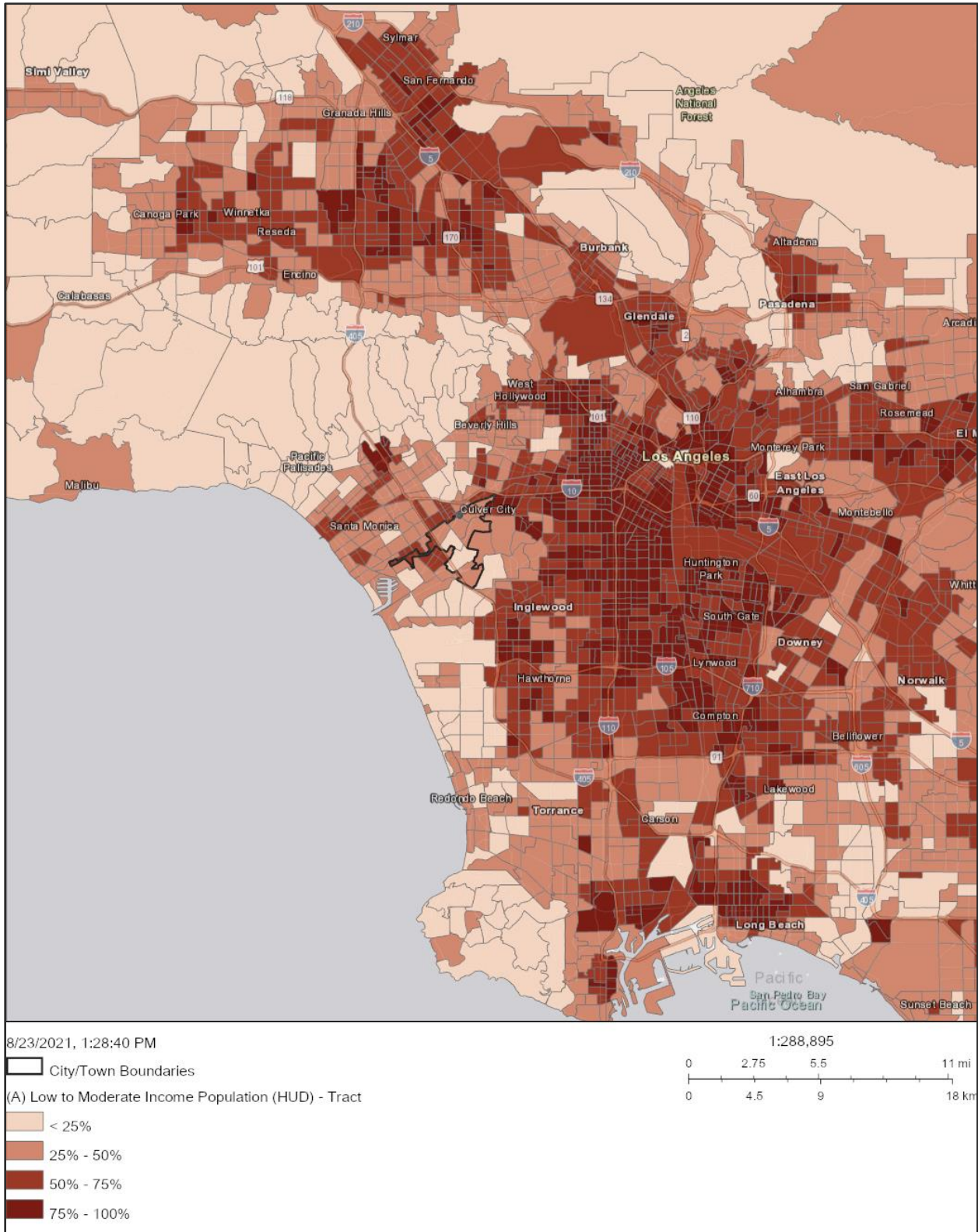
Communities and Affordable Housing funds. Furthermore, the City's inclusionary housing program will also foster mixed income housing in these areas.

Table E- 11: Breakdown of RHNA Units by LMI Population

<u>LMI Population (Block Group)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>&lt;25%</u>	<u>430</u>	<u>343</u>	<u>1,059</u>	<u>1,710</u>	<u>3,542</u>
<u>25-50%</u>	<u>634</u>	<u>601</u>	<u>1,352</u>	<u>2,747</u>	<u>5,334</u>
<u>50-75%</u>	<u>179</u>	<u>582</u>	<u>682</u>	<u>1,252</u>	<u>2,695</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>
LMI Population (Block Group)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
<25%	<u>34.6%</u>	<u>22.5%</u>	<u>34.2%</u>	<u>30.0%</u>	<u>30.6%</u>
25-50%	<u>51.0%</u>	<u>39.4%</u>	<u>43.7%</u>	<u>48.1%</u>	<u>46.1%</u>
50-75%	<u>14.4%</u>	<u>38.1%</u>	<u>22.0%</u>	<u>21.9%</u>	<u>23.3%</u>
Total	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>

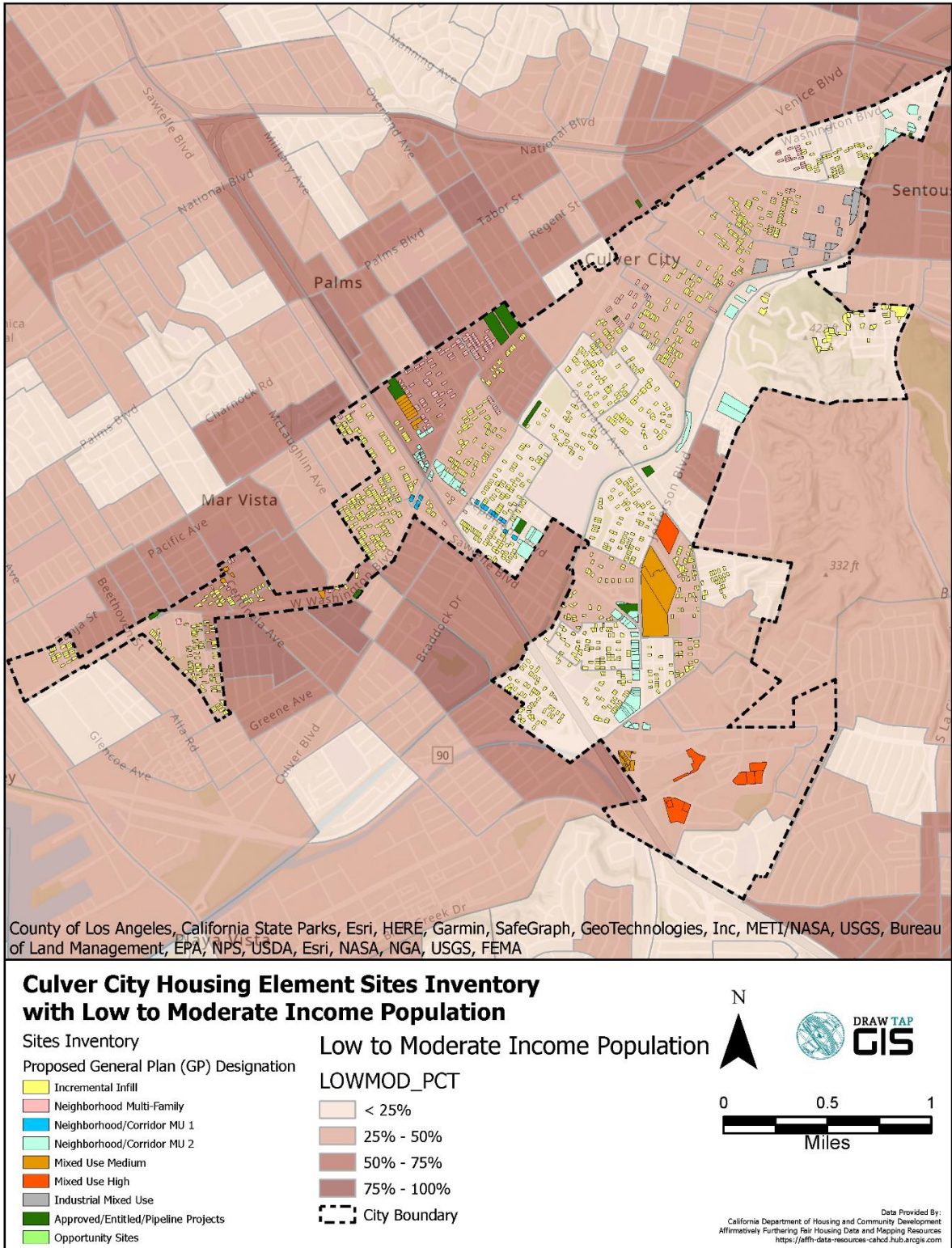
Note: The RHNA sites in this analysis include 1,246 Incremental Infill parcels that met the objective criteria for site selection.

Figure E- 13: Regional Concentration of LMI Households



Source: HCD AFFH Data Viewer (HUD, 2011-2015 ACS), 2021.

Figure E- 14: Concentration of LMI Households



Source: HCD AFFH Data Viewer (HUD, 2011-2015 ACS), 2021.



## Racially or Ethnically Concentrated Areas of Poverty

### Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50%) with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. The California Fair Housing Task Force, made up of the California Tax Credit Allocation Committee (TCAC) and HCD, created Opportunity Maps to identify opportunity characteristics for California jurisdictions. The TCAC Opportunity Maps identify areas of high segregation and poverty. TCAC Opportunity Maps area discussed in detail in Section 4, *Access to Opportunities*, of this Fair Housing Assessment.

According to HUD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in Culver City. There are also no areas of high segregation and poverty identified in the city. A regional view of R/ECAPs, TCAC designated areas of high segregation and poverty, and poverty status by tract in Los Angeles County are shown in Figure E- 15. R/ECAPs, areas of high segregation and poverty, and tracts with higher concentrations of persons under the poverty level are most concentrated in the central county areas. R/ECAPs and areas of high segregation and poverty closest to Culver City are in the City of Los Angeles, east and southwest of Culver City. There are no tracts in the city where the population of persons below the poverty level exceeds 20%. In all but three Culver City tracts, less than 10% of the population is below the poverty level.

**Poverty Status Trends.** Certain types of housing such as subsidized housing, mobile home parks, and public housing buildings, may reveal why certain areas have larger populations of persons below the poverty level. The tracts with populations of persons below the poverty level exceeding 10% are shown along with subsidized housing units in Figure E- 16. There are no public housing buildings in the City. There are eight subsidized housing projects in the City: Caroline House (three affordable units), Accessible Apts. No 3 (13 affordable units), Eras Home II (six affordable units), Tilden Terrace (20 affordable units), Culver City Rotary Plaza (99 affordable units), Culver City Senior Housing (47 affordable units), Homeward Bound – Culver City (eight affordable units), and Homeward Bound – Hawthorne (eight affordable units). Tilden Terrace and Culver City Rotary Plaza are both located in tracts where the population of persons below the poverty level exceed 10%. While there are no subsidized housing units in the westernmost tract with a population of persons below the poverty level exceeding 10%, there are two mobile home parks located in this tract: Palms Mobile Lodge (20 units) and Grandview Mobilehome Park (24 units). There is one additional mobile home park in Culver City, Culver City Terrace (117 units), that is not located in a tract with a larger population of persons below the poverty level. Mobile homes tend to serve lower income households.

Currently, the westernmost tract with a population of persons below the poverty level exceeding 10% has a mix of residential zones including R1 (Residential Single Family), R2 (Residential Two Family), RLD (Residential Low Density Multiple), and RMD (Residential Medium Density Multiple). Of the remaining tracts with populations of persons below the poverty level exceeding 10%, the tract along the northern side is largely zoned for RMD,

while the tract on the eastern side is a mix of R1, OS (Open Space), and IG (Industrial General).

**Racial/Ethnic Minority Population Trends.** According to City staff, the Blair Hills and Fox Hills neighborhoods contain tracts where Black residents comprise the largest non-White group. Both neighborhoods are located on the eastern side of the City, adjacent to the Los Angeles County/City of Los Angeles neighborhoods of Baldwin Hills and Ladera Heights, both of which also have larger Black populations. From the 1920s to 1940s, Black populations were pushed out of westside cities and into unincorporated county areas such as Ladera Heights/View Park-Windsor Hills, as the unincorporated county did not have racial covenants like cities.

In the tract encompassing the Blair Hills neighborhood, 58.8% of the population is non-White including a Black population of 29.6%. The median household income in this tract is \$150,000, the second largest amongst Culver City tracts. Three tracts encompass the Fox Hills neighborhood, each with a Black population of 28%, 23%, and 31%, respectively. Median incomes for these tracts range from \$60,000 to \$90,000; \$60,000 is the third lowest median income amongst Culver City tracts. The Fox Hills neighborhood is characterized by a larger proportion of condos serving middle class populations than single-family homes. In general, the Black population in Culver City does not experience poverty at a high rate. Only 2.9% of the Black population citywide is below the poverty level (Table E- 12).

On the western side of the city there is a larger population of Hispanic/Latino residents (Figure E- 17). The Hispanic/Latino population in this area of the city is consistent with adjacent Los Angeles City tracts. This area has the highest concentration of block groups with median incomes below the Statewide average (see Figure E- 20). This neighborhood is characterized by older multi-family developments adjacent to Washington Boulevard, a large, heavily trafficked road, making it less desirable. Nearly 10% of the Hispanic/Latino population in Culver City is below the poverty level, significantly higher than the 6.1% citywide average (Table E- 12). These tracts are bordering the City of Los Angeles and the housing characteristics and demographics in these neighborhoods are more similar to Los Angeles. ~~The City will continue to work toward improving the quality of life conditions in these areas.~~

Table E- 12 shows poverty status by race, ethnicity, and disability status. Culver City has a significantly smaller population of persons below the poverty level than the County. In the city, 13% of persons of a different race not listed, 9.8% of the Hispanic/Latino population, and 6.8% of the Asian population is below the poverty level compared to only 6.1% of the population citywide.

In general, racially/ethnically concentrated areas of poverty are far less prevalent in Culver City compared to the County. Concentrations of LMI households (see Figure E- 14) and persons below the poverty level (Figure E- 16) are largely due to the types of housing available in those areas. Through actions outlined in this Housing Element, the City will continue to work toward improving the quality of life conditions in these areas and encourage affordable housing developments citywide.

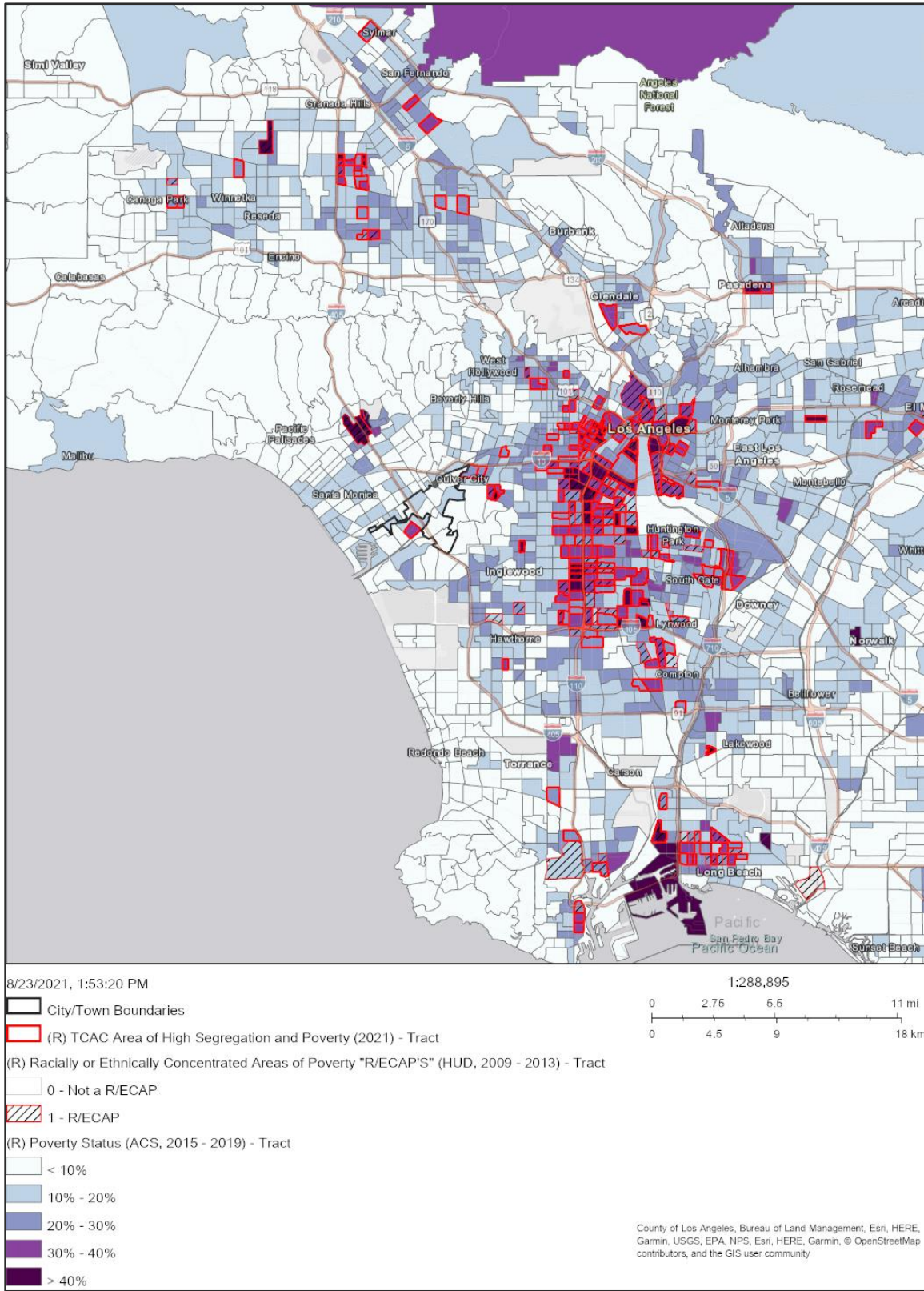
Table E- 12: Poverty Status by Race/Ethnicity and Disability Status

	Culver City		Los Angeles County	
	Total Population	% Below Poverty Level	Total Population	% Below Poverty Level
Black/African American	3,360	2.9%	799,551	20.8%
American Indian/Alaska Native	123	0.0%	71,877	18.1%
Asian	6,369	6.8%	1,449,582	11.1%
Native Hawaiian/Pacific Islander	43	0.0%	27,126	11.5%
Some other race	2,460	13.0%	2,097,544	19.2%
Two or more races	2,653	4.5%	393,536	11.7%
Hispanic/Latino	9,212	9.8%	4,835,446	18.1%
White alone, not Hispanic	17,833	4.6%	2,593,271	9.6%
With a disability	--	--	936,003	21.2%
<b>Total</b>	<b>38,868</b>	<b>6.1%</b>	<b>9,928,773</b>	<b>14.9%</b>

-- = Data not available.

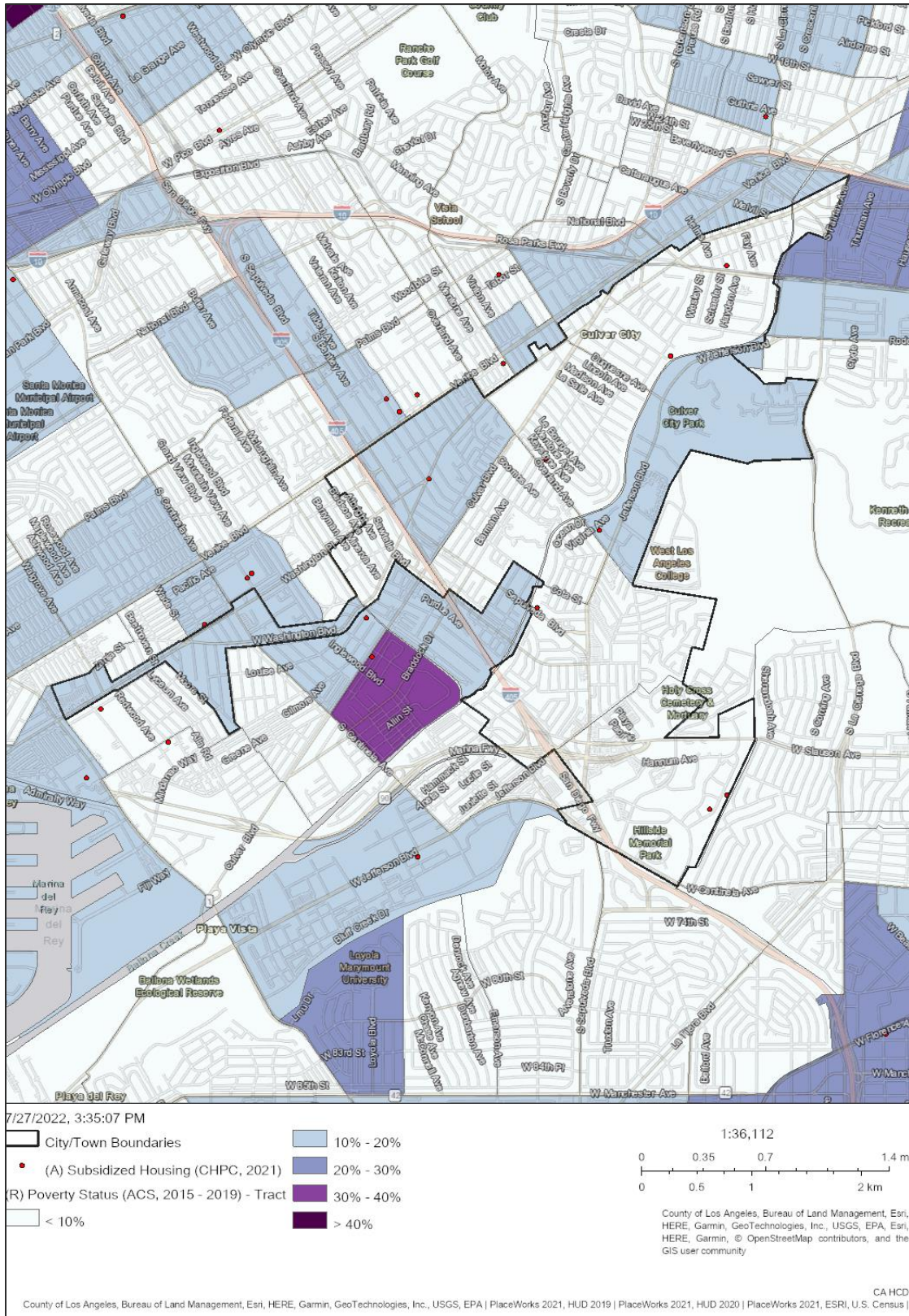
Source: 2015-2019 ACS (5-Year Estimate).

Figure E- 15: R/ECAPS, TCAC Areas of High Segregation and Poverty, and Poverty Status



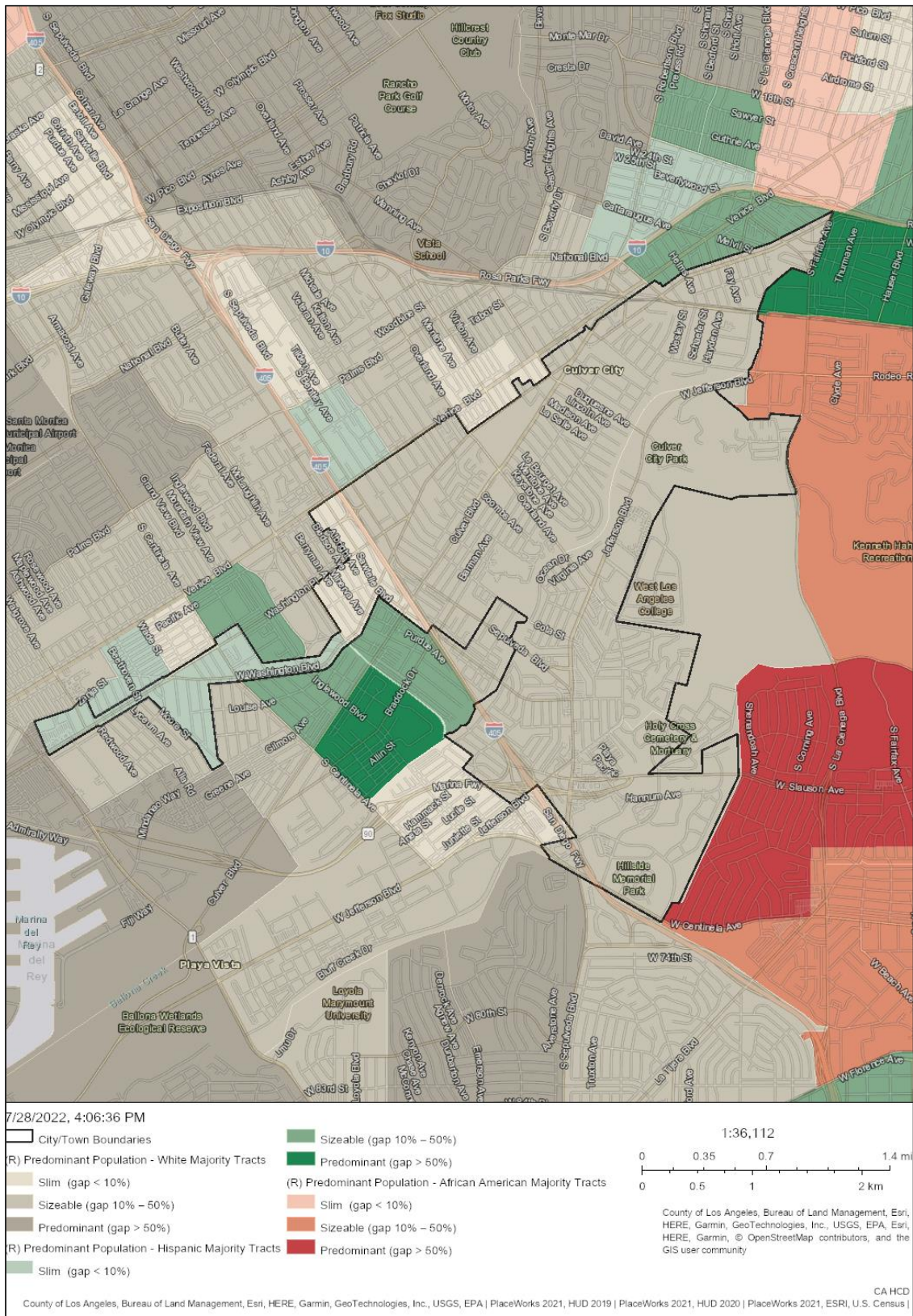
Source: HCD AFFH Data Viewer (HUD, 2009-2013; 2021 TCAC Opportunity Maps; 2015-2019 ACS), 2021.

Figure E- 16: Subsidized Housing Projects and Poverty Status by Tract (2021, 2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS; 2021 California Housing Partnership (CHPC)), 2022.

Figure E- 17: Racial/Ethnic Majority Population by Tract (2018)



Source: HCD AFFH Data Viewer (2018 ESRI data), 2022.

## Racially/Ethnically Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities. According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” Based on their research, HCD defines RCAAs as census tracts where 1) 80% or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

[Figure E- 18](#) shows racial/ethnic predominant populations and [Figure E- 19](#) shows median income by block group for the region. Central Los Angeles County areas comprised of mostly Hispanic majority tracts. The City of Inglewood and the surrounding areas have predominantly African American populations, parts of the San Gabriel Valley have Asian and Hispanic predominant populations, and several jurisdictions in the San Fernando Valley have Hispanic predominant populations. Many of these areas also have lower median incomes. In comparison, the coastal areas, from the South Bay to Malibu, the westside cities, Beverly Hills and the Pacific Palisades neighborhood, and parts of Burbank, Glendale, and Pasadena are comprised of tracts with White predominant populations. A majority of block groups in these areas also have median incomes exceeding the 2020 HCD median income of \$87,100.

[Figure E- 20](#) shows racial/ethnic minority populations and median incomes by block group in Culver City. Several block groups in the City have median incomes over \$125,000. Block groups along the northwestern City boundary have median incomes below \$125,000, many below the State average of \$87,100. Most tracts in Culver City are White predominant; however, there are no block groups in the City where racial/ethnic minorities make up less than 20% of the population.

The central areas of the City generally have the highest median incomes exceeding \$125,000. In most block groups in the central and southern areas of the City, the median income exceeds the Statewide average, while block groups along the northwestern City boundary tend to have lower median incomes below the Statewide average of \$87,100. Several of these block groups also have non-White populations exceeding 60% and higher concentrations of LMI households (see Figure E- 4 and Figure E- 14). According to City staff, the wealthiest areas of the City are mostly occupied by single-family homes. Amenities such as views, privacy, and pools also increase the value of single-family homes. Units of this nature tend to be most common in the Blair Hills and Culver Crest neighborhoods.

The block group with the highest median income encompasses part of the Park West neighborhood. The population in this block group is 44.6% non-White. Culver City High School, Culver City Middle School, Farragut Elementary School, the County Library, and Veterans Memorial Park are highly accessible to this neighborhood. This area is also adjacent to Sony Studios, a major employment center, and the 405 Freeway.

The block group with the smallest non-White population (26.9%) has the 5<sup>th</sup> highest median income amongst Culver City block groups and neighborhoods the Park West neighborhood. The same amenities described above are accessible to households residing in the block group.

As of July 2022, HCD has released an RCAA map as part of the HCD AFFH Data Viewer. Consistent with the median income trend shown in Figure E- 20, Figure E- 21 shows that there are two RCAA tracts in Culver City located in the central area of the City. These tracts contain block groups with racial/ethnic minority populations consistent with a majority of the City. Most block groups with racial/ethnic minority populations exceeding 60 percent are not located within RCAA tracts. Similarly, LMI populations for block groups within the RCAA tracts are consistent with populations Citywide. There are a handful of LMI area block groups in the City, none of which are within the RCAA tracts.

The tract containing the Blair Hills neighborhood has not been identified as an RCAA, likely due to the large non-White population (58.8%). However, the block group with the largest White population is also not located in an RCAA. The Culver Crest and Park West neighborhoods are located in an RCAA.

According to the HCD AFFH Data Viewer, there are eight subsidized housing projects in the City. While subsidized housing projects are generally distributed throughout Culver City, there is only one within an RCAA tract. There are also three mobile home parks in the City: Culver City Terrace (117 units), Grandview Mobilehome Park (24 units), and Palms Mobile Lodge (20 units). Lower income households are more likely to reside in mobile homes than higher income households. There are no mobile home parks located within either of the RCAA tracts.

Tracts 7026 and 7027 have been identified as RCAAs. As presented in Figure E- 22, a majority of households residing in these tracts are owner-occupied households. A larger proportion of housing units in these tracts are also single-family homes compared to other tracts in the City (Figure E- 23). Single-family homes are typically more affordable to higher income households. This is consistent with zoning patterns in the City. The RCAA tracts are largely zoned R1 (Residential Single Family), whereas other areas of Culver City tend to have a larger mix of residential zoning designations (R2 (Residential Two Family), R3 (Residential Three Family), RLD (Residential Low Density Multiple), RMD (Residential Medium Density Multiple), and RHD (Residential High Density Multiple).

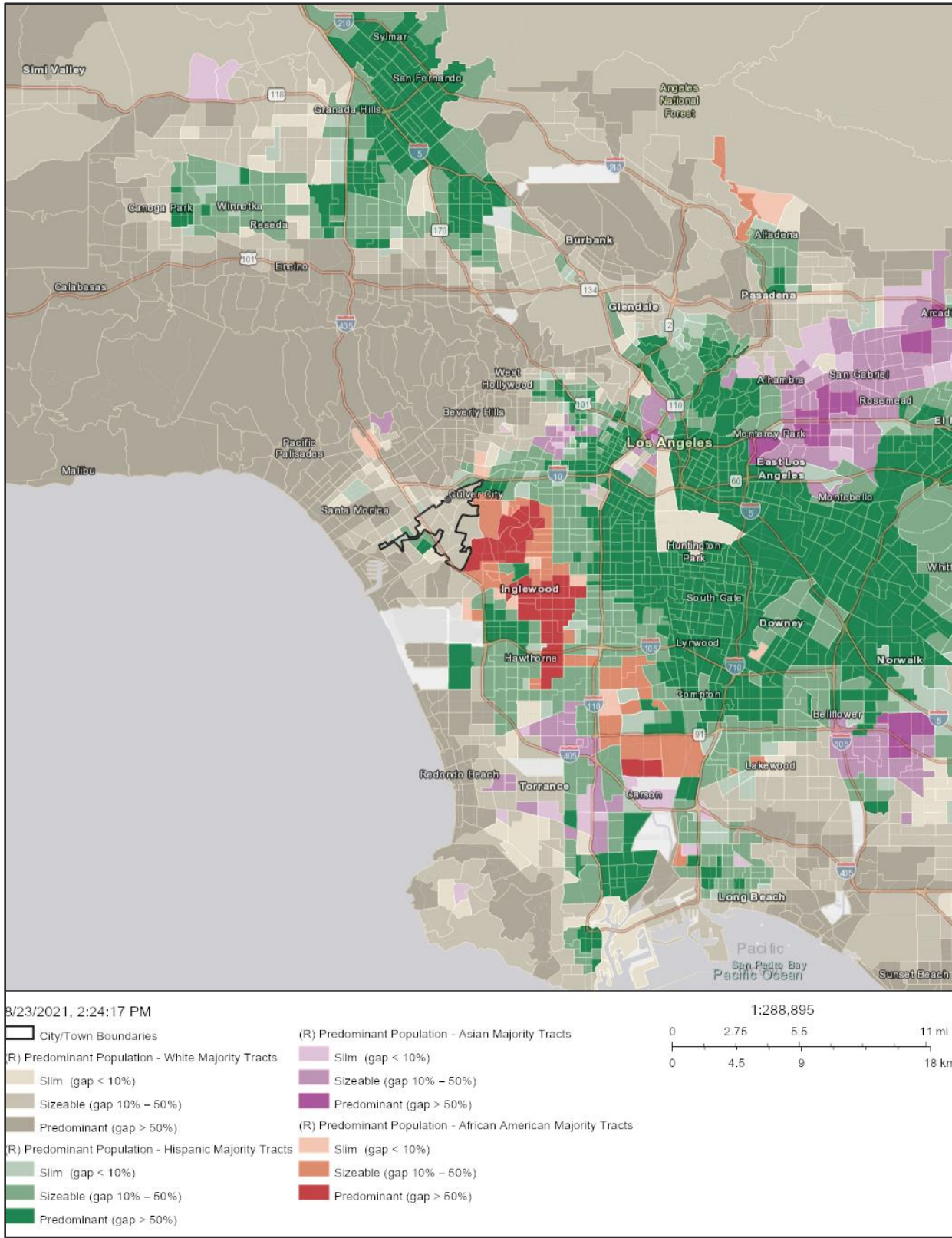
**Sites Inventory.** Table E- 13 shows the distribution of RHNA units by median income by block group. There are 628 RHNA units (5.4%) located in block groups where the median income is less than \$60,000. Over half of all units are in block groups with median incomes exceeding the State average but below \$125,000. The City's RHNA strategy does not disproportionately place lower income units in block groups with lower median incomes. Approximately 26% of above moderate income units and 37% of moderate income units are in block groups with median incomes below the Statewide average compared to only 24% of very low income units and 18% of low income units.



Table E- 13: Distribution of RHNA Units by Median Income

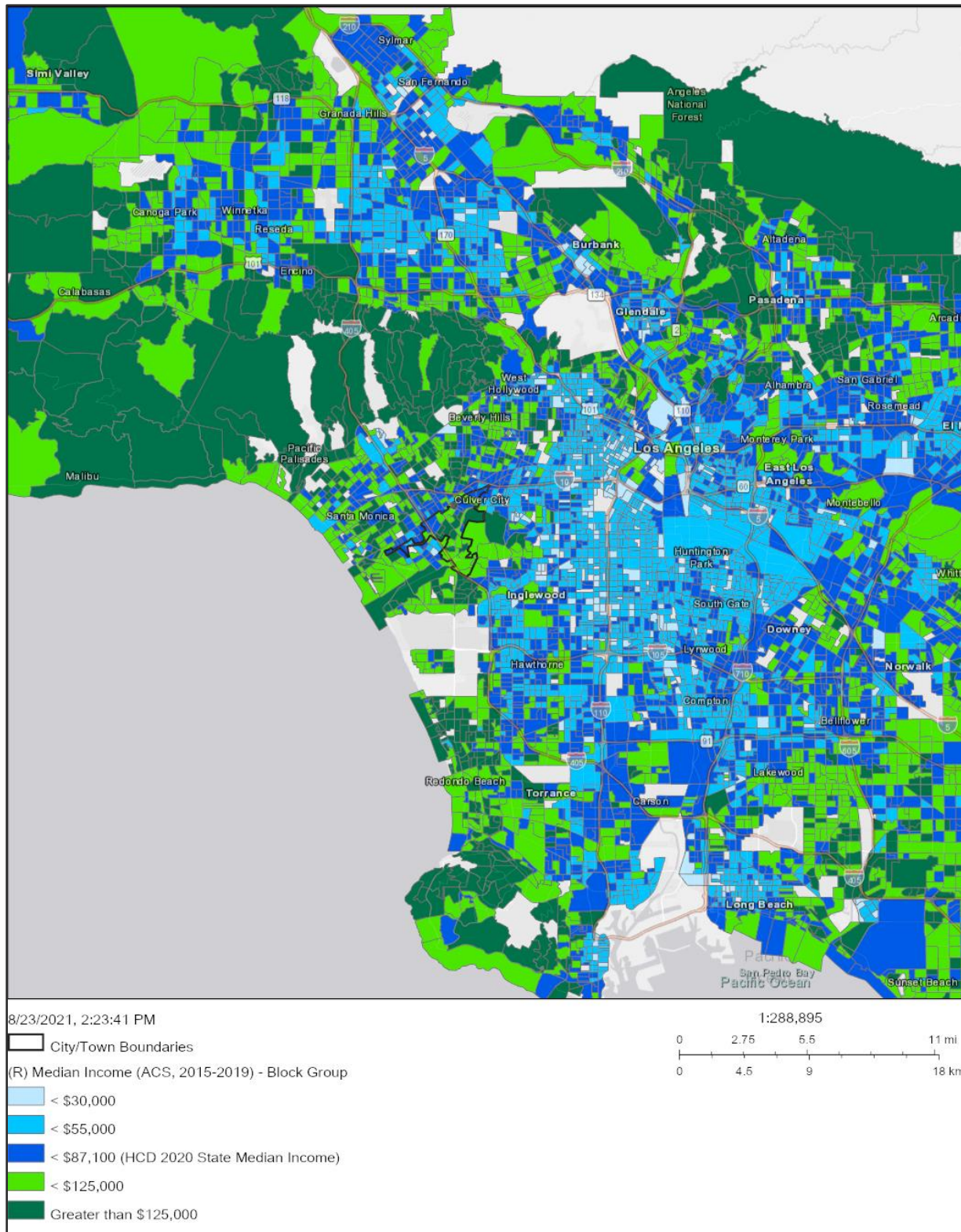
<u>Median Income (Block Group)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>\$44,000-\$60,000</u>	<u>90</u>	<u>98</u>	<u>255</u>	<u>185</u>	<u>628</u>
<u>\$60,000-\$87,100</u>	<u>203</u>	<u>169</u>	<u>888</u>	<u>1,276</u>	<u>2,536</u>
<u>\$87,100-\$125,000</u>	<u>684</u>	<u>1,083</u>	<u>1,296</u>	<u>3,105</u>	<u>6,168</u>
<u>&gt;\$125,000</u>	<u>266</u>	<u>176</u>	<u>654</u>	<u>1,143</u>	<u>2,239</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>
<u>Median Income (Block Group)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>\$44,000-\$60,000</u>	<u>7.2%</u>	<u>6.4%</u>	<u>8.2%</u>	<u>3.2%</u>	<u>5.4%</u>
<u>\$60,000-\$87,100</u>	<u>16.3%</u>	<u>11.1%</u>	<u>28.7%</u>	<u>22.4%</u>	<u>21.9%</u>
<u>\$87,100-\$125,000</u>	<u>55.0%</u>	<u>71.0%</u>	<u>41.9%</u>	<u>54.4%</u>	<u>53.3%</u>
<u>&gt;\$125,000</u>	<u>21.4%</u>	<u>11.5%</u>	<u>21.1%</u>	<u>20.0%</u>	<u>19.4%</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>

Figure E- 18: Predominant Racial/Ethnic Populations



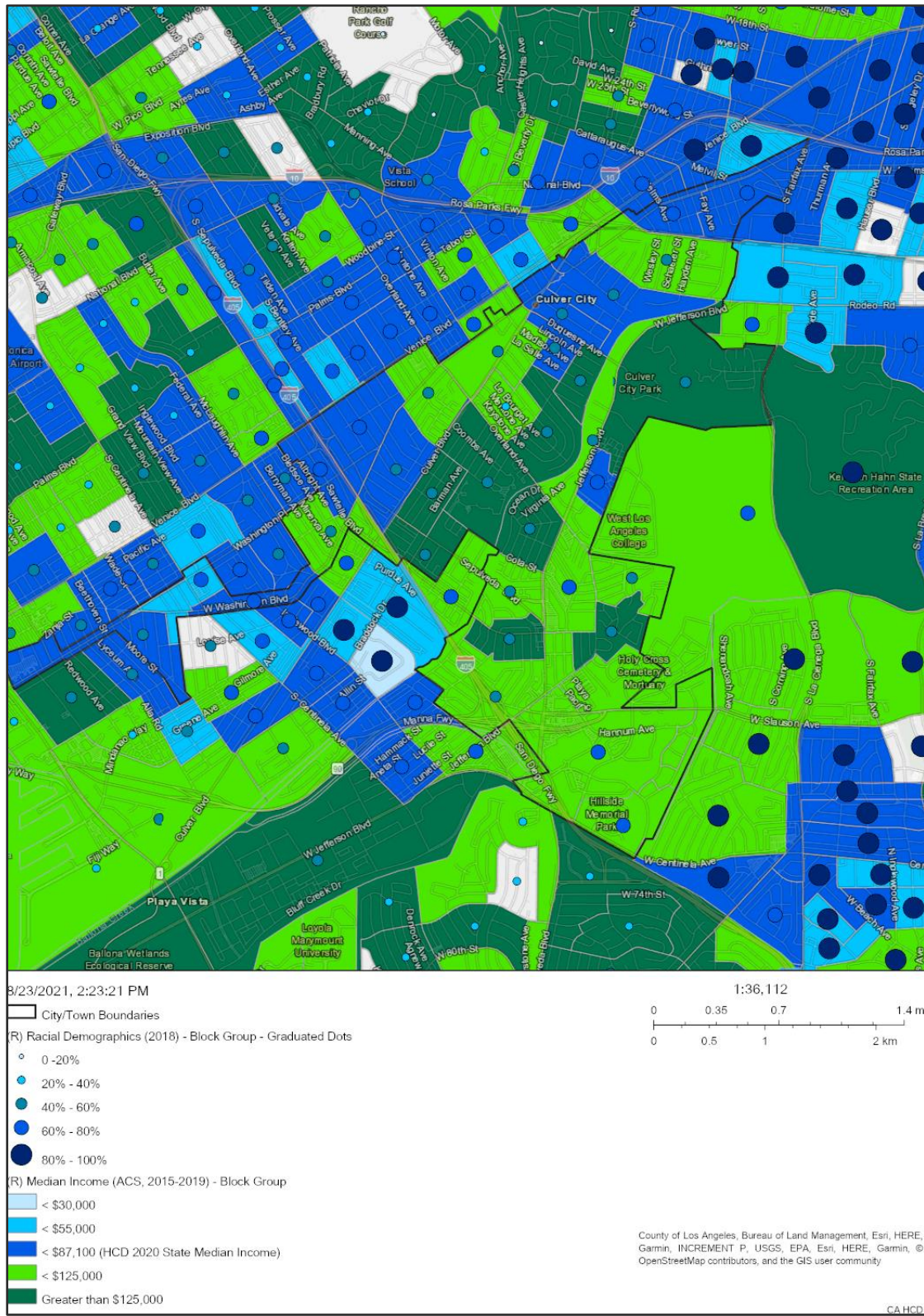
Source: HCD AFFH Data Viewer, 2021.

Figure E- 19: Regional Median Income by Block Group



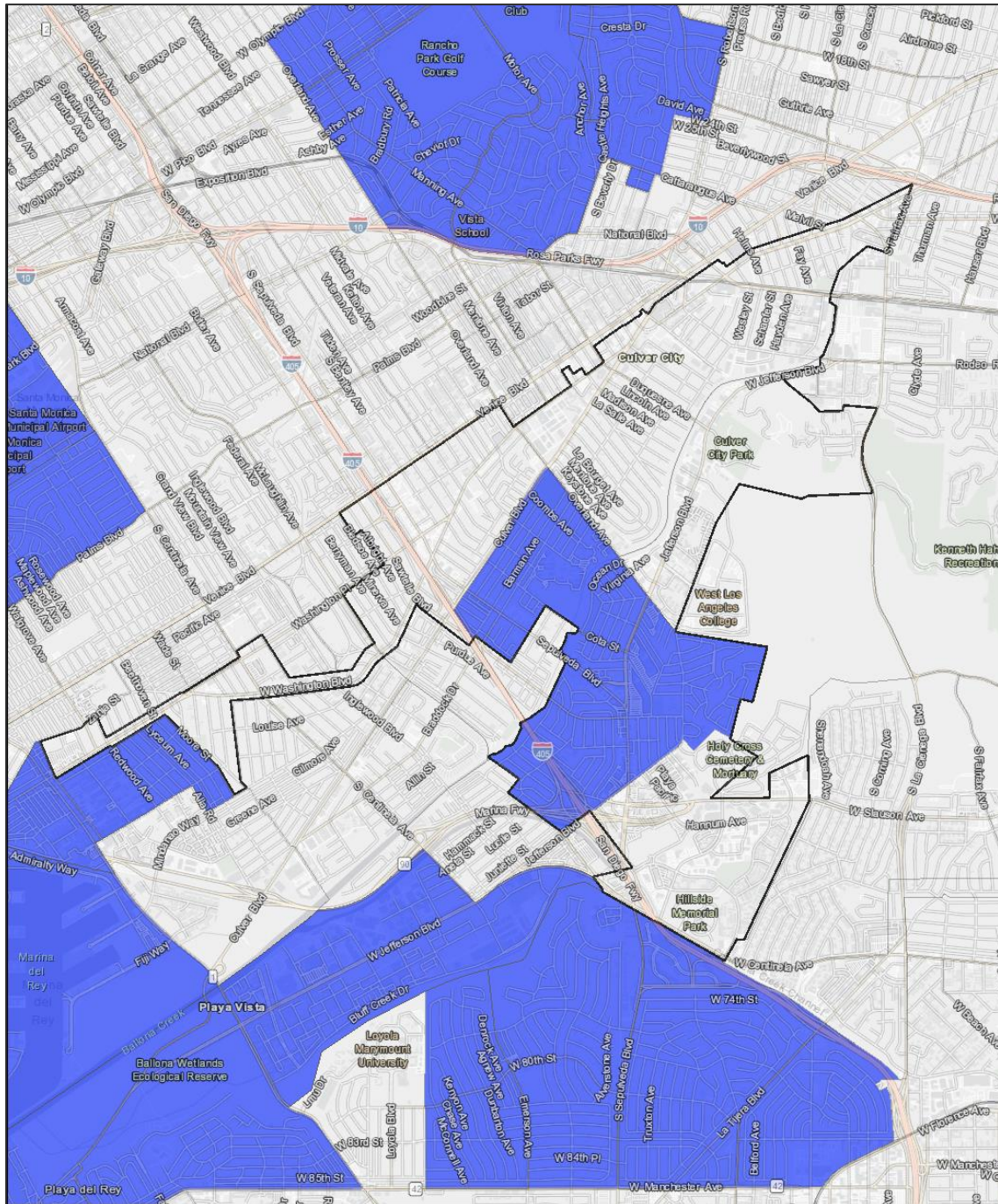
Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

Figure E- 20: Racial/Ethnic Minority Populations and Median Income by Block Group



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

Figure E- 21: RCAs by Tract (2019)



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City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 -2019) - Tract

0 - Not a RCAA

1 - RCAA

1:36,112

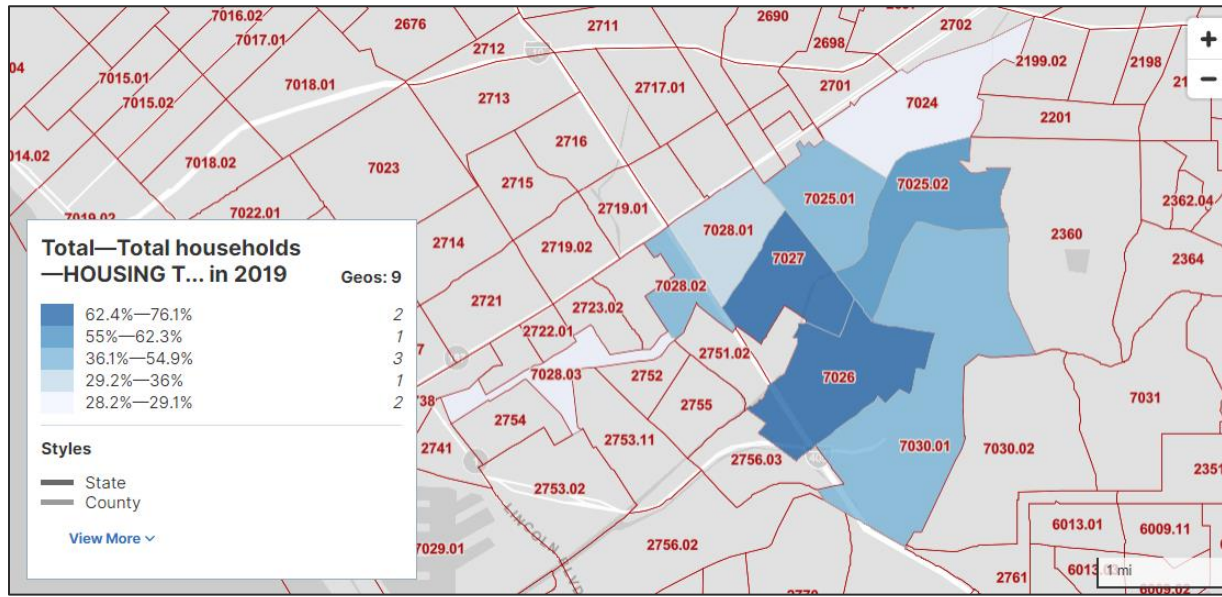
0 0.35 0.7 1.4 mi

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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

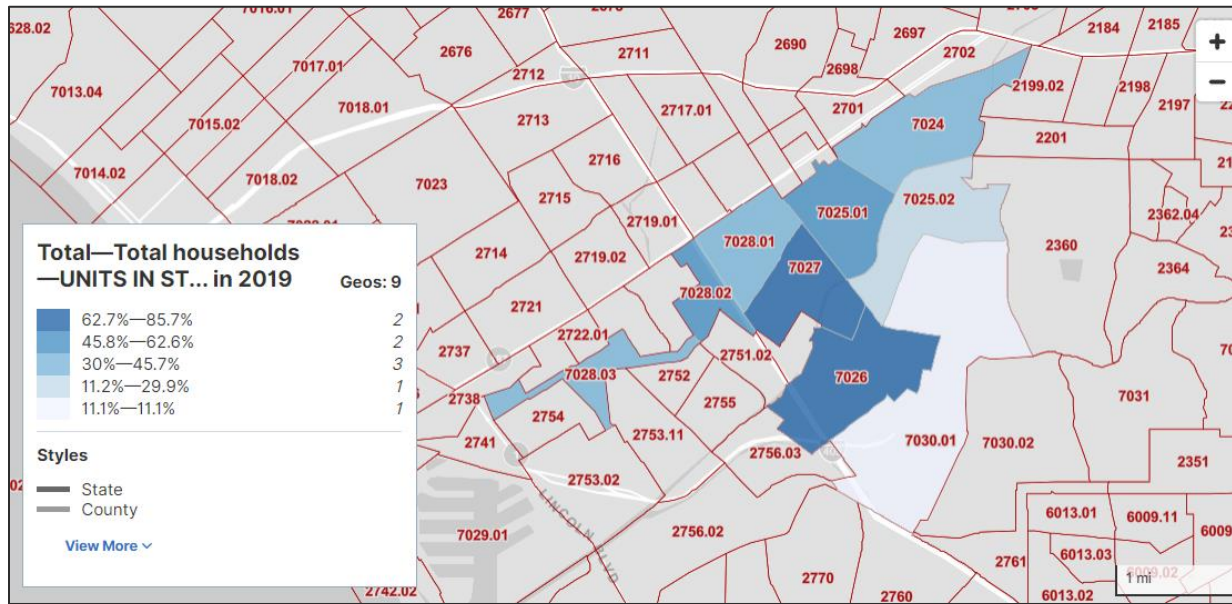
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census

Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.  
 Figure E- 22: Owner-Occupied Households by Tract (2019)



Source: 2015-2019 ACS (5-Year Estimates).

Figure E- 23: One-Unit Structures (Single-Family Homes) (2019)



Source: 2015-2019 ACS (5-Year Estimates).

## Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. [Table E- 15](#) shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These

opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. [Table E- 14](#) shows the full list of indicators.

Table E- 14: Domains and Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: CA Fair Housing Task Force, *Methodology for TCAC/HCD Opportunity Maps*, December 2020.

**Regional Trend.** HUD provides AFFH data for jurisdictions receiving their own CDBG funds. Because Culver City is part of the Los Angeles County CDBG Program (Urban County), there is no HUD AFFH data for Culver City alone.

In the Los Angeles Urban County, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. Black residents experience the lowest school proficiency and have the least access to employment opportunities. White residents scored the highest in low poverty, labor market participation, jobs proximity, and environmental health and Asian/Pacific Islander residents scored the highest in school proficiency. Hispanic residents are most likely to use public transit and Black residents have the lowest transportation costs.

Compared to the County, Urban County residents, regardless of race or ethnicity, were less likely to be exposed to poverty and have higher school proficiency. Residents countywide are more likely to use public transit and have lower transportation costs compared to Urban County residents. Environmental health is better in the Urban County for White, Black, and Native American residents, but worse for Hispanic and Asian residents.



Table E- 15: HUD Opportunity Indicators

	Low Poverty	School Prof.	Labor Market	Transit	Low Trans. Cost	Jobs Prox.	Envi. Health
<b>Urban County (including Culver City)</b>							
Total Population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.45	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
<b>Los Angeles County</b>							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: HUD AFFH Data, 2020.

Figure E- 24 shows the TCAC Opportunity Map for the region. High and highest resource areas are concentrated in the eastern County areas, from Beverly Hills to Calabasas, coastal areas, from the South Bay cities to Malibu, north San Gabriel Valley, and around Burbank. The central County areas are comprised of mostly low resource areas and areas of high segregation and poverty.

**Local Trend.** Opportunity Map scores for Culver City census tracts are presented in Table E- 16 and Figure E- 25. Nearly all tracts in the city are highest or high resource. In total, there

are six highest resource tracts, three high resource tracts, and one moderate resource tract in Culver City. Tracts in the central and eastern areas of the City are categorized as highest and high resource. One tract in the western corner on the City is considered moderate resource. There are no tracts in the City that are categorized as areas of high segregation and poverty. The moderate resource tract also contains block groups with higher concentrations of racial/ethnic minorities and LMI households (see [Table E- 11](#) and Figure E-14). The individual scores for the domains described above (economic, environment, and education) are further detailed in the following sections.

Table E- 16: TCAC Opportunity Map Scores by Census Tract

Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Score	Final Category
6037702400	0.899	0.099	0.804	0.444	Highest Resource
6037702501	0.977	0.341	0.873	0.814	Highest Resource
6037702502	0.933	0.267	0.891	0.705	Highest Resource
6037702600	0.93	0.165	0.911	0.703	Highest Resource
6037702700	0.945	0.33	0.727	0.528	Highest Resource
6037702801	0.814	0.496	0.767	0.422	High Resource
6037702802	0.892	0.21	0.552	0.215	High Resource
6037702803	0.751	0.184	0.438	-0.032	Moderate Resource
6037703001	0.913	0.139	0.561	0.232	High Resource

Source: CA Fair Housing Task Force, HCD/TCAC Opportunity Maps, 2021.

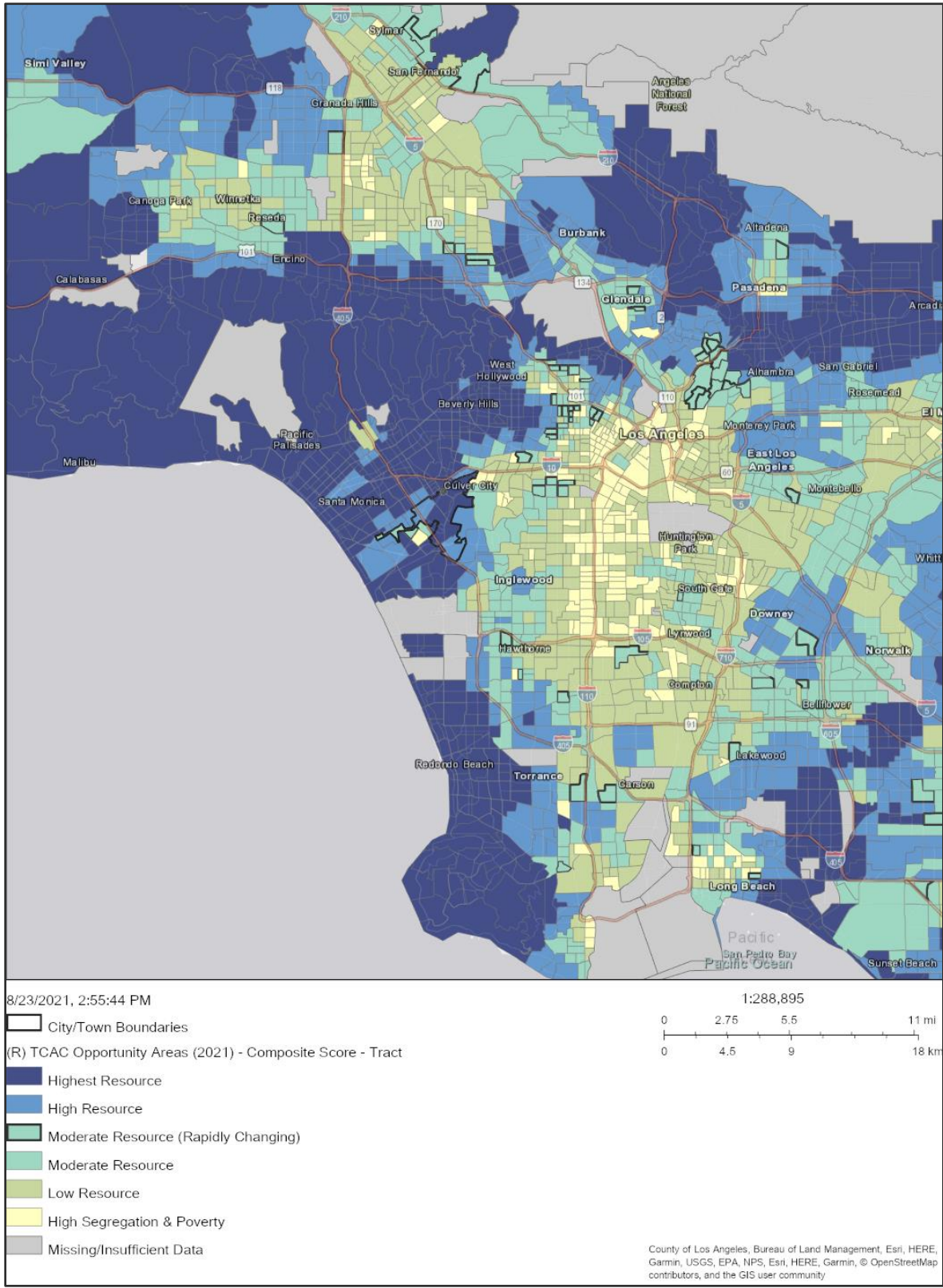
**Sites Inventory.** [Figure E- 24](#) also includes the sites used to meet Culver City's 2021-2029 RHNA and [Table E- 17](#) shows how those sites are distributed by TCAC opportunity score. As discussed previously, there is only one tract categorized as moderate resource in the City. [Less than](#) 6% of all RHNA units, including 1.9% of very low income units, 1.0% of low income units, [7.9%](#) of moderate income units, and [6.5%](#) of above moderate income units, are located in the moderate resource tract. Very low RHNA sites are evenly split between High and Highest Resource areas, although 2/3 of the low income units are in high resource tracts, compared to 1/3 in Highest Resource areas. For moderate and above moderate income units, the majority are in Highest Resource areas ([54.8%](#) and [50.3%](#), respectively). However, the discrepancies between very low income and moderate/above moderate income units are not particularly pronounced.

Table E- 17: Distribution of RHNA Units by TCAC Opportunity Score

TCAC Opportunity Area (Tract)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
Highest Resource	<u>574</u>	<u>477</u>	<u>1,634</u>	<u>3,131</u>	<u>5,816</u>
High Resource	<u>645</u>	<u>1,034</u>	<u>1,214</u>	<u>2,209</u>	<u>5,102</u>
Moderate Resource	<u>24</u>	<u>15</u>	<u>245</u>	<u>369</u>	<u>653</u>
<b>Total</b>	<b><u>1,243</u></b>	<b><u>1,526</u></b>	<b><u>3,093</u></b>	<b><u>5,709</u></b>	<b><u>11,571</u></b>
TCAC Opportunity Area (Tract)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
Highest Resource	<u>46.2%</u>	<u>31.3%</u>	<u>52.8%</u>	<u>54.8%</u>	<u>50.3%</u>
High Resource	<u>51.9%</u>	<u>67.8%</u>	<u>39.2%</u>	<u>38.7%</u>	<u>44.1%</u>
Moderate Resource	<u>1.9%</u>	<u>1.0%</u>	<u>7.9%</u>	<u>6.5%</u>	<u>5.6%</u>
<b>Total</b>	<b><u>1,243</u></b>	<b><u>1,526</u></b>	<b><u>3,093</u></b>	<b><u>5,709</u></b>	<b><u>11,571</u></b>

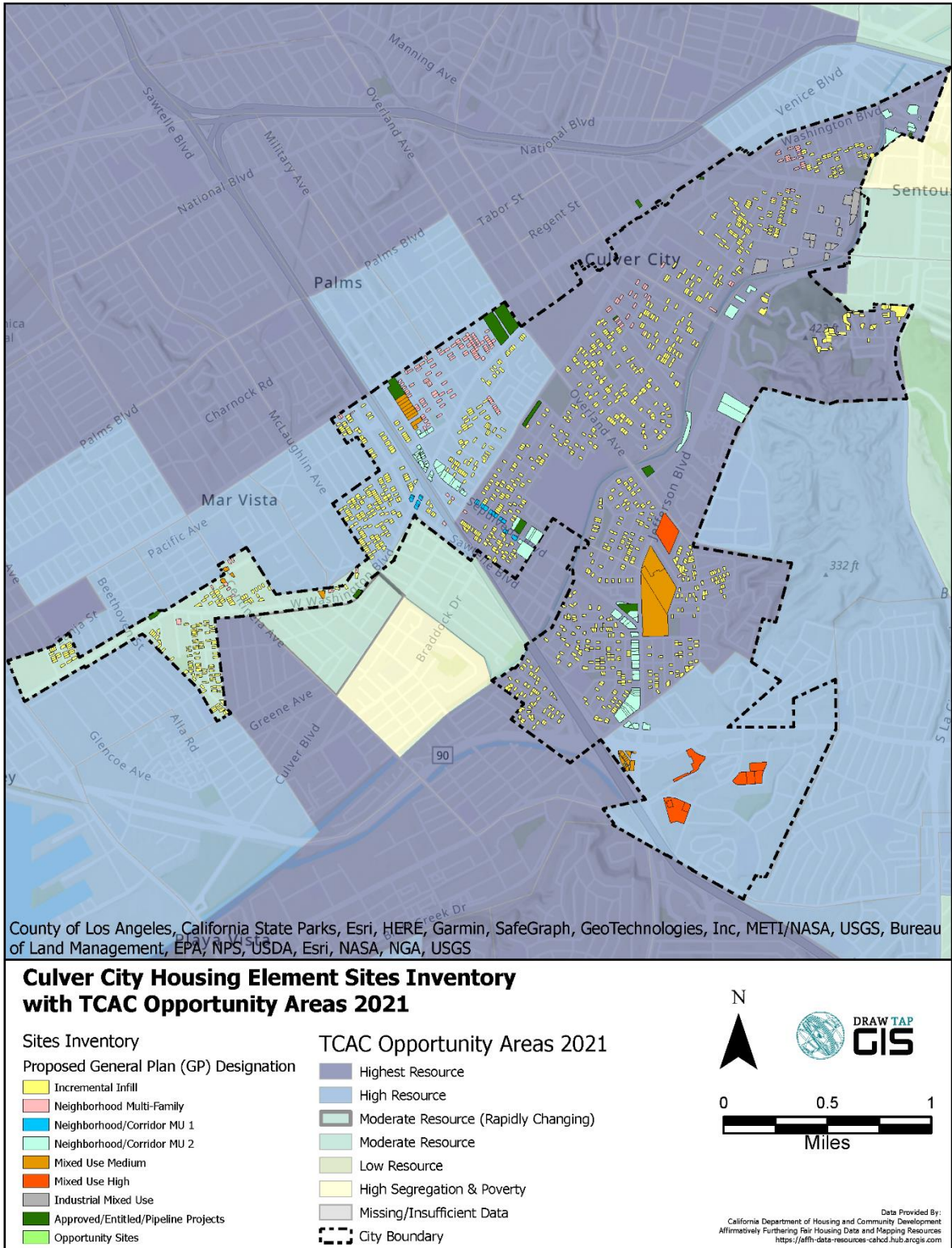
Note: The RHNA sites in this analysis include 1,246 Incremental Infill parcels that met the objective criteria for site selection.

Figure E-24: Regional TCAC Opportunity Areas (Final Category)



Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

Figure E-25: TCAC Opportunity Areas (Final Category) and Sites Inventory



Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

## Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. Refer to [Table E- 14](#) for the complete list of TCAC Opportunity Map domains and indicators.

**Regional Trend.** [Figure E- 26](#) shows TCAC economic scores by tract regionally. Culver City and the neighboring jurisdictions of Santa Monica and Beverly Hills are all comprised of tracts with economic scores in the highest quartile. Central Los Angeles County areas tend to have lower economic scores compared to coastal areas, northern San Gabriel Valley areas, and eastern San Fernando Valley areas. Areas surrounding Long Beach and most of the San Fernando Valley also have lower economic scores.

**Local Trend.** According to the 2021 Task Force maps presented in [Figure E- 27](#), all of Culver City received economic scores in the highest quartile. Culver City scored similar to jurisdictions to the west and north, but higher than Los Angeles County areas to the east.

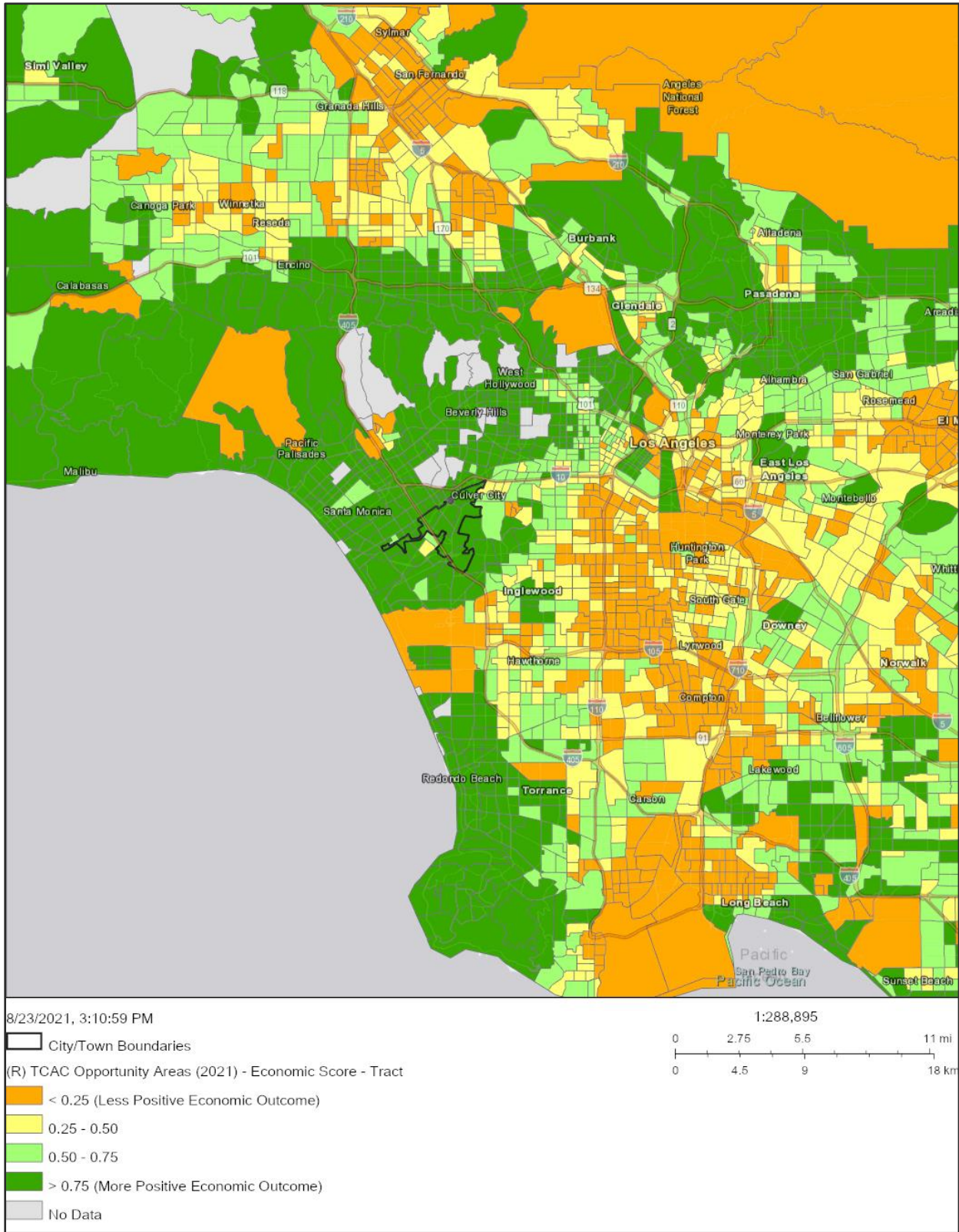
## Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Refer to [Table E- 14](#) for the complete list of Opportunity Map domains and indicators.

**Regional Trend.** Regionally, education and economic scores follow a similar trend ([Figure E- 28](#)). Coastal cities, from the South Bay to Malibu, and areas around Burbank and Arcadia generally have the highest education scores in the County. The central County areas have a high concentration of tracts scoring in the lowest quartile for education.

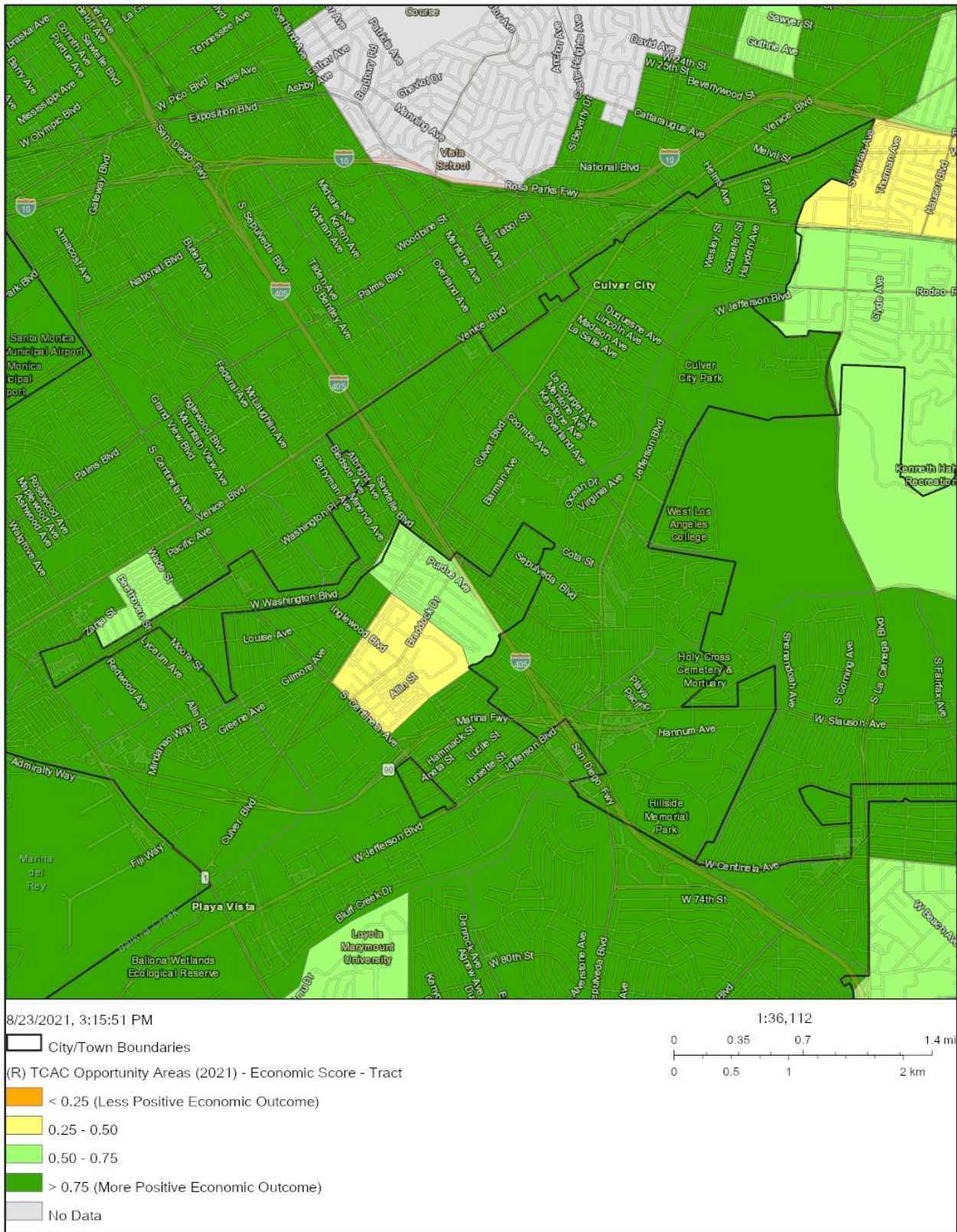
**Local Trend.** As shown in [Figure E- 29](#), the tract in the western corner of the city received a lower education score than the rest of the city. The central, southern, and northeastern areas of the city received education scores of 0.50 and above. As described above, the tract on the western side of Culver City with a lower education score is also categorized as a moderate resource area (see [Figure E- 25](#)).

Figure E- 26: Regional TCAC Economic Scores



Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

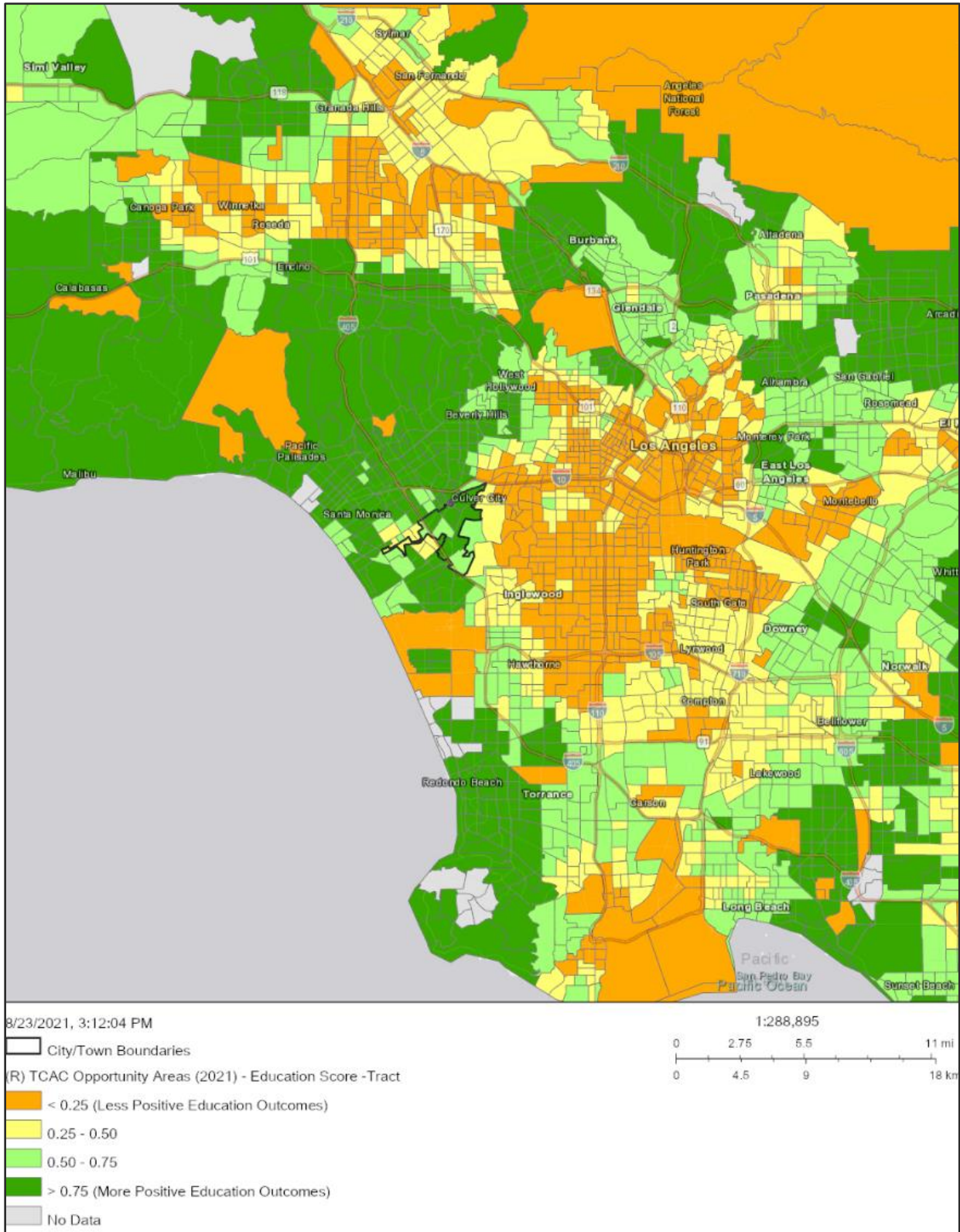
Figure E-27: TCAC Economic Scores



Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

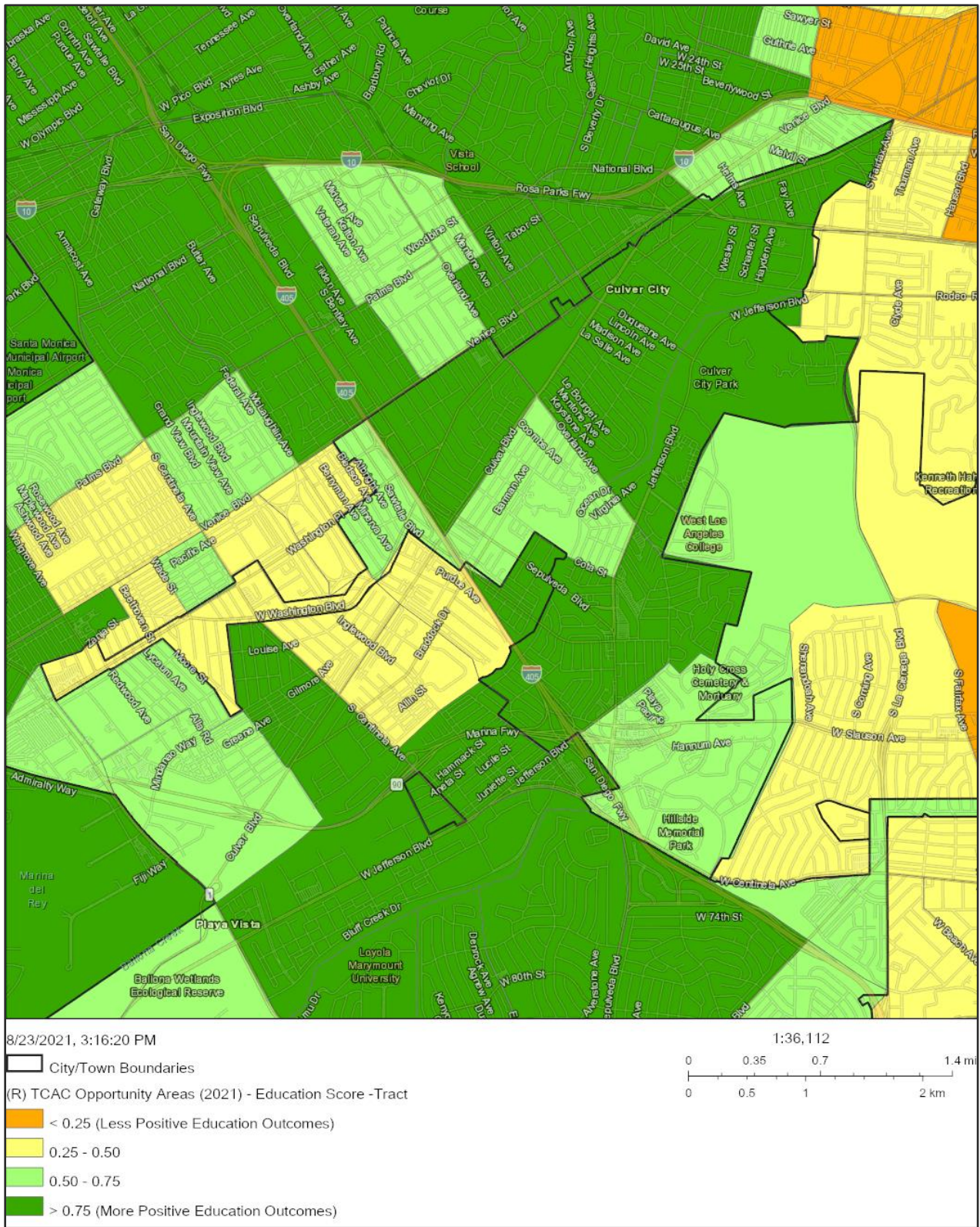


Figure E- 28: Regional TCAC Education Scores



Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

Figure E-29: TCAC Education Scores



Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

## Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Refer to [Table E- 14](#) for the complete list of Opportunity Map domains and indicators.

**Regional Trend.** [Figure E- 30](#) shows TCAC environmental scores by tract regionally. There are more tracts in the County that scored in the lowest quartile for environmental scores compared to economic and education scores. Areas around Inglewood, Malibu, Rancho Palos Verdes, Redondo Beach, Altadena, and Long Beach have the highest concentration of tracts with environmental scores in the highest quartile.

**Local Trend.** [Figure E- 31](#) shows that tracts in the northeastern, southern, and western corners of Culver City received environmental scores in the lowest quartile. All tracts in Culver City scored below 0.50, indicating less positive environmental outcomes. These areas also have higher concentrations of racial/ethnic minorities. As described above, the tract in the western corner of the City also received lower education scores and is considered a moderate resource area (see [Figure E- 25](#) and [Figure E- 29](#)). Despite the low environmental scores citywide, most tracts in Culver City are categorized as high and highest resource.

CalEnviroScreen 4.0 scores are shown in [Figure E- 32](#). CalEnviroScreen 4.0 is the OEHHA's most updated California Communities Environmental Health Screening Tool used to identify communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen 4.0 scores are based on percentiles; lower percentile scores mean better environmental conditions. Most tracts scored in the 50th percentile or higher. One tract in the northeastern area of the city scored between the 31st and 40th percentile. The western tract scored in the highest percentile in the city (between the 71st and 80th percentile). As discussed previously, this tract also has a lower education score and is considered a moderate resource area (see [Figure E- 25](#) and [Figure E- 29](#)).

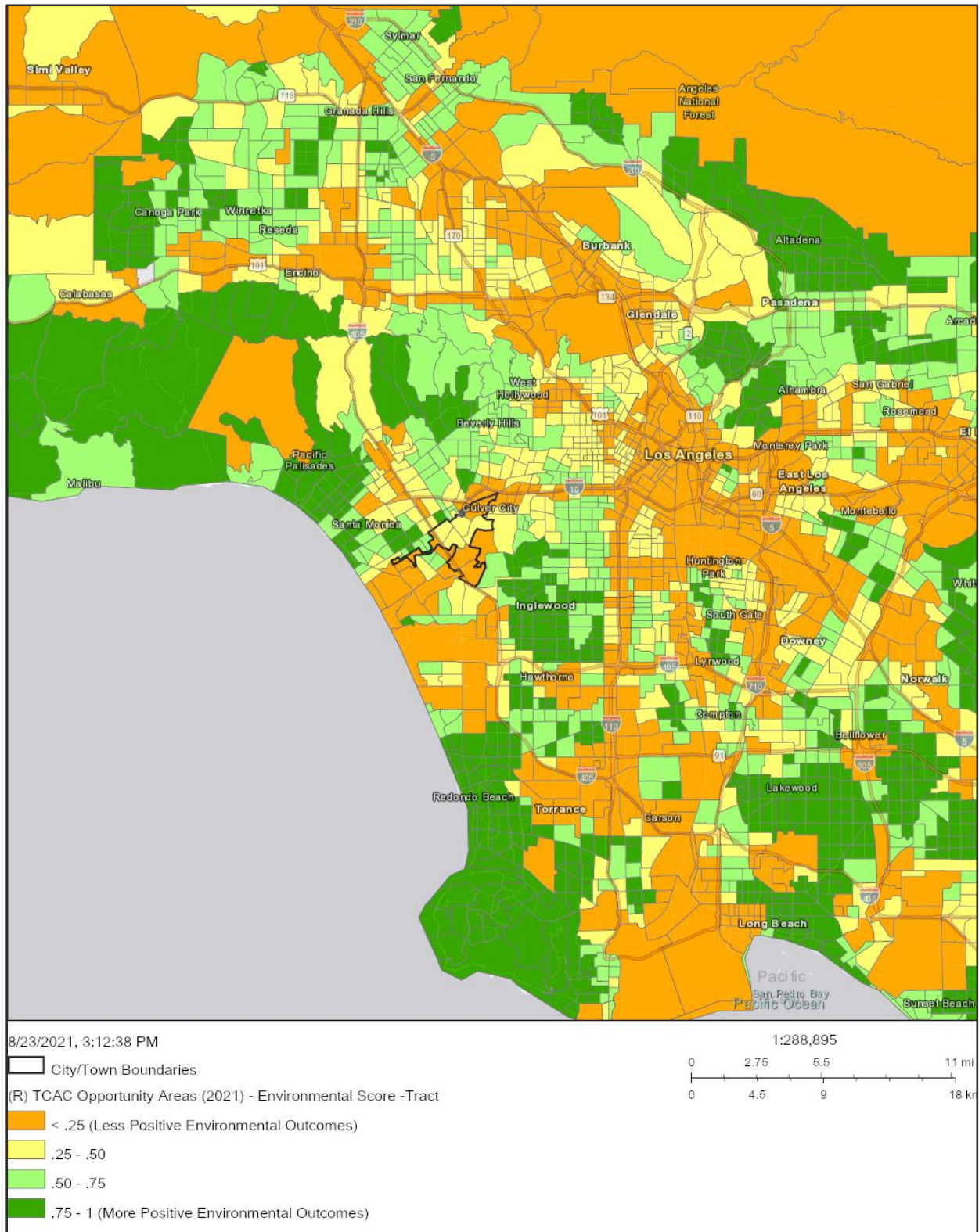
**Sites Inventory.** [Figure E- 32](#) also shows the sites inventory used to meet the City's 2021-2029 RHNA. Sites are generally distributed throughout the city. As presented in [Table E- 18](#), about [55%](#) of RHNA units are in tracts that scored in the 61<sup>st</sup> to 70<sup>th</sup> CalEnviroScreen 4.0 percentile. Overall, more moderate and above moderate income sites are located in lower CalEnviroScreen scores than lower income units. Therefore, there is not a disproportionate concentration of lower income units in areas with potential environmental hazards.

Table E- 18: Distribution of RHNA Units by CalEnviroScreen 4.0 Score

CalEnviroScreen 4.0 Percentile (Tract)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
31-40%	<u>0</u>	<u>0</u>	<u>269</u>	<u>358</u>	<u>627</u>
41-50%	<u>226</u>	<u>136</u>	<u>314</u>	<u>446</u>	<u>112</u>
51-60%	<u>435</u>	<u>449</u>	<u>576</u>	<u>1,374</u>	<u>2,834</u>
61-70%	<u>558</u>	<u>926</u>	<u>1,689</u>	<u>3,162</u>	<u>6,335</u>
71-80%	<u>24</u>	<u>15</u>	<u>245</u>	<u>369</u>	<u>653</u>
Total	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>
CalEnviroScreen 4.0 Percentile (Tract)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
31-40%	<u>0.0%</u>	<u>0.0%</u>	<u>8.7%</u>	<u>6.3%</u>	<u>5.4%</u>
41-50%	<u>18.2%</u>	<u>8.9%</u>	<u>10.2%</u>	<u>7.8%</u>	<u>1.0%</u>
51-60%	<u>35.0%</u>	<u>29.4%</u>	<u>18.6%</u>	<u>24.1%</u>	<u>24.5%</u>
61-70%	<u>44.9%</u>	<u>60.7%</u>	<u>54.6%</u>	<u>55.4%</u>	<u>54.7%</u>
71-80%	<u>1.9%</u>	<u>1.0%</u>	<u>7.9%</u>	<u>6.5%</u>	<u>5.6%</u>
Total	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>

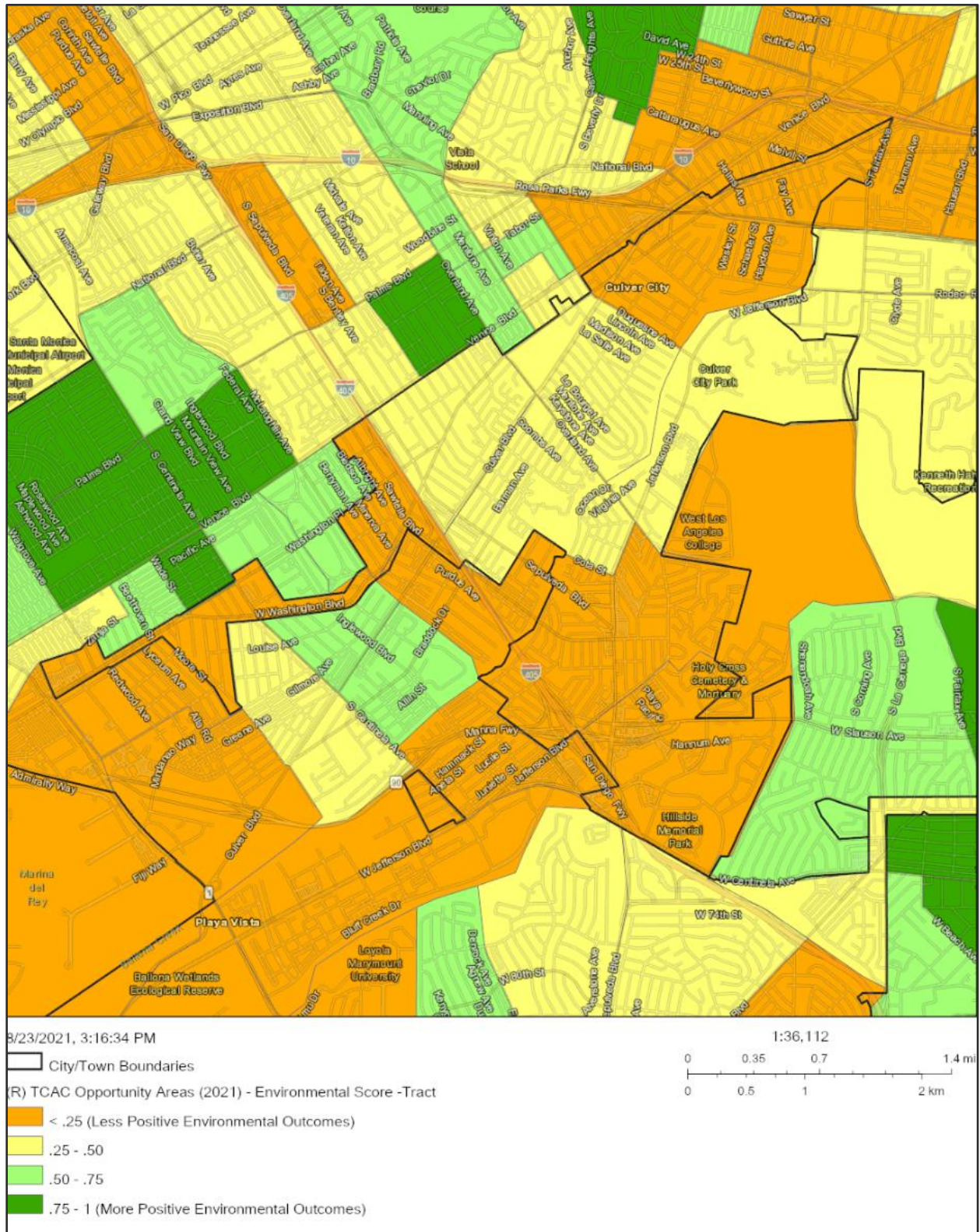
Note: The RHNA sites in this analysis include 1,246 Incremental Infill parcels that met the objective criteria for site selection.

Figure E- 30: Regional TCAC Environmental Scores

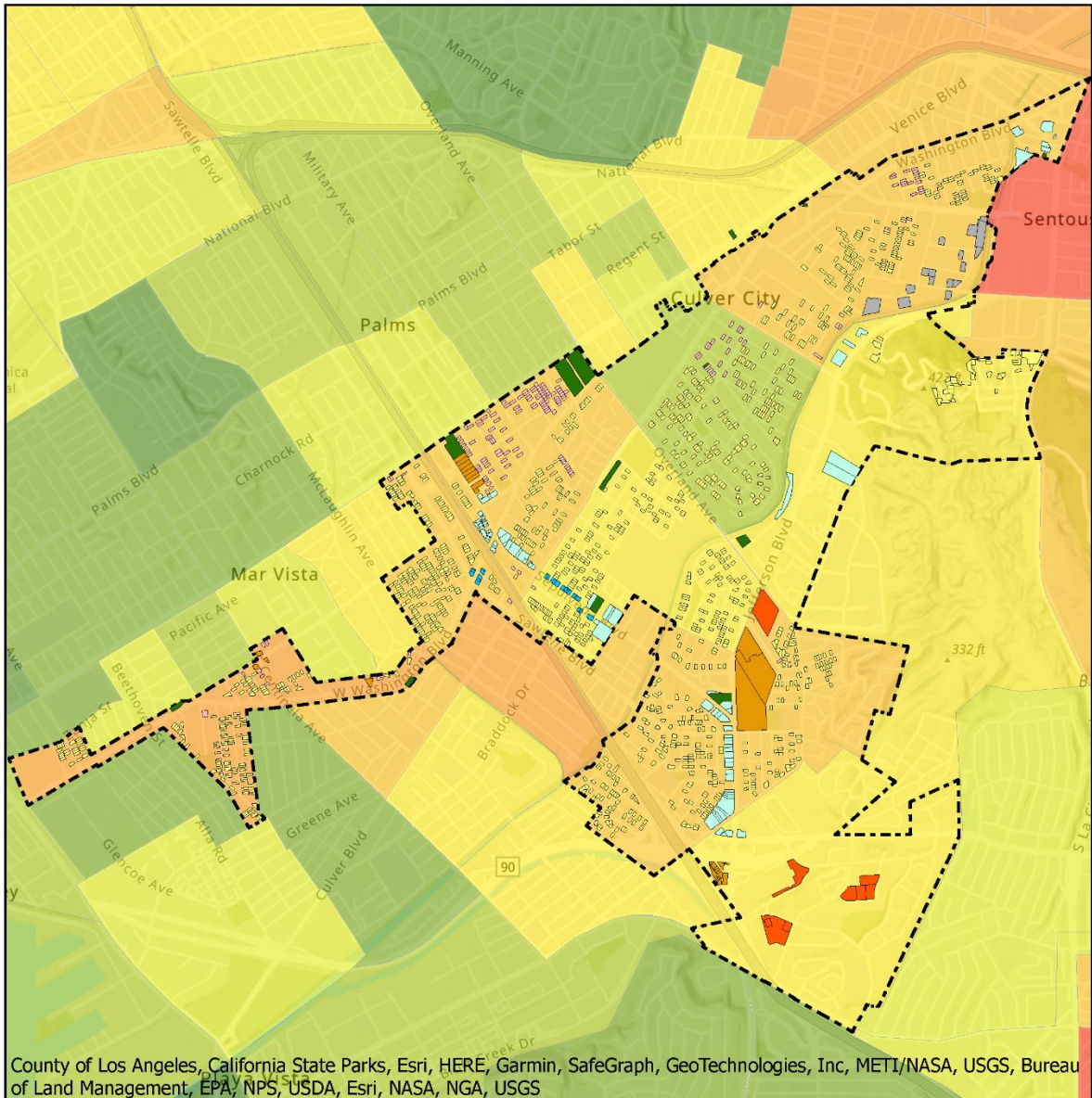


Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

Figure E- 31: TCAC Environmental Scores





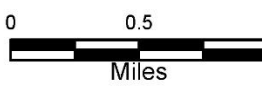
Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.  
 Figure E-32: CalEnviroScreen 4.0 Scores and RHNA Sites



County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS

### Culver City Housing Element Sites Inventory with Environmental Justice Communities

<b>Sites Inventory</b> Proposed General Plan (GP) Designation Incremental Infill Neighborhood Multi-Family Neighborhood/Corridor MU 1 Neighborhood/Corridor MU 2 Mixed Use Medium Mixed Use High Industrial Mixed Use Approved/Entitled/Pipeline Projects Opportunity Sites	<b>CalEnviroScreen 4.0</b> CIscoreP 1 - 10% (Lowest Scores) 11 - 20% 21 - 30% 31 - 40%	41 - 50% 51 - 60% 61 - 70% 71 - 80% 81 - 90% 91 - 100% (Highest Scores) City Boundary
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Data Provided By:  
 California Department of Housing and Community Development  
 Affirmatively Furthering Fair Housing Data and Mapping Resources  
<https://affh-data-resources-calcd.hud.arcsis.com>

Source: HCD AFFH Data Viewer (CalEnviroScreen 4.0, 2021), 2021.

## Transportation

HUD's Job Proximity Index, shown in [Table E- 15](#) previously, can be used to show transportation need geographically. The Job's Proximity Index calculates how accessible a given residential neighborhood is based on its distance to all job locations within a Core Based Statistical Areas (CBSA). It applies more weight to larger employment centers. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. This section also utilizes All Transit metrics to identify transportation opportunities in Los Angeles County and Culver City.

**Regional Trend.** All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.<sup>5</sup> Culver City's All Transit Performance score of 8.8 is higher than the surrounding jurisdictions of Beverly Hills (8.2), Hawthorne (7.3), Inglewood (7.7), Santa Monica (8.8), West Hollywood (8.7), the City of Los Angeles (7.7), and the County (6.8). The County's score of 6.8 indicates a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Countywide, 6.7% of commuters use transit.

As shown in [Figure E- 33](#), block groups around Santa Monica/Beverly Hills, Glendale/Burbank, Torrance, downtown Los Angeles, and coastal areas around El Segundo have the highest jobs proximity index scores indicating there are accessible employment opportunities in those areas. Central County areas, from Inglewood to Bellflower, southern South Bay cities, and parts of San Fernando Valley have the lowest jobs proximity index scores. Most of the central County areas and San Fernando Valley are considered HQTAs.

**Local Trend.** The City's All Transit score of 8.8 illustrates an "excellent" combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Culver City has a lower proportion of households with commuters that use transit (3.4%) than the County (6.7%).

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in [Figure E- 34](#), employment opportunities are very accessible for most block groups in the City. Block groups in the northeastern, central, and southern sections of the City are located closest to employment opportunities. Employment opportunities are slightly less accessible in the western corner of the City. This area also received lower education and environmental scores and is considered a moderate resource area (see [Figure E- 25](#), [Figure E- 29](#), and [Figure E- 31](#)). Almost all of Culver City is considered an HQTAs.

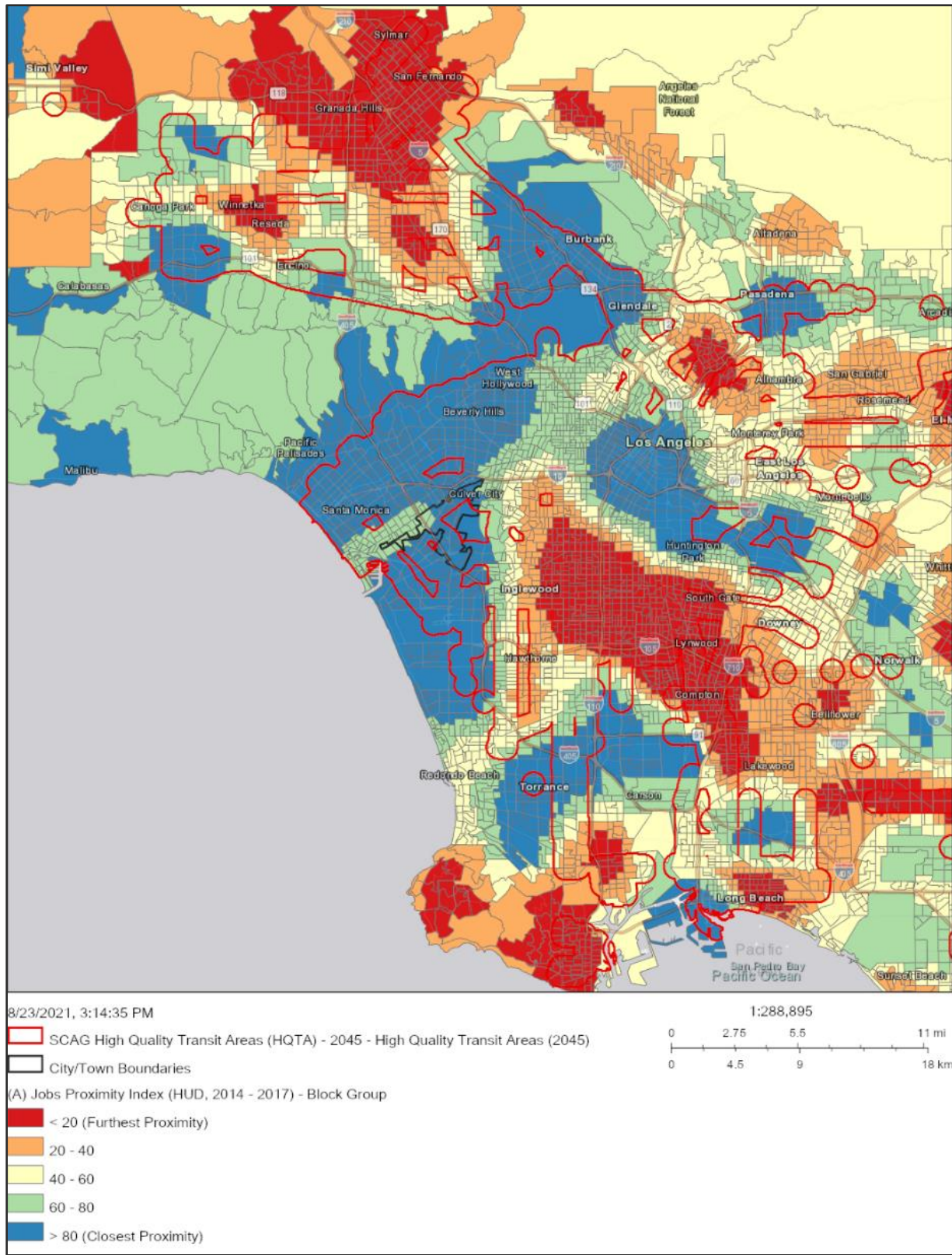
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<sup>5</sup>AllTransit. 2019 Metrics: AllTransit Performance Score. <https://alltransit.cnt.org/>. Accessed July 2021.



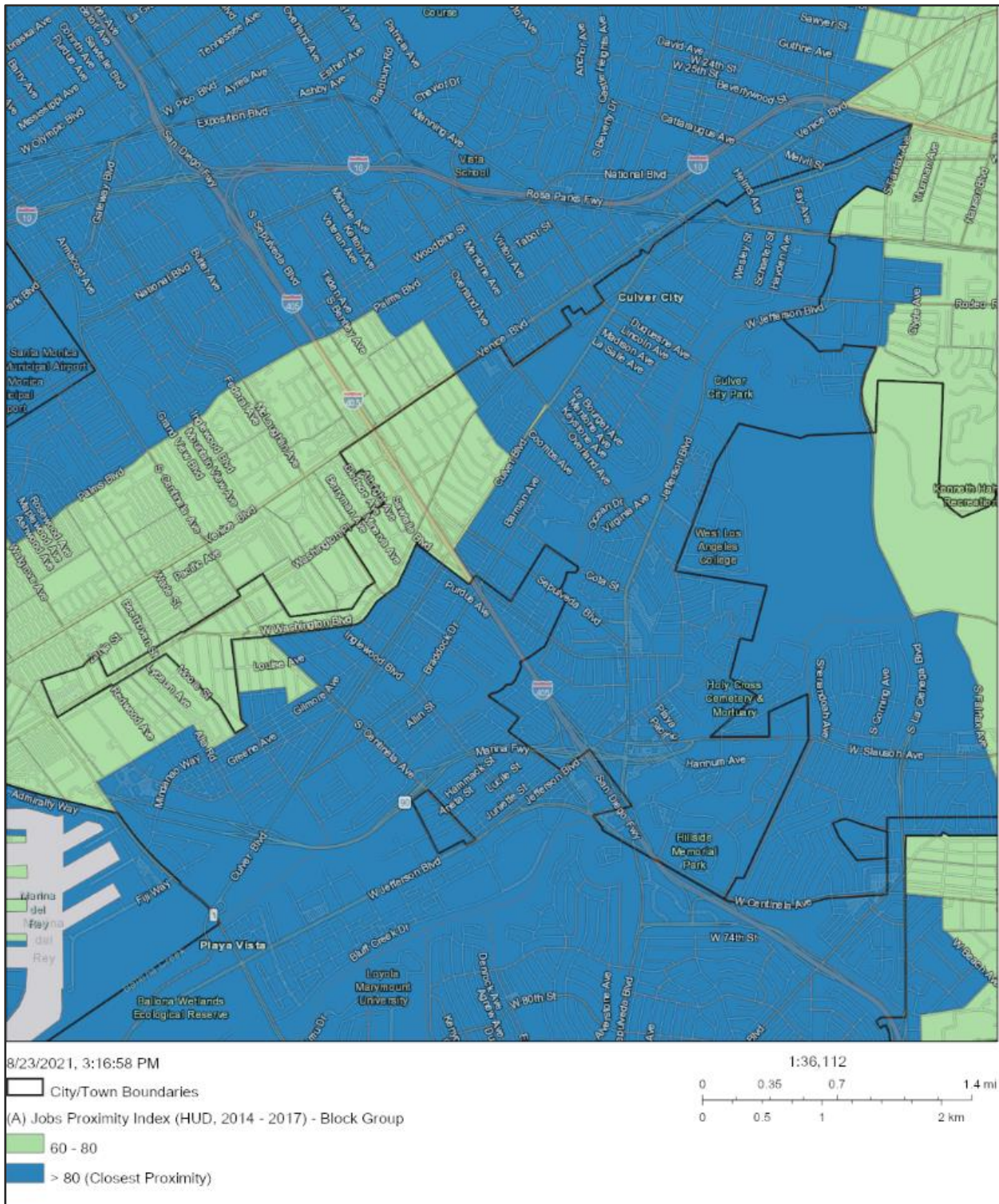


Figure E- 33: Regional Jobs Proximity Indices and HQTAS



Source: HCD AFFH Data Viewer (HUD, 2014-2017), 2021; SCAG 2045 HQTAs, 2021.

Figure E-34: Jobs Proximity Index by Block Group



Source: HCD AFFH Data Viewer (HUD, 2014-2017), 2021.

## Disproportionate Housing Needs

Housing problems in Culver City were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. [Table E- 19](#) breaks down households by race and ethnicity and presence of housing problems for Culver City and Los Angeles County households. The following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In Culver City, 35.6% of owner-occupied households and 49.1% of renter-occupied households have one or more housing problem. The City has a lower proportion of households with a housing problem compared to the County, where 38.9% of owner-occupied households and 62.3% of renter-occupied households experience a housing problem. In Culver City, Hispanic renter-occupied households and Black owner-occupied households have the most housing problems. Approximately 59% of Black owner-occupied households and 65% of Hispanic renter-occupied households experience a housing problem.

Among different household types, senior renter-households and large renter-households have the highest incidence of housing problems, compared to other household types. Senior renter-households in particular, are impacted by cost burden.

Table E- 19: Housing Problems by Race/Ethnicity and Household Type

With Housing Problem	White	Black	Asian	Am. Indian	Pac. Islr.	Hispanic	Other	All
Culver City								
Owner-Occupied	32.2%	59.2%	31.9%	0.0%	--	43.9%	30.0%	35.6%
Renter-Occupied	42.1%	50.0%	46.3%	--	--	64.5%	34.2%	49.1%
Los Angeles County								
Owner-Occupied	32.1%	41.5%	38.3%	39.7%	39.7%	48.2%	36.5%	38.9%
Renter-Occupied	52.6%	63.7%	56.3%	56.4%	55.5%	71.1%	55.7%	62.3%

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Household by Type, Income, & Housing Problem	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	Total
	1 & 2	(2 to 4)	(5 or more)	Other	Renters	1 & 2	(2 to 4)	(5 or more)	Other	Owners	Households
	member			Households		member			Households		
	households					households					
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	765	395	20	775	1,955	825	260	0	195	1,300	3,255
2. Household Income <=30% MFI	530	220	20	390	1,160	410	140	0	135	685	1,845
3. % with any housing problems	385	200	20	315	920	335	120	0	60	515	1,435
4. % Cost Burden >30%	385	195	20	300	900	340	120	0	60	520	1,420
5. % Cost Burden >50%	335	195	20	300	850	300	120	0	60	480	1,330
6. Household Income >30% to <=50% MFI	235	175	0	385	795	415	120	0	60	615	1,410
7. % with any housing problems	210	175	0	385	770	170	80	4	60	314	1,084
8. % Cost Burden >30%	210	155	0	385	750	170	120	0	65	355	1,105
9. % Cost Burden >50%	135	70	0	385	590	40	120	0	55	215	805
10. Household Income >50 to <=80% MFI	90	455	90	335	970	470	320	70	105	970	1,940
11. % with any housing problems	40	350	90	310	790	205	255	70	65	595	1,385
12. % Cost Burden >30%	40	355	70	310	775	200	255	35	65	555	1,330
13. % Cost Burden >50%	40	60	0	130	230	105	135	35	0	275	505
14. Household Income >80% MFI	185	2,130	125	1,970	4,410	1,940	3,525	280	835	6,580	10,990
15. % with any housing problems	140	520	100	455	1,215	435	945	95	310	1,785	3,000
16. % Cost Burden >30%	115	295	0	395	805	430	905	45	310	1,690	2,495
17. % Cost Burden >50%	15	30	0	10	55	120	200	20	100	440	495
18. Total Households	1,040	2,980	235	3,080	7,555	3,235	4,105	350	1,135	8,945	16,500
19. % with any housing problems	775	1,245	210	1,465	3,695	1,145	1,400	169	495	3,209	6,904
20. % Cost Burden >30	750	1,000	90	1,390	3,230	1,140	1,400	80	500	3,120	6,350
21. % Cost Burden >50	525	355	20	825	1,725	565	575	55	215	1,410	3,135

Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.

## Cost Burden

Households are considered cost burdened if they pay 30% or more of their gross income in housing costs, and severely cost burdened if they pay 50% or more of their gross income in housing costs.

**Regional Trend.** Cost burden by tenure for Los Angeles County based on HUD CHAS data is shown in [Table E-20](#). Approximately 45.4% of Los Angeles County households are cost burdened, including 35% of owner-occupied households and 54.2% of renter-occupied households. Non-Hispanic Black and Hispanic renter households have the highest rate of cost burden of 59.6% and 58.3%, respectively. Non-Hispanic White and non-Hispanic Pacific Islander owner households have the lowest rate of cost burden of 31.1% and 33.3%, respectively. Cost burden is more common amongst renter households than owner households regardless of race or ethnicity.

Table E- 20: Cost Burden by Race/Ethnicity - Los Angeles County

Race/Ethnicity	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total Households
<b>Owner-Occupied</b>			
White, non-Hispanic	31.1%	14.8%	648,620
Black, non-Hispanic	40.0%	19.6%	104,895
Asian, non-Hispanic	34.4%	15.8%	255,890
Amer. Ind, non-Hispanic	36.9%	16.3%	3,215
Pacific Islr., non-Hispanic	33.3%	14.8%	2,165
Hispanic	39.5%	17.8%	470,670
Other	34.9%	17.2%	26,905
<b>Renter-Occupied</b>			
White, non-Hispanic	49.4%	27.5%	541,545
Black, non-Hispanic	59.6%	34.8%	206,950
Asian, non-Hispanic	47.6%	25.5%	226,765
Amer. Ind, non-Hispanic	48.8%	26.8%	4,420
Pacific Islr., non-Hispanic	47.9%	22.5%	4,355
Hispanic	58.3%	30.5%	755,590
Other	50.9%	27.5%	43,210

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

**Local Trend.** As presented in [Table E- 20](#), Black owner households and Hispanic renter households in Culver City have the highest rate of cost burden in the City (58.5% and 58.2%, respectively). Cost burden amongst owner-households is lower than renter-households for all racial/ethnic groups other than Black households. None of the 15 American Indian owner-occupied households are cost burdened. White owner households, Asian owner households, and “other” renter households are the least cost burdened racial/ethnic groups. Overall, 37.6% of households in Culver City are cost burdened, including 33.4% of owner-occupied households and 42.5% of renter-occupied households. Cost burden is less common in Culver City than throughout the County.

[Figure E- 35](#) compares cost burdened owner households using the 2010-2014 and 2015-2019 ACS. The proportion of cost burdened homeowners has decreased since the 2010-2014 ACS, specifically in tracts along the northwest City boundary. Only 20-40% of owners in these tracts experience cost burden, compared to 40-60% throughout the rest of the City.

Cost burden trends for renter-occupied households is shown in [Figure E- 36](#). Since the 2010-2014 ACS, the proportion of cost burdened renters has fluctuated throughout the City. Two tracts in the western corner of the City saw the proportion of cost burdened renters increase from 40-60% to 60-80%. These tracts also have higher concentrations of racial/ethnic minorities and LMI households and one is categorized as moderate resource (see [Figure E- 2](#), [Figure E- 14](#), and [Figure E- 25](#)). However, several tracts in the central and southern areas of the City saw a decrease in cost burdened renters.

Table E- 21: Cost Burden by Race/Ethnicity - Culver City

Race/Ethnicity	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total Households
<b>Owner-Occupied</b>			
White, non-Hispanic	31.3%	15.2%	5,605
Black, non-Hispanic	58.5%	21.8%	735
Asian, non-Hispanic	26.7%	10.7%	1,350
Amer. Ind, non-Hispanic	0.0%	0.0%	15
Hispanic	36.4%	8.1%	990
Other	33.3%	13.3%	150
<b>Renter-Occupied</b>			
White, non-Hispanic	36.8%	19.5%	3,410
Black, non-Hispanic	42.6%	28.7%	680
Asian, non-Hispanic	34.4%	12.4%	1,295
Hispanic	58.2%	31.5%	2,045
Other	30.9%	3.6%	275

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

**Sites Inventory.** Figure E- 35 and Figure E- 36 also show the sites inventory used to meet the City's 2021-2029 RHNA. All RHNA units are in tracts where 20% to 60% of owners overpay for housing. Areas of 40-60% owners with cost burden are generally where lower density, single-family homes are located. It is not uncommon that higher income households spend more than 30% of their income on homes. Generally, that is not an affordability issue.

A larger proportion of lower income units are in tracts where 40-60% of owners are cost burdened compared to moderate and above moderate income units. Slightly more than half of low, moderate, and above moderate income units are in tracts where more than 40% of owners are cost burdened compared to 75% of very low income units. Future ownership housing opportunities in Culver City are likely to be multi-family townhomes and condominiums. Expanding ownership housing along transportation and commercial corridors is a key strategy for providing workforce housing and entry level homeownership in the community.

Table E- 22: Distribution of RHNA Units by Percent of Cost Burdened Owners

<u>Overpaying Owners (Tract)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>20-40%</u>	<u>314</u>	<u>700</u>	<u>1,511</u>	<u>2,790</u>	<u>5,315</u>
<u>40-60%</u>	<u>929</u>	<u>826</u>	<u>1,582</u>	<u>2,919</u>	<u>6,256</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>
Overpaying Owners (Tract)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
20-40%	<u>25.3%</u>	<u>45.9%</u>	<u>48.9%</u>	<u>48.9%</u>	<u>45.9%</u>
40-60%	<u>74.7%</u>	<u>54.1%</u>	<u>51.1%</u>	<u>51.1%</u>	<u>54.1%</u>
Total	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>

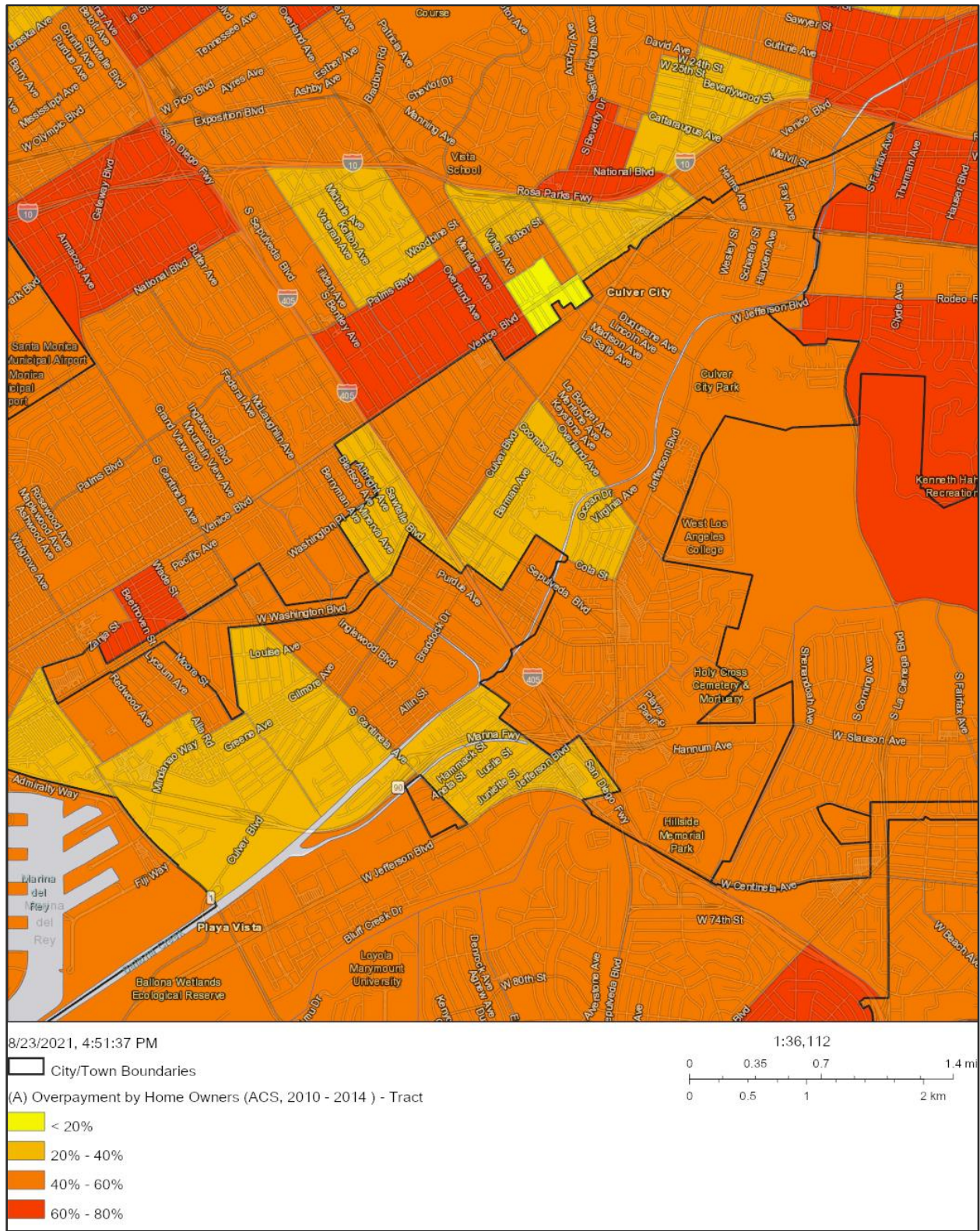
Approximately half of the units used to meet the RHNA are in tracts where 40-60% of renters overpay for housing. There are more lower income units in tracts where less than 40% of renter overpay compared to moderate and above moderate income units. It is logical that cost-burdened renters would be concentrated in areas with multi-family housing. Introducing additional housing in these areas, with the City's inclusionary housing program, would expand the housing supply and therefore ease the pressure for price escalation to some degree.

Table E- 23: Distribution of RHNA Units by Percent of Cost Burdened Renters

<u>Overpaying Renters (Tract)</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>All RHNA Units</u>
<u>20-40%</u>	<u>395</u>	<u>393</u>	<u>560</u>	<u>948</u>	<u>2,296</u>
<u>40-60%</u>	<u>574</u>	<u>477</u>	<u>1,576</u>	<u>3,113</u>	<u>5,740</u>
<u>60-80%</u>	<u>274</u>	<u>656</u>	<u>957</u>	<u>1,648</u>	<u>3,535</u>
<u>Total</u>	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>
Overpaying Renters (Tract)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	All RHNA Units
20-40%	<u>31.8%</u>	<u>25.8%</u>	<u>18.1%</u>	<u>16.6%</u>	<u>19.8%</u>
40-60%	<u>46.2%</u>	<u>31.3%</u>	<u>51.0%</u>	<u>54.5%</u>	<u>49.6%</u>
60-80%	<u>22.0%</u>	<u>43.0%</u>	<u>30.9%</u>	<u>28.9%</u>	<u>30.6%</u>
Total	<u>1,243</u>	<u>1,526</u>	<u>3,093</u>	<u>5,709</u>	<u>11,571</u>

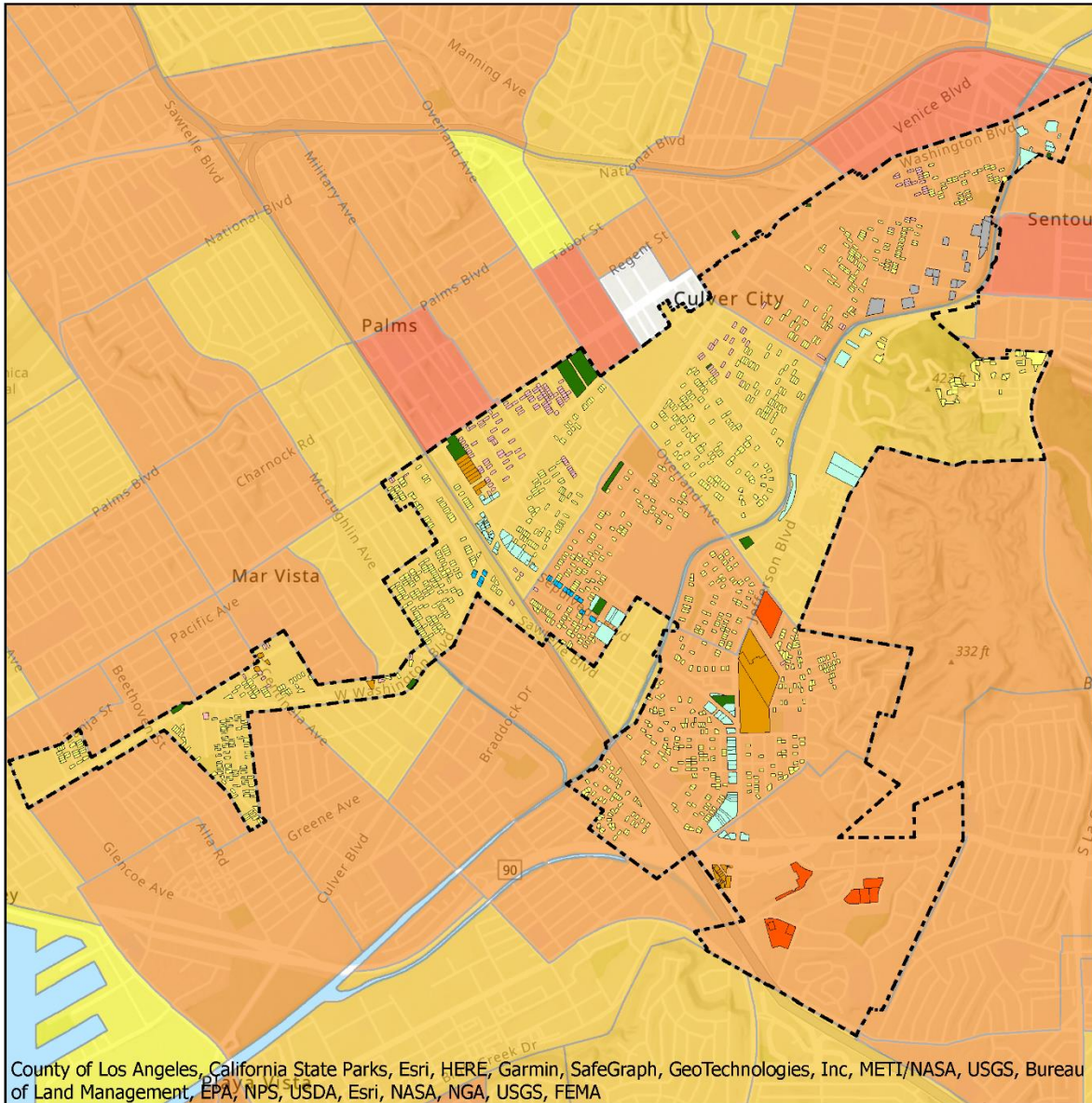


Figure E-35: (A) Overpayment by Homeowners (2010-2014)





Source: HCD AFFH Data Viewer (2010-2014 and 2015-2019 ACS), 2021.

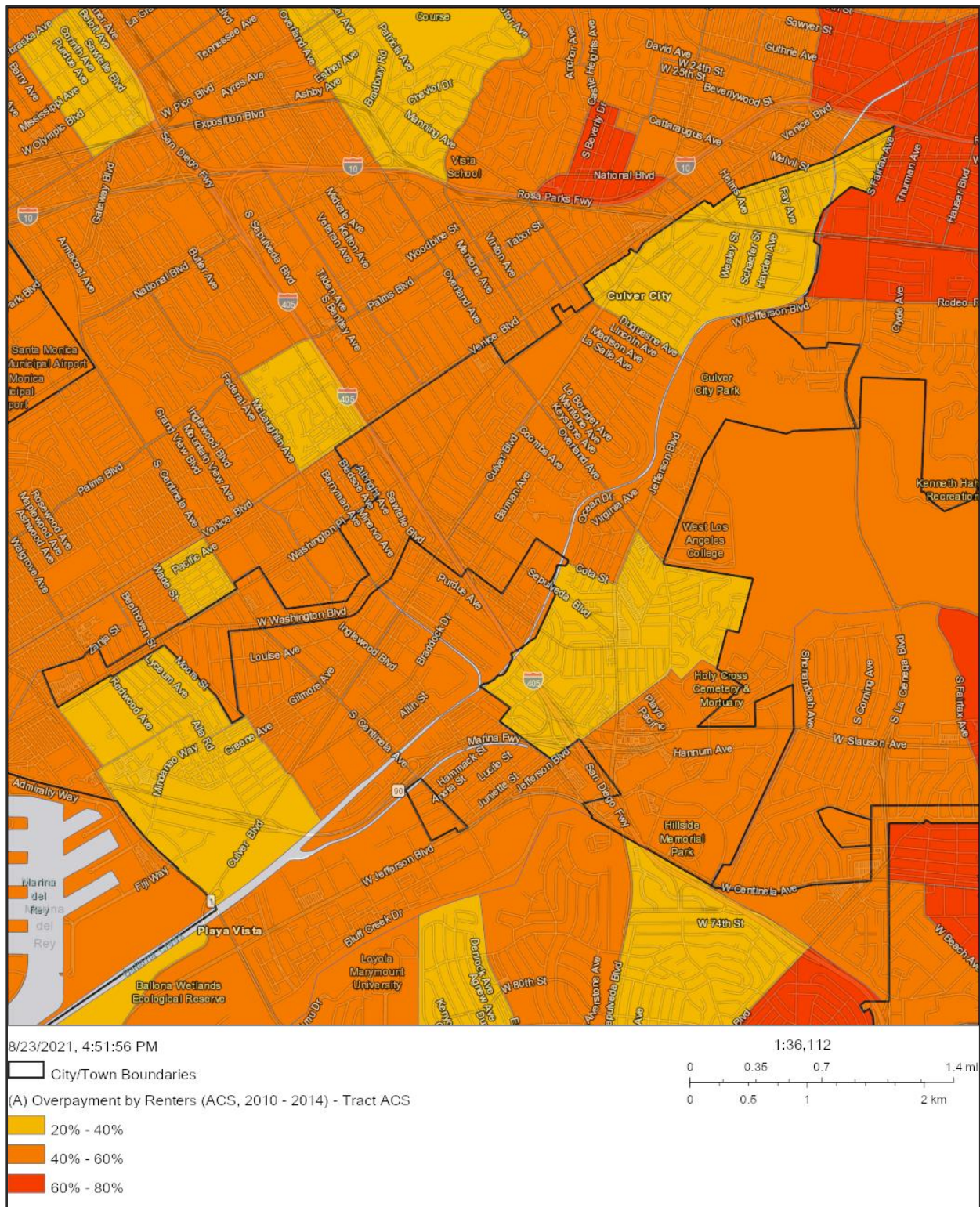
Figure E- 30: (B) Overpayment by Homeowners (2015-2019)



**Culver City Housing Element Sites Inventory with Cost Burden 2019 - Owners**

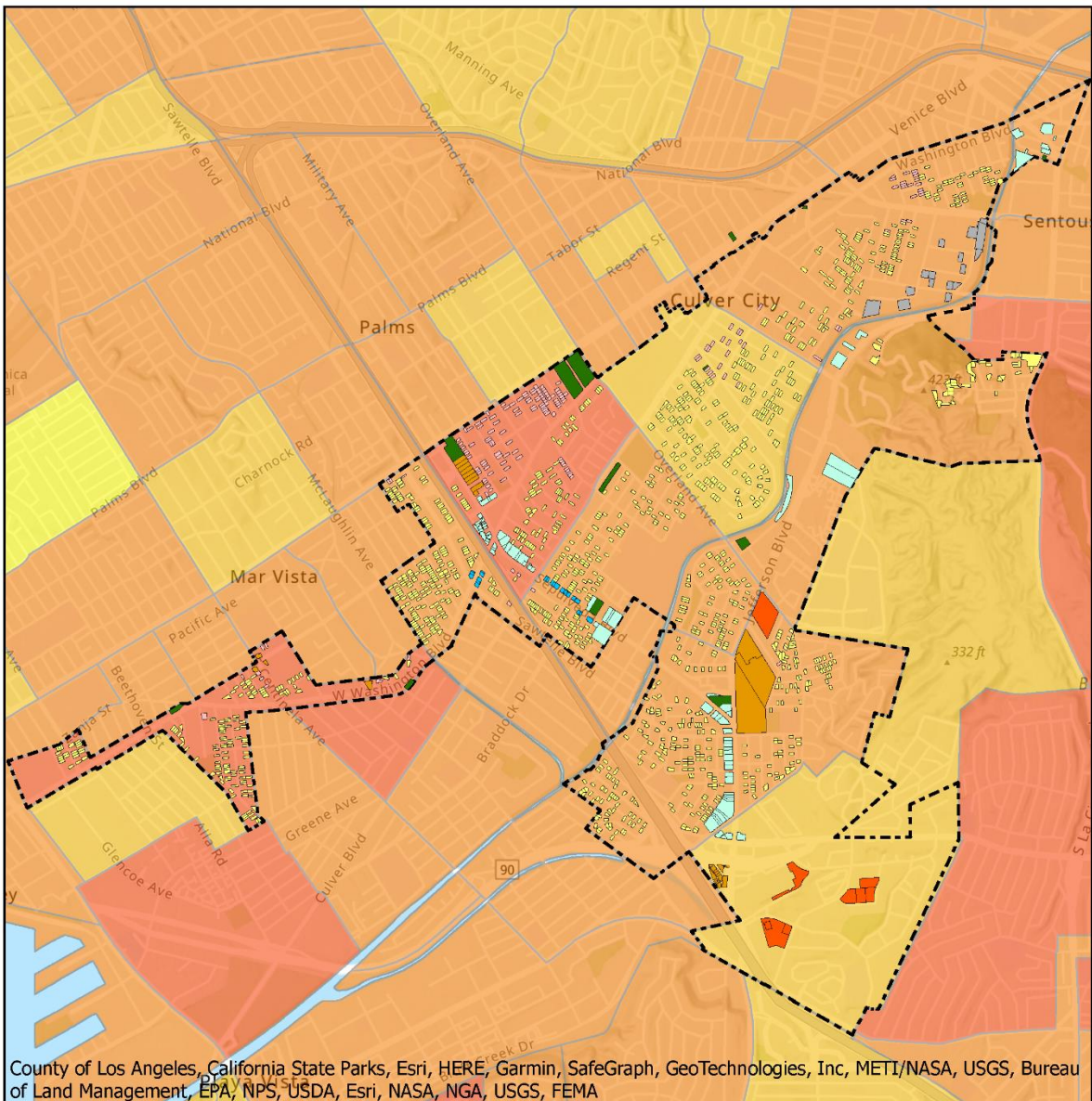
<p><b>Sites Inventory</b></p> <p>Proposed General Plan (GP) Designation</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Incremental Infill</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Multi-Family</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Neighborhood/Corridor MU 1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Neighborhood/Corridor MU 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Mixed Use Medium</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Mixed Use High</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> Industrial Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Approved/Entitled/Pipeline Projects</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Opportunity Sites</li> </ul>	<p><b>Overpayment by Home Owners</b></p> <p>B25091_calc_pctMortGE30pctE</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> &lt; 20%</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> 20% - 40%</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red-orange; border: 1px solid black; margin-right: 5px;"></span> 40% - 60%</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> 60% - 80%</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: darkred; border: 1px solid black; margin-right: 5px;"></span> &gt; 80%</li> </ul> <p><span style="border-top: 1px dashed black; width: 20px; display: inline-block; margin-right: 5px;"></span> City Boundary</p>	<p>N</p>  <p></p> <p>0 0.5 1</p> <p>Miles</p> <p><small>Data Provided By: California Department of Housing and Community Development Affirmatively Furthering Fair Housing Data and Mapping Resources <a href="https://affh-data-resources.ca-hud.hub.arcgis.com">https://affh-data-resources.ca-hud.hub.arcgis.com</a></small></p>
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Source: HCD AFFH Data Viewer (2010-2014 and 2015-2019 ACS), 2021.  
 Figure E-36: (A) Overpayment by Renters (2010-2014)



Source: HCD AFFH Data Viewer (2010-2014 and 2015-2019 ACS), 2021.

Figure E- 31: Overpayment by Renters (2015-2019)



County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

### Culver City Housing Element Sites Inventory with Cost Burden 2019 - Renters

#### Sites Inventory

##### Proposed General Plan (GP) Designation

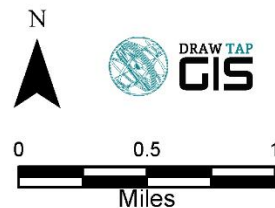
- Incremental Infill
- Neighborhood Multi-Family
- Neighborhood/Corridor MU 1
- Neighborhood/Corridor MU 2
- Mixed Use Medium
- Mixed Use High
- Industrial Mixed Use
- Approved/Entitled/Pipeline Projects
- Opportunity Sites

#### Overpayment by Renters

B25070\_calc\_pctGE30pctE

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

City Boundary



Data Provided By:  
California Department of Housing and Community Development  
Affirmatively Furthering Fair Housing Data and Mapping Resources  
<https://affh-data-resources.ca-hud.hub.arcgis.com>

Source: HCD AFFH Data Viewer (2010-2014 and 2015-2019 ACS), 2021.

## Overcrowding

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. HUD CHAS data based on the 2013-2017 ACS is used to show overcrowding in Culver City and Los Angeles County.

**Regional Trend.** As shown in [Table E-24](#), approximately 5.7% of owner-occupied households and 16.7% of renter-occupied households throughout the County are overcrowded. Severe overcrowded is also an issue in the County, especially amongst renter households. Approximately 1.5% of owner households and 7.6% of renter households are severely overcrowded.

[Figure E-37](#) shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of the San Fernando Valley.

**Local Trend.** [Table E-24](#), below, shows that 2.7% of owner-occupied households and 8.7% of renter-occupied households in Culver City are overcrowded. Overcrowding is less common in Culver City than the County. Only 0.8% of owner households and 3.8% of renter households in Culver City are severely overcrowded.

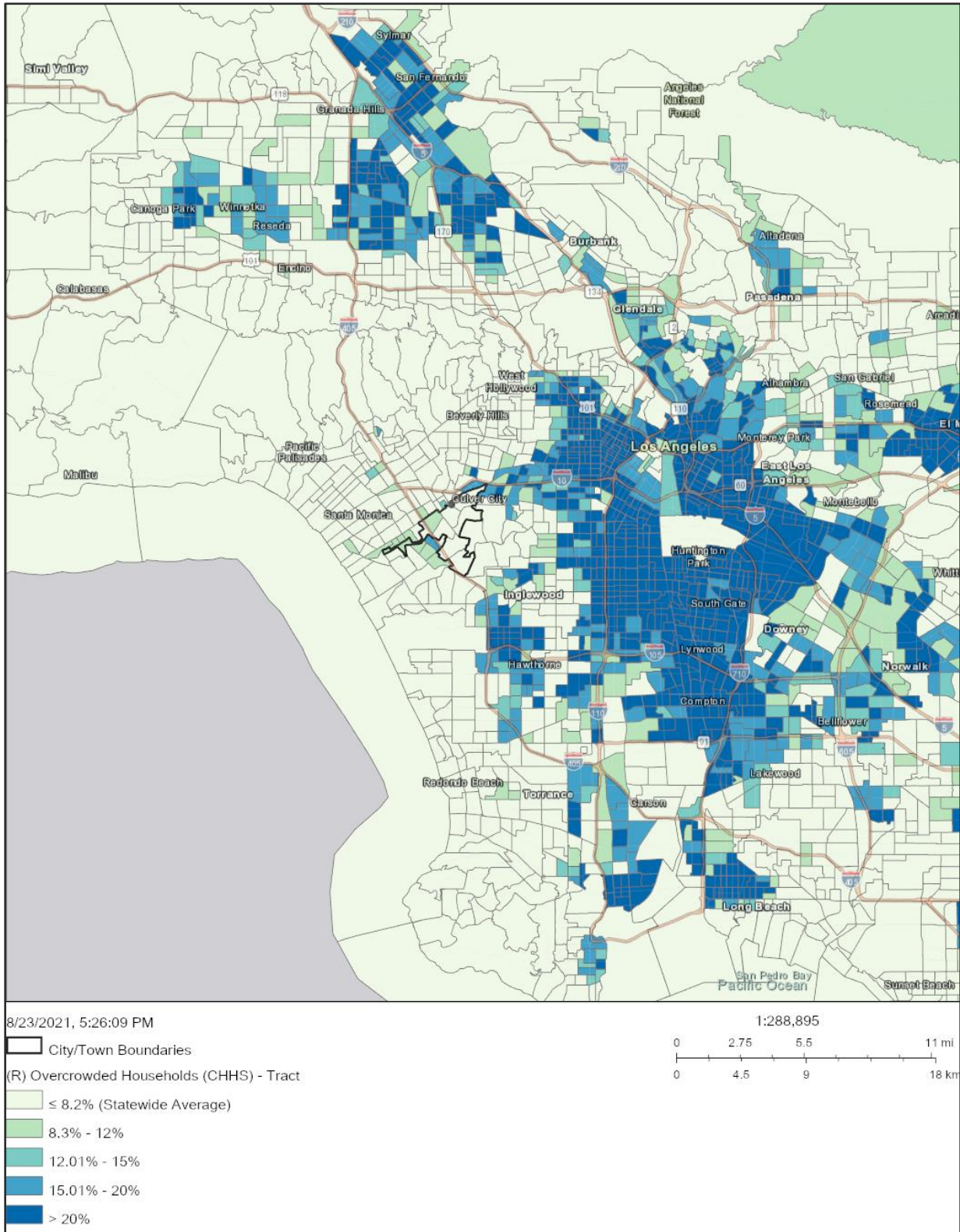
[Figure E-38](#) shows the concentration of overcrowded and severely overcrowded households in Culver City by census tract. Overcrowded households account for less than 8.2% (statewide average) of households in most tracts. Between 8.3 and 12% of households are overcrowded in two tracts in the western corner of the City. As discussed previously, these tracts also have a higher concentration of cost burdened renters, racial/ethnic minorities, and LMI households (see [Figure E-2](#), [Figure E-14](#), and [Figure E-36](#)). One of the tracts with a higher concentration of overcrowded households is also a moderate resource area (see [Figure E-25](#)). There are no tracts in Culver City with a concentration of severely overcrowded households exceeding 5%.

Table E-24: Overcrowding by Tenure

	Overcrowded (>1 person per room)		Severely Overcrowded (>1.5 person per room)		Total Households
	Households	Percent	Households	Percent	
Culver City					
Owner-Occupied	240	2.7%	70	0.8%	8,840
Renter-Occupied	670	8.7%	295	3.8%	7,705
Los Angeles County					
Owner-Occupied	85,870	5.7%	23,025	1.5%	1,512,365
Renter-Occupied	298,460	16.7%	134,745	7.6%	1,782,835

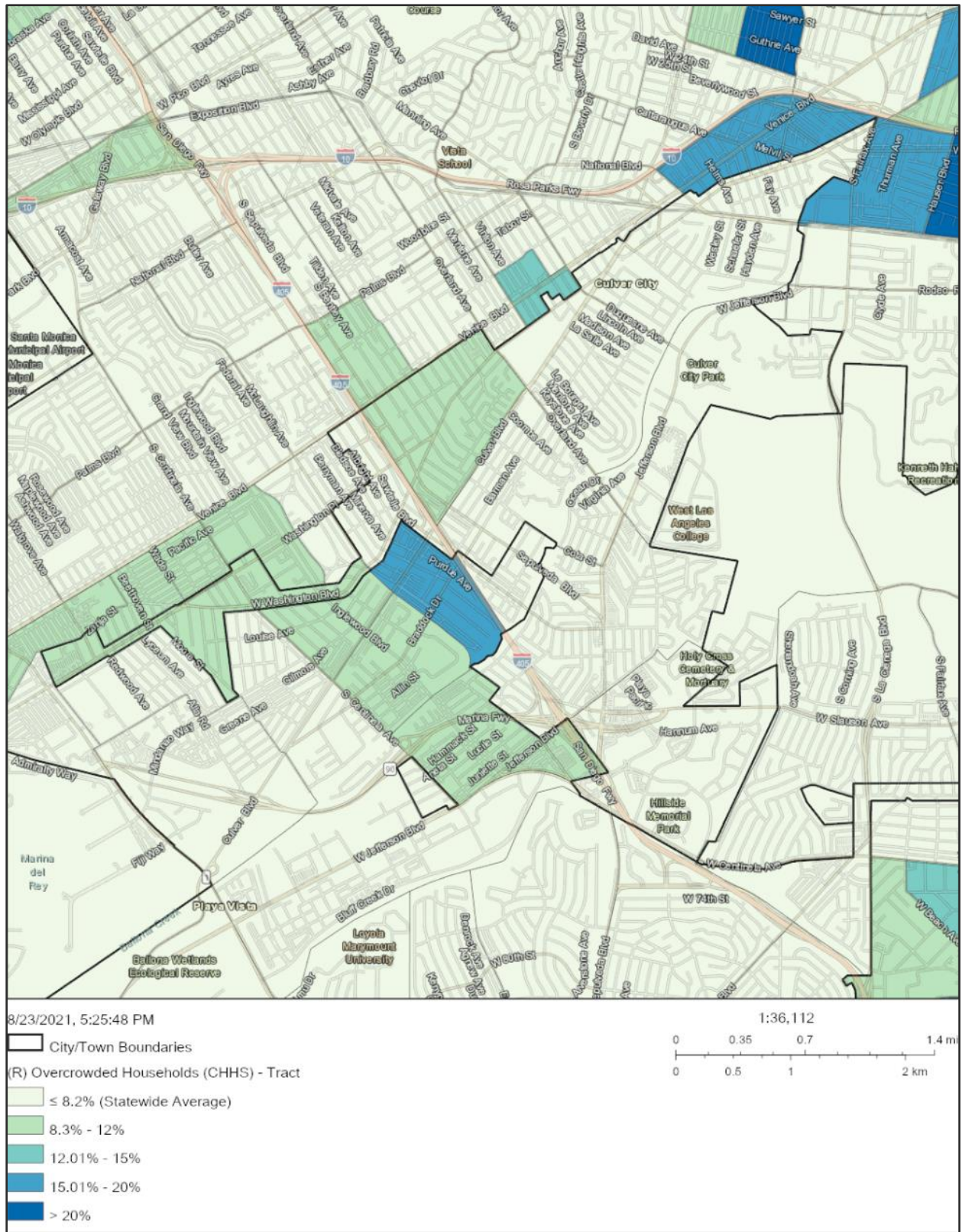
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Figure E-37: Regional Concentration of Overcrowded Households



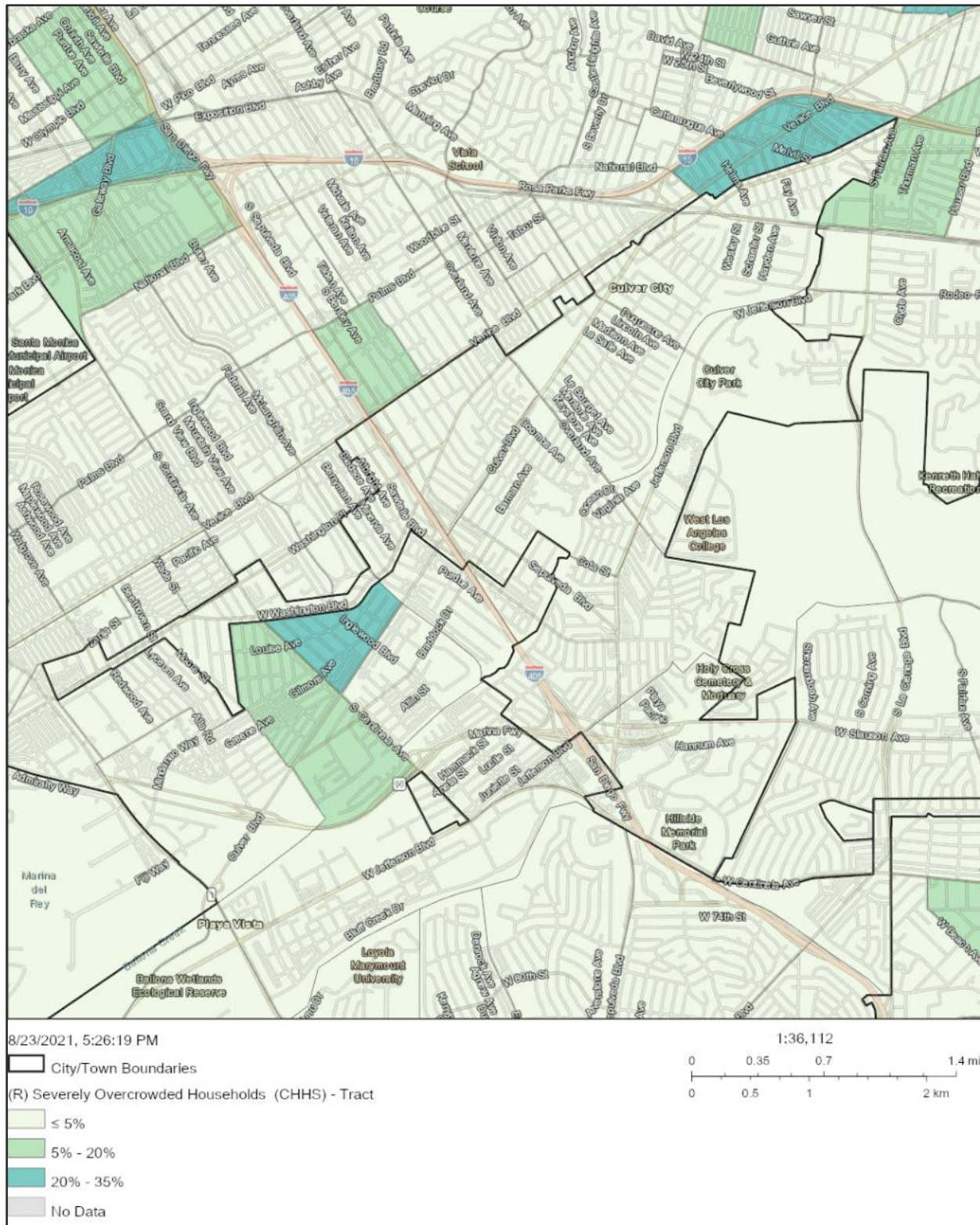
Source: HCD AFFH Data Viewer (2020 HUD CHAS data), 2021.

Figure E-38: (A) Overcrowded Households by Census Tract



Source: HCD AFFH Data Viewer (2020 HUD CHAS data), 2021

Figure E- 33: (B) Severely Overcrowded Households by Census Tract



Source: HCD AFFH Data Viewer (2020 HUD CHAS data), 2021



## Substandard Housing

Incomplete plumbing or kitchen facilities and housing stock age can be used to measure substandard housing conditions. Incomplete facilities are estimated using 2020 HUD CHAS data, and housing age is based on the 2015-2019 ACS.

**Regional Trend.** Less than one percent of owner-occupied households and 2.8% of renter-occupied households in Los Angeles County lack complete plumbing or kitchen facilities ([Table E- 25](#)). Overall, only 1.7% of households in the County lack complete facilities.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. In the County, 86% of the housing stock was built prior to 1990, including 60.5% built prior to 1970 ([Table E- 26](#)).

**Local Trend.** In Culver City, 0.7% of owner-occupied households and 4.4% percent of renter-occupied households lack complete plumbing or kitchen facilities, a larger proportion than the County. Overall, 2.4% of Culver City households lack complete facilities.

According to the 2015-2019 ACS, approximately 92.4% of the housing stock in Culver City was built prior to 1990 and may be susceptible to deterioration compared to 85.9% Countywide ([Table E- 26](#)). Tracts 7026, 7027, and 7028.02, located along the western city boundary, have the highest concentration of housing units built more than 50 years ago. Tracts 7028.01 and 7028.03, also located in the western corner of the city, have the highest concentration of new housing units built in 1990 or later. The median year built for housing units by tract is show in [Figure E- 39](#).

Table E- [25](#): Incomplete Plumbing or Kitchen Facilities

	Lacking Complete Kitchen or Plumbing Facilities		Total Households
	Households	Percent	
Culver City			
Owner-Occupied	60	0.7%	8,840
Renter-Occupied	339	4.4%	7,705
Los Angeles County			
Owner-Occupied	6,850	0.5%	1,512,365
Renter-Occupied	50,030	2.8%	1,782,835

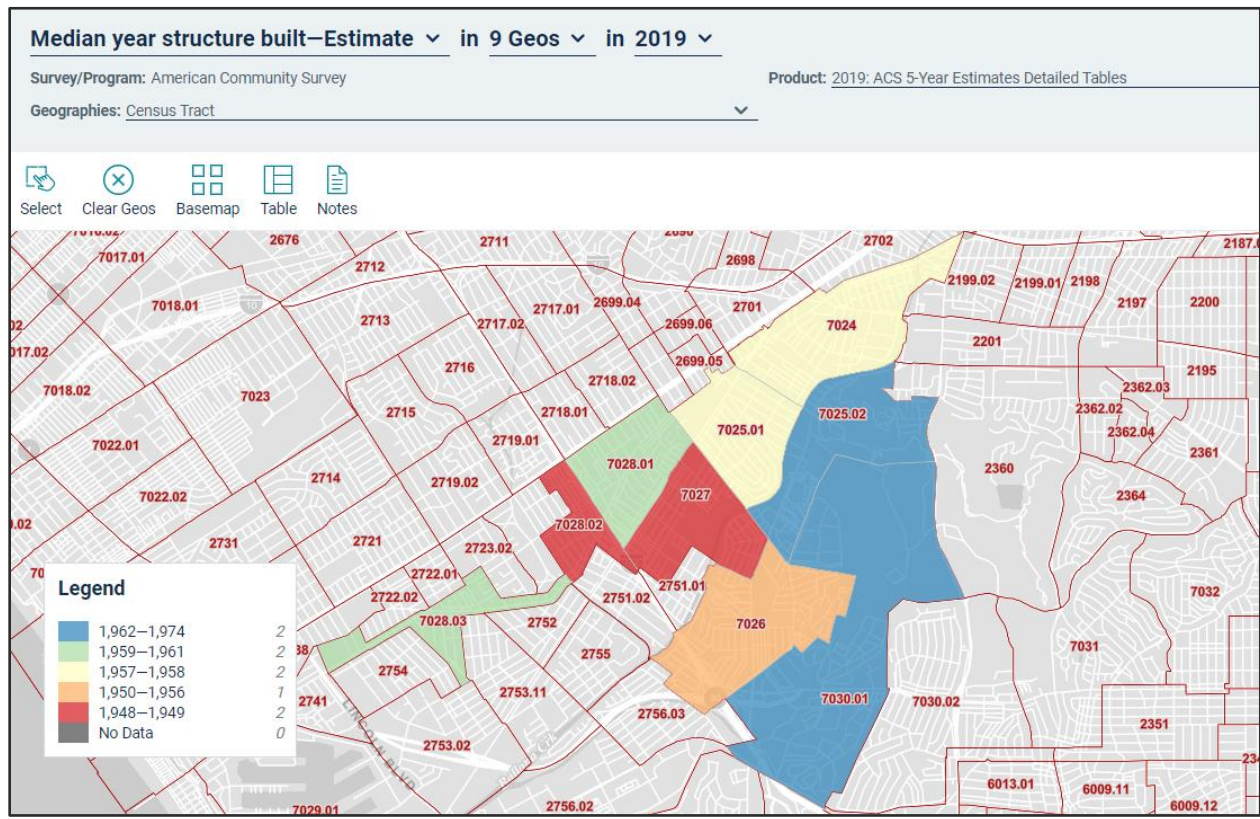
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Table E- 26: Housing Stock Age

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Units
7024	68.3%	22.0%	9.7%	2,056
7025.01	63.7%	31.7%	4.7%	2,214
7025.02	18.3%	77.8%	3.9%	2,170
7026	86.4%	9.5%	4.1%	2,369
7027	86.2%	6.1%	7.8%	1,322
7028.01	65.0%	21.0%	13.9%	2,259
7028.02	94.1%	3.6%	2.3%	912
7028.03	64.1%	23.4%	12.4%	1,229
7030.01	47.8%	44.0%	8.2%	3,307
Culver City	62.6%	29.8%	7.6%	17,703
Los Angeles County	60.5%	25.4%	14.1%	3,542,800

Source: 2015-2019 ACS (5-Year Estimates).

Figure E- 39: Median Year Structure Built by Census Tract



Source: 2015-2019 ACS (5-Year Estimates).

## Displacement Risk

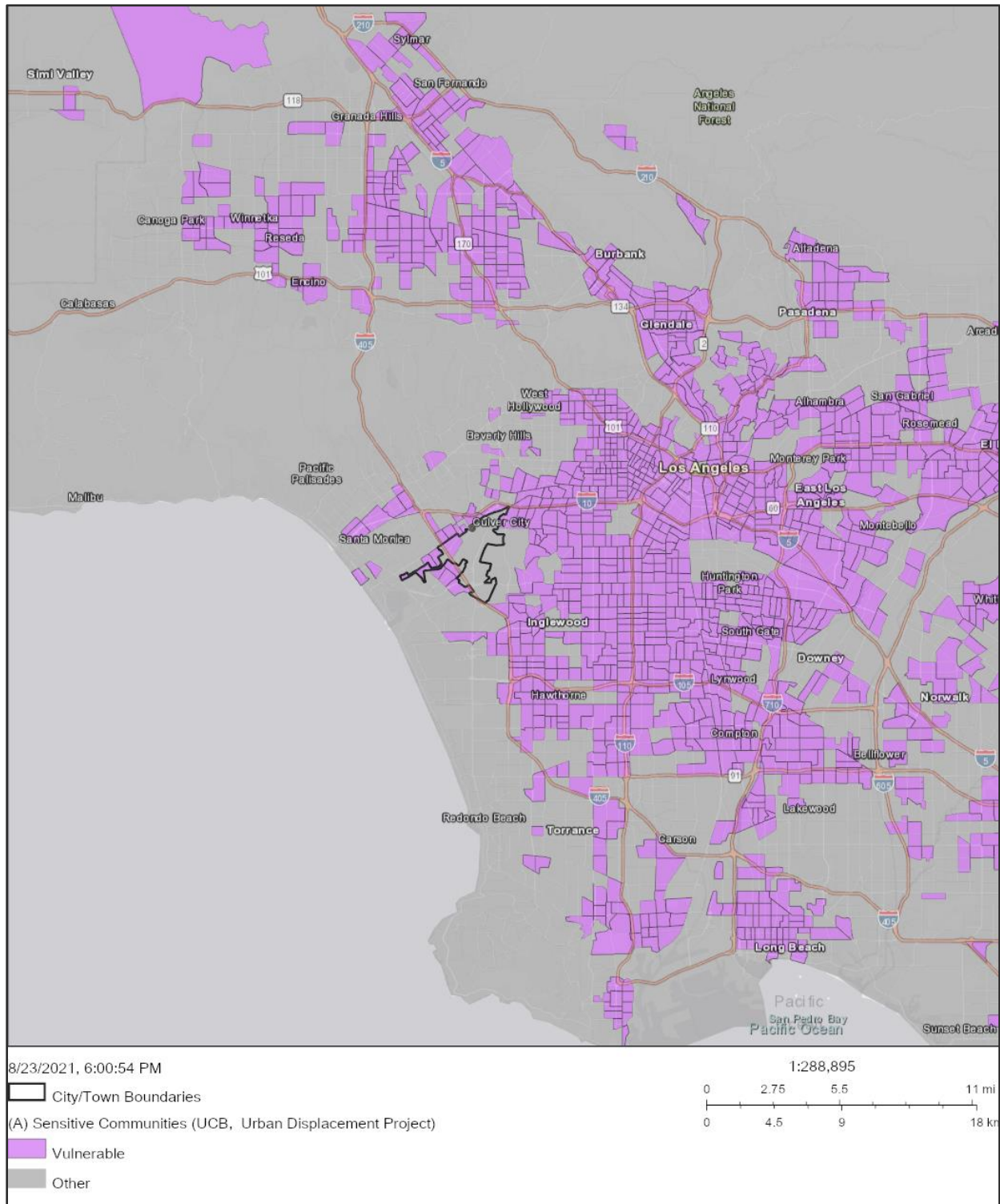
HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

**Regional Trend.** [Figure E- 40](#) shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley and San Fernando Valley. There are fewer vulnerable communities in coastal areas and between Calabasas, Malibu, and Beverly Hills.

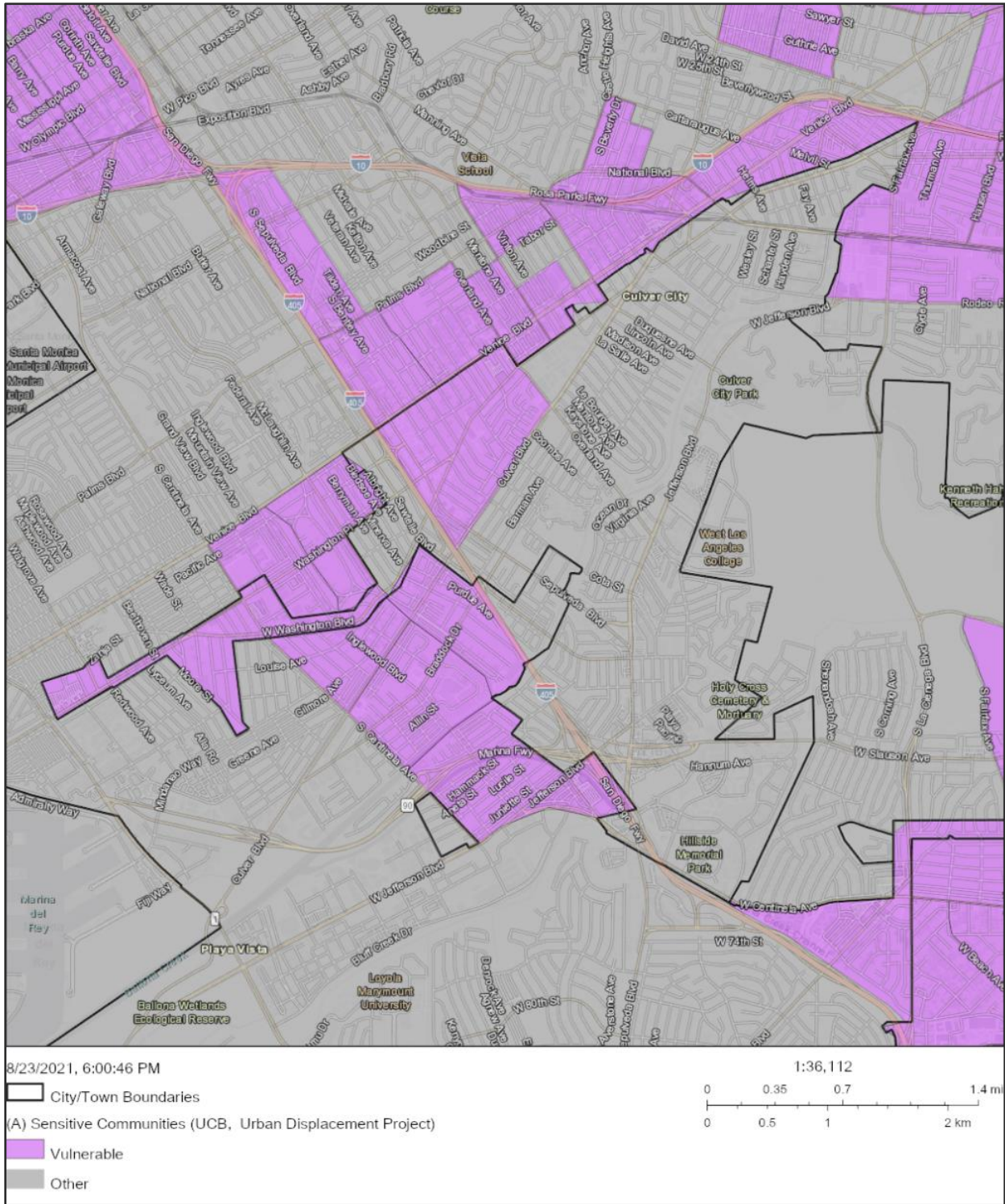
**Local Trend.** HCD has identified two vulnerable communities with populations that may be vulnerable to displacement in the event of increased redevelopment or drastic shifts in housing cost in Culver City. These vulnerable communities are located on the western side of the City ([Figure E- 41](#)). These tracts also have higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters (see [Figure E- 2](#), [Figure E- 13](#), and [Figure E- 36](#)). These tracts also received lower jobs proximity index scores than the rest of the City (see [Figure E- 34](#)). The tract in the far western corner is considered a moderate resource area (see [Figure E- 25](#)).

Figure E- 40: Regional Communities at Risk of Displacement



Source: HCD AFFH Data Viewer (2020 Urban Displacement Project), 2021.

Figure E-41: Sensitive Communities at Risk of Displacement



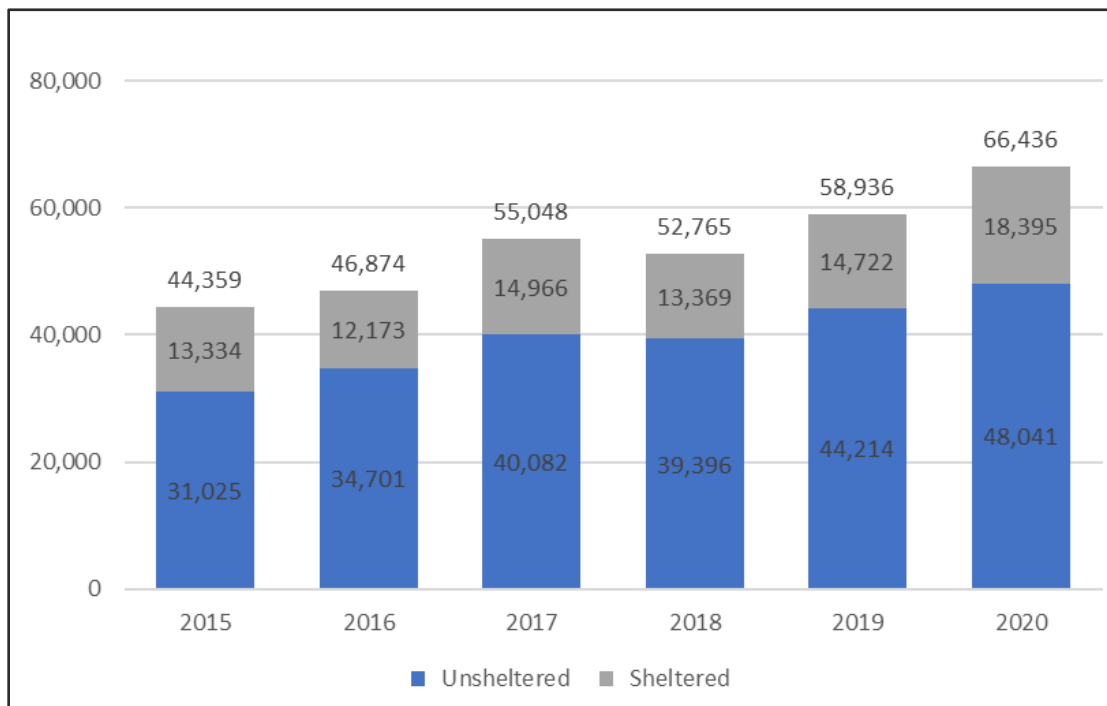
Source: HCD AFFH Data Viewer (2020 Urban Displacement Project), 2021.

## Homelessness

**Regional Trend.** The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, according to the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. [Figure E- 42](#) shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72% of the homeless population is unsheltered and 28% is sheltered. The homeless population has increased nearly 50% since 2015, and 12.7% since 2019. As of January 2020, the total Los Angeles County population has increased by only 0.5% since 2015 and decreased by 0.1% since 2019 according to Department of Finance (DOF) estimates.

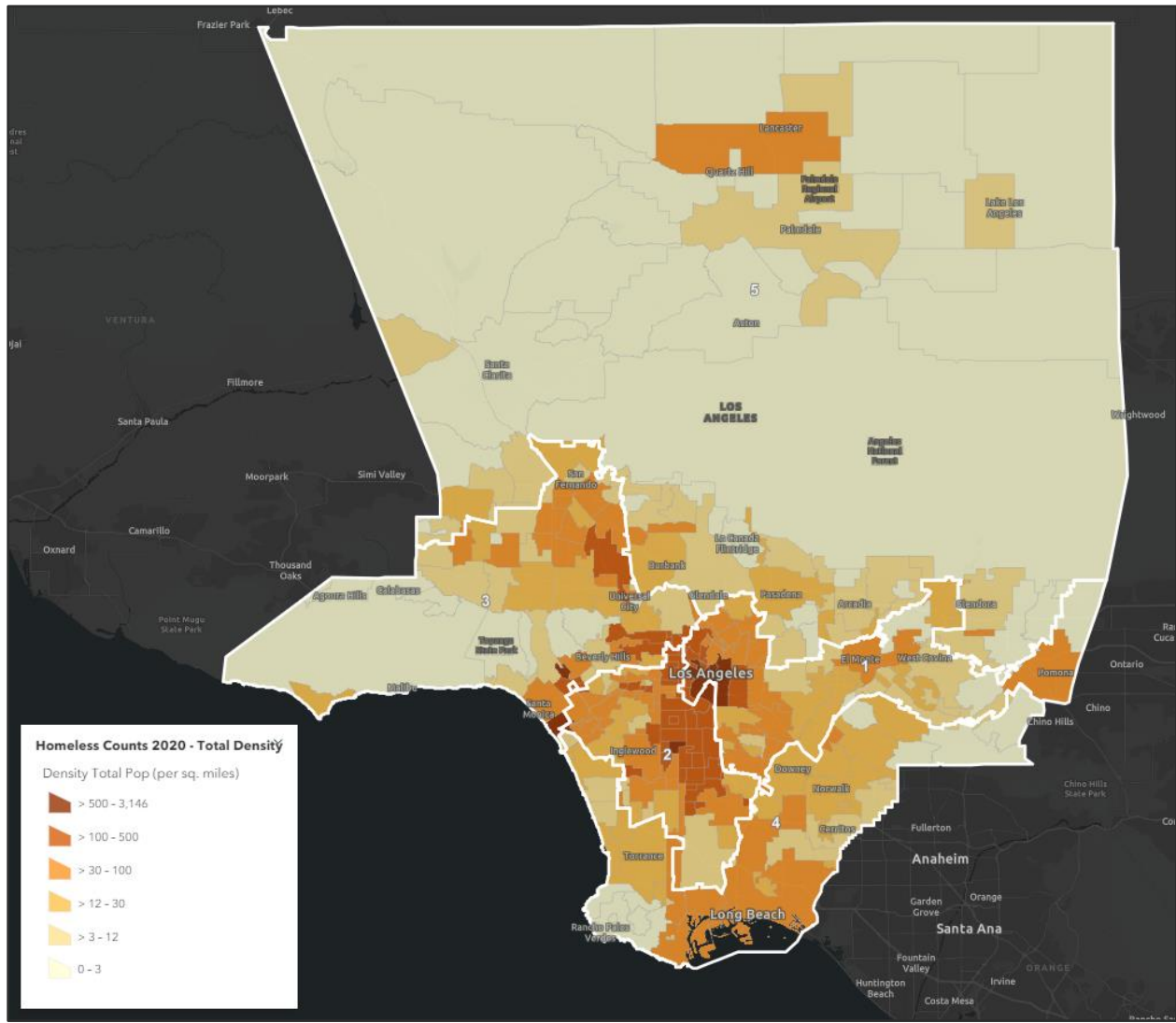
[Figure E- 43](#) shows the density of homeless population density in persons per square mile by community. The central Los Angeles County jurisdictions have the highest density of persons experiencing homelessness. In general, the number of persons experiencing homelessness decreases towards the Los Angeles County boundaries. Jurisdictions with high concentrations of homelessness outside of the central County areas include Venice, unincorporated West Los Angeles, and North Hollywood.

Figure E- 42: Los Angeles County Homeless Population PIT Count Trend (2015-2020)



Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

Figure E- 43: Los Angeles County Homeless Count Density (2020)



Source: Los Angeles County Homelessness & Housing Map (based on 2020 LAHSA Homeless PIT Count), 2021.

**Table E- 27** shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19.3% of the homeless population belongs to a family with one or more child, 38.4% are chronically homeless, and 22.3% have a serious mental illness. Since 2019, the population of homeless family members (+45.7%), persons experiencing chronic homelessness (+54.2%), persons fleeing domestic violence (+40%), non-binary/gender non-conforming persons (+325.5), and persons with a substance use disorder (+104%) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4% and 4.7%, respectively.

Table E- 27: Homeless Population Demographics (2019-2020)

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
Total	58,936	100.0	66,436	100.0	12.7
Individuals	50,071	85.0	53,619	80.7	7.1
Transitional Aged Youth (18-24)	3,635	6.2	4,278	6.4	17.7
Unaccompanied Minors (under 18)	66	0.1	74	0.1	12.1
Family Members*	8,799	14.9	12,817	19.3	45.7
Veterans	3,878	6.6	3,902	5.9	0.6
People Experiencing Chronic Homelessness	16,528	28.0	25,490	38.4	54.2
Fleeing Domestic/Intimate Partner Violence	3,111	5.3	4,356	6.6	40.0
<b>Gender</b>					
Male	39,348	66.8	44,259	66.6	12.5
Female	18,331	31.1	21,129	31.8	15.3
Non-Binary/Gender Non-Conforming	200	0.3	851	1.3	325.5
Transgender	1,057	1.8	197	0.3	-81.4
<b>Health and Disability**</b>					
Substance Use Disorder	7,836	13.3	15,983	24.1	104.0
HIV/AIDS	1,306	2.2	1,245	1.9	-4.7
Serious Mental Illness	13,670	23.2	14,790	22.3	8.2
<b>Percent of Total County Population</b>	<b>--</b>	<b>0.6</b>	<b>--</b>	<b>0.7</b>	<b>--</b>

\*Members of families with at least one child under 18.

\*\* Indicators are not mutually exclusive.

Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Approximately 19.5% of the homeless population are members of families with one or more child under the age of 18, 9.9% are elderly persons aged 62 and older, 17% have a physical disability, and 8.3% have a developmental disability. Only 32% of homeless persons with a developmental disability, 17.3% with a physical disability, and 21.5% of homeless seniors are sheltered. Over 75% of family members are sheltered (Table E- 28).



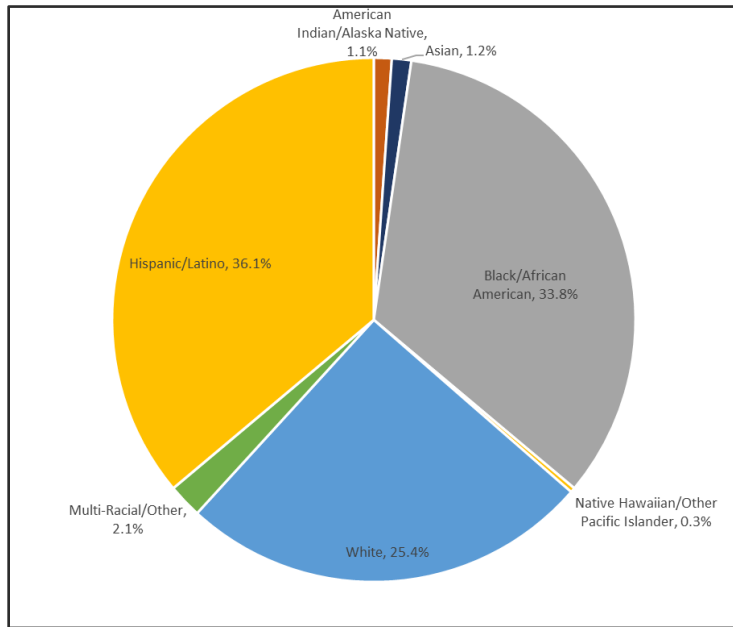
Table E- 28: Homeless Populations and Special Needs Groups

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)

Figure E- 44 shows the homeless population by race and ethnicity. The Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population. The Black/African American population is the most overrepresented in the Los Angeles CoC region. Approximately 33.8% of homeless persons are Black or African American, compared to only 7.8% of the population countywide. The American Indian and Alaska Native population is also overrepresented, making up only 0.2% of the County population, but 1.1% of the homeless population.

Figure E- 44: Los Angeles CoC Homeless Population by Race/Ethnicity

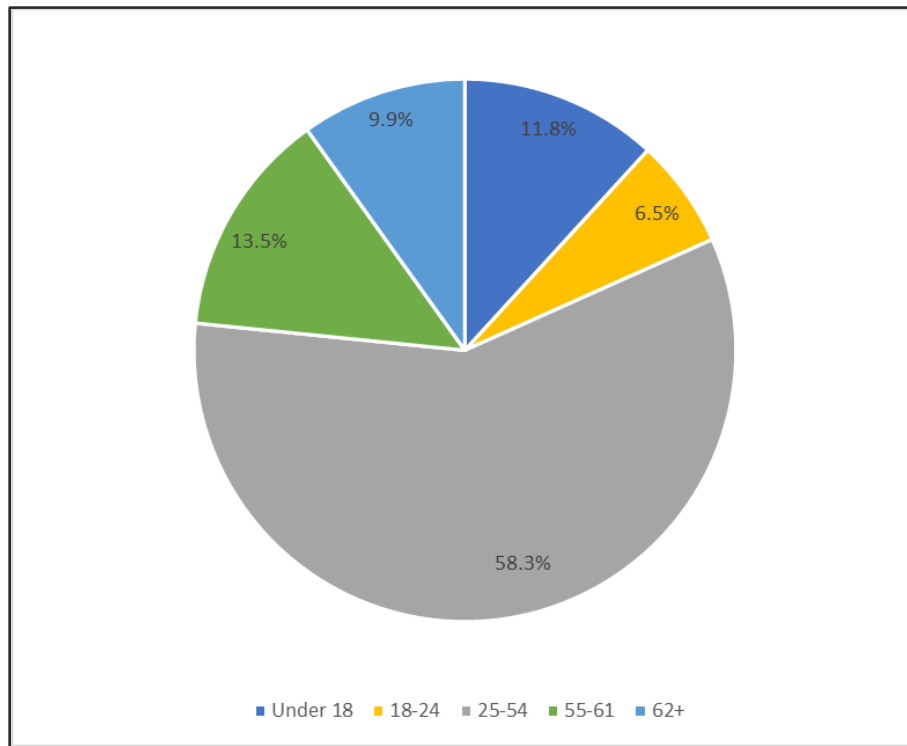


Race/Ethnicity	Homeless Population		Percent of Total Population
	Persons	Percent	
American Indian/ Alaska Native	686	1.1	0.2
Asian	774	1.2	14.4
Black/African American	21,509	33.8	7.8
Hispanic/Latino	23,005	36.1	48.5
Native Hawaiian/Other Pacific Islander	205	0.3	0.2
White	16,208	25.4	26.2
Multi-Racial/Other	1,319	2.1	2.6

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)

Figure E- 45 shows the distribution of homeless persons in the Los Angeles CoC region by age. Adults aged 25 to 54 make up most of the homeless population, followed by adults aged 55 to 61, and children under 18. Children account for 11.8% of the homeless population and seniors (age 62+) account for 9.9% of the population. Approximately 6.6% of the homeless population is transitional aged youths between the ages of 18 and 24.

Figure E- 45: Los Angeles CoC Homeless Population by Age

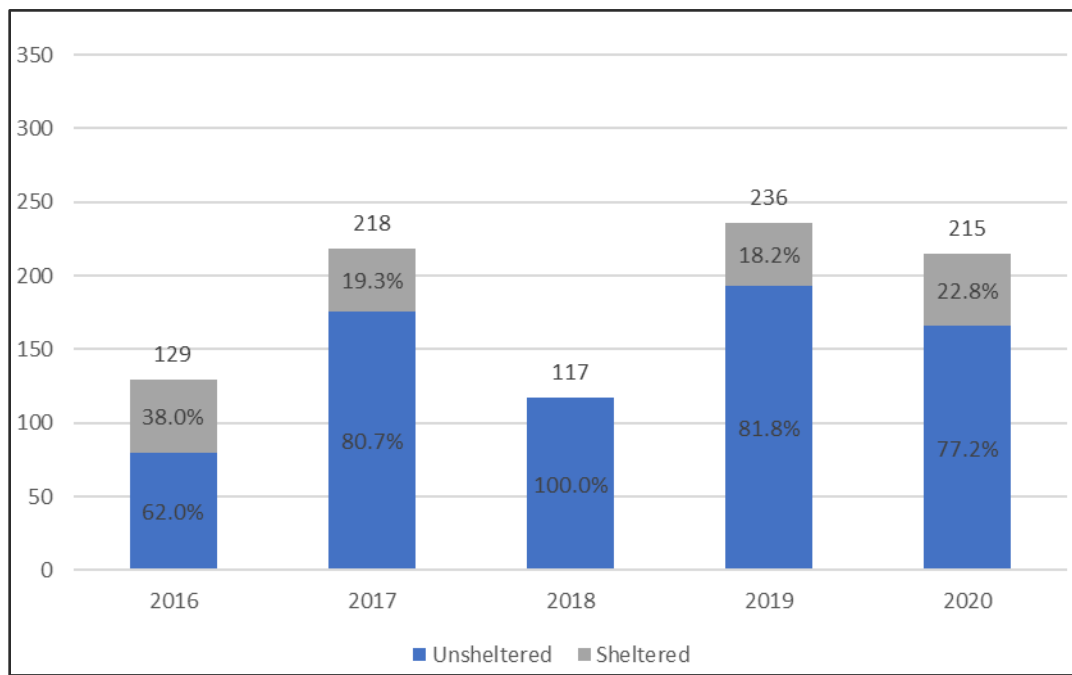


Age	Homeless Population		Percent of Total Population
	Persons	Percent	
Under 18	7,491	11.8	22.0
18-24	4,181	6.6	9.7
25-54	37,138	58.3	43.2
55-61	8,606	13.5	8.7
62+	6,290	9.9	16.4

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates).

**Local Trend.** [Figure E- 46](#) shows the homeless population trend in Culver City from 2016 to 2020. As of 2020, there are 215 persons experiencing homelessness in Culver City. Of the 215 persons counted in Culver City during the 2020 Greater Los Angeles Homeless Count, 77% were unsheltered and 23% were sheltered. All sheltered persons in Culver City were in emergency shelters. Of the unsheltered population, 37.3% were on the street, 16.9% were in vans, 14.5% were in cars, 14.5% were in RVs/campers, 9% were in makeshift shelters, and 7.8% were in tents. The population of persons experiencing homelessness in Culver City has increased 66.7% since 2016 but decreased 8.9% since 2019.

Figure E- 46: Culver City Homeless Population PIT Count Trend (2016-2020)

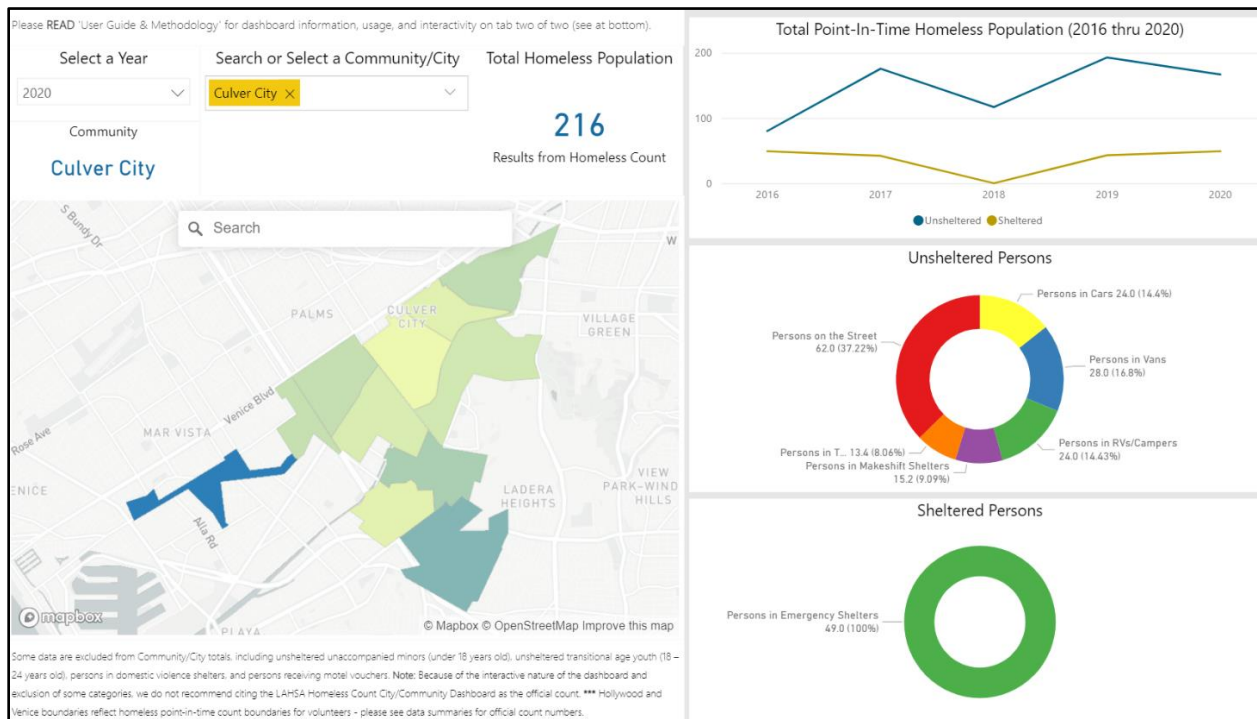


Source: LAHSA, 2020 Greater Los Angeles City/Community Homelessness Reports Service Planning Area 5.

A summary of the homeless population in Culver City, provided by LAHSA, is shown in [Figure E- 47](#). As discussed previously, unsheltered persons make up more than 75% of the Culver City homeless population. The tract in the western and southern corners of the City had the largest homeless populations based on the 2020 PIT Count. Homeless counts by tract are shown in [Table E- 29](#). Tract 7028.03, the western corner of the city,

has the largest homeless population. This tract contains all the sheltered persons counted in Culver City as well as the Upward Bound House emergency shelter. According to the 2021 LAHSA Housing Inventory Count, Upward Bound House has a total of 50 beds, 44 of which were occupied in January 2021. Approximately 17.8% of the 2020 homeless population was counted in tract 7030.01 and 13.9% was counted in tract 7026, both located in southern Culver City.

Figure E- 47: Culver City Homeless Population Summary



Note: Because of the interactive nature of the [LAHSA homeless count] dashboard and exclusion of some categories, LAHSA does not recommend citing this dashboard as the official count. Estimates shown in Figure E-41 are from the 2020 Greater Los Angeles City/Community Homelessness Reports rather than the dashboard.

Source: LAHSA 2020 Homeless Count by Community/City.

Table E- 29: Homeless Count Data by Census Tract

Census Tract	Community Name	Unsheltered	Sheltered	Total	Percent of Total
702400	Culver City	24	0	24	10.9
702501	Culver City	2	0	2	0.9
702502	Culver City/Baldwin Hills/Crenshaw	13	0	13	5.9
702600	Culver City	30	0	30	13.9
702700	Culver City	9	0	9	4.1
702801	Culver City	16	0	16	7.3
702802	Culver City	16	0	16	7.2
702803	Culver City	20	49	69	32.0
703001	Culver City/ Ladera Heights	39	0	39	17.8
<b>Total</b>		<b>168</b>	<b>49</b>	<b>217</b>	<b>100.0</b>

Note: LAHSA does not recommend aggregating census tract-level data to calculate numbers for other geographic levels. Due to rounding, census tract-level data may not add up to the total for Los Angeles City Council District, Supervisorial District, Service Planning Area, or the Los Angeles CoC.

Source: LAHSA 2020 Homeless Count Data by Census Tract.

The Los Angeles County Coordinated Entry System (LA County CES) assesses individuals to match them with available housing resources and programs. From July to December 2020, 275 individuals in Culver City were assessed through CES, including 14 youths, 55 families, 39 veterans, and 49 persons aged 62 or older. Culver City is a part of Service Planning Area (SPA) 5, serving West Los Angeles communities including Beverly Hills, Brentwood, Culver City, Malibu, Pacific Palisades, Playa del Rey, Santa Monica, and Venice. Culver City and SPA 5 CES assessments and services are presented in [Table E- 30](#).

Table E- 30: CES Assessments by Type and Services

	Culver City	SPA 5	City Percent of SPA 5
<b>CES Assessments</b>			
Total Persons	341	2,791	12.2
Individuals	275	2,267	12.1
Youth	14	173	8.1
Families	55	370	14.9
Veterans	39	531	7.3
Persons Aged 62+	49	461	10.6
<b>Types of Services Provided to Those Assessed</b>			
Interim Housing	124	993	12.5
Rapid Re-Housing	76	699	10.9
Street Outreach (Contacts)	184	1,232	14.9
Street Outreach (Engagements)	109	431	25.3
Other (Non-Permanent)	74	807	9.2
Placed into Permanent Housing*	54	458	11.8

\*Includes persons that have moved into permanent housing during the report period (through either rapid re-housing, permanent supportive housing, or other permanent destinations).

Note: For households with more than one person (including families), the assessment of the head of household is applied to all members.

Source: LAHSA Homelessness Statistics by City (July 1, 2020 – December 31, 2020), March 2021.

## Historical Trends and Other Relevant Factors

The 1896 Supreme Court ruling of *Plessy v. Ferguson* upheld the constitutionality of “separate but equal,” ushering in the Jim Crow Era of racial segregation and disenfranchisement. This sentiment spread beyond the South, where African Americans and other minority groups were expelled from predominantly White communities, by adopting policies forbidding them from residing or even being within town borders after dark, known as ‘sundown towns.’ Contrary to the widespread misconception that these existed only in the deep south, sundown towns were prominent throughout the Country. More than 100 towns in California, several of which were in Los Angeles County, were considered to be ‘sundown towns.’ Housing practices continued to promote segregation, including the Wilson Administration’s 1917 “Own-Your-Own-Home” campaign which promoted single-family ownership exclusively for White residents.<sup>6</sup>

Culver City was incorporated in 1917 by Harry Culver, who would eventually become the president of the Los Angeles Realty Board. Before Culver City’s annexation, racially restricted development was established, specifically by the Guy M. Rush Company in Culver City’s Brooklyn West tract where advertisement tactics were “restricted to Caucasian race.”<sup>7</sup>

The Advisory Committee on Zoning was formed in 1921 under Herbert Hoover, Secretary of State under President Warren G. Harding’s. Under this committee, the first model zoning ordinance was created, encouraging exclusionary zoning.<sup>6</sup>

The Home Owners’ Loan Corporation (HOLC), formed in 1933 under the New Deal Program, established the County’s first red-lining maps. Redlining maps established under the National Housing Act of 1934 ranked neighborhoods from A-rated (green), indicating the community “represented the best investment for homeowners” to D-rated (red), indicating the least desirable neighborhoods, where minority communities typically lived.<sup>8</sup> As shown in [Figure E- 48](#) and [Figure E- 49](#), a majority of Culver City neighborhoods were D-rated, or “declining.” Two neighborhoods in the center of the city were B-rated and considered “still desirable” and two neighborhoods were D-rated and considered “hazardous.”

Historical redlining practices shape segregation patterns in Culver City today. As presented above in [Figure E- 4](#), a majority of the block groups in Culver City have racial/ethnic minority populations between 41 and 60%. Multiple block groups in Culver City have racial/ethnic minority populations exceeding 60%, including the two historically redlined neighborhoods along the central northern boundary and northeastern corner of the city. These redlined neighborhoods also currently have median incomes below the Statewide average ([Figure E- 20](#)). The redlined neighborhood along the central northern city boundary is also considered an LMI area where more than 50% of households are low or moderate income ([Figure E- 14](#)). Overall, Culver City was generally categorized as a middle class neighborhood by redlining maps, reflecting the composition of racial/ethnic minority populations and household income in modern day Culver City.

Segregation achieved through redlining was further exacerbated when the Federal Housing Administration (FHA) was established in 1934. The FHA insured bank mortgages that covered 80% of purchase prices and had terms of 20 years and were fully amortized. However, the FHA also conducted its own appraisals; mortgages were

<sup>6</sup> Rothstein, Richard. (2017). *The Color of Law: A Forgotten History of How Our Government Segregated America*. Liveright Publishing Corporation.

<sup>7</sup> Redford, Laura. (2014). *The Promise and Principles of Real Estate Development in an American Metropolis: Los Angeles 1903-1923*. University of California, Los Angeles.

<sup>8</sup> KCET. (2017). *Segregation in the City of Angels: A 1939 Map of Housing Inequality in L.A.* <https://www.kcet.org/shows/lost-la/segregation-in-the-city-of-angels-a-1939-map-of-housing-inequality-in-la>; Los Angeles Public Library (LAPL). (2020). *Los Angeles Land Covenants, Redlining; Creation and Effects*. <https://lapl.org/collections-resources/blogs/lapl/los-angeles-land-covenants-redlining-creation-and-effects>

granted only to Whites and mixed-race neighborhoods or White neighborhoods in the vicinity of Black neighborhoods were deemed “too risky.”<sup>6</sup>

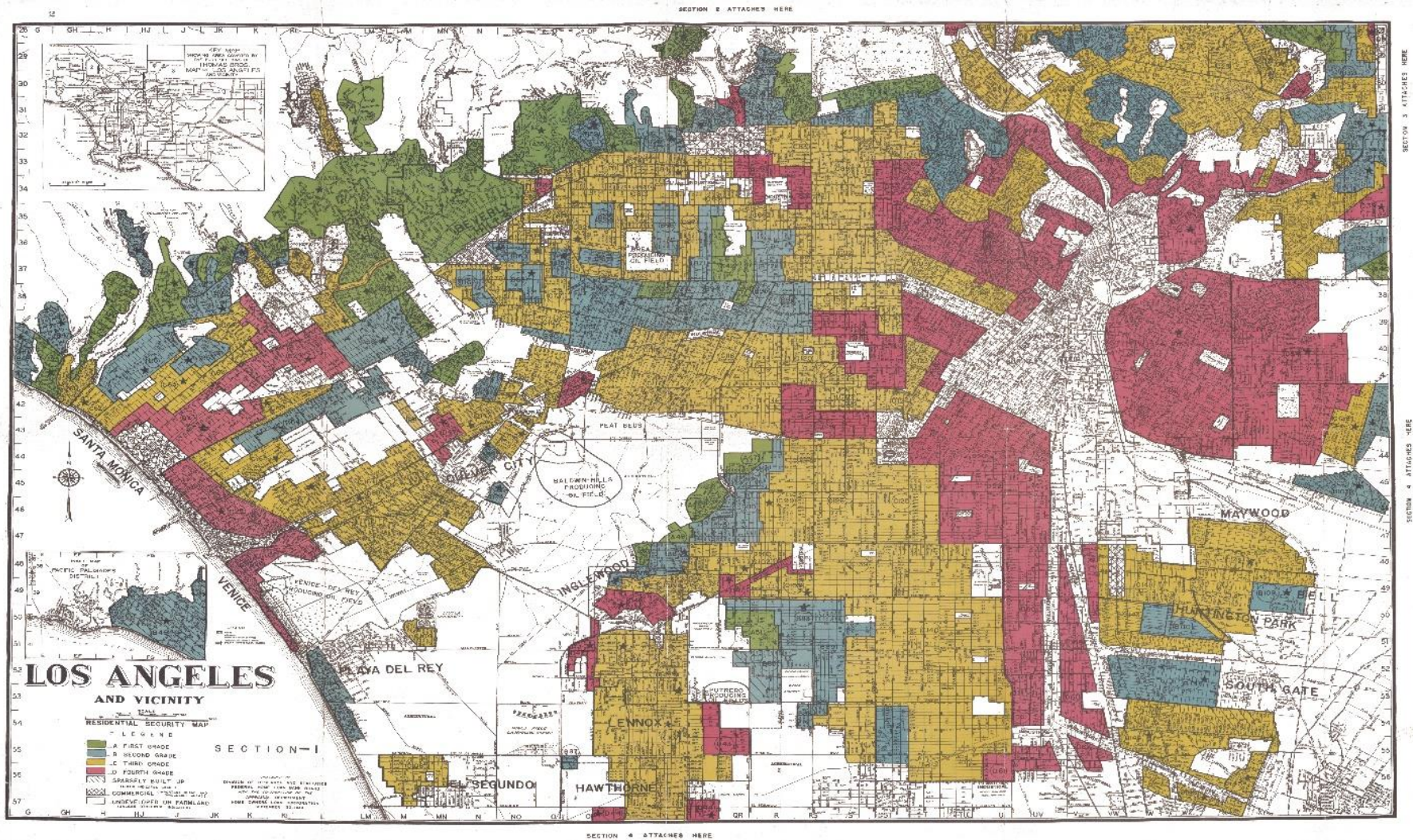
Following World War II, the FHA funded subdivisions exclusive to White residents, specifically withdrawing funding and approval for neighborhoods located adjacent to African American neighborhoods. About 6 million housing units were constructed in California between 1945 and 1973, 3.5 million of which were single-family homes.<sup>9</sup>

Federal rulings, including *Shelley v. Kraemer* (1948) and *Barrows v. Jackson* (1953) aimed to prohibit restrictive covenants and restrict lawsuits against property owners who sold to minorities. However, this did not prevent property owners from practicing housing discrimination throughout the 1960s. By the time the Civil Rights Act was signed in 1968, suburbs of nearly all American cities, including Los Angeles, were predominantly White due to the post-World War II housing boom.<sup>9</sup>

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<sup>9</sup> *Tract Housing in California, 1945-1973*. (2011). Caltrans.

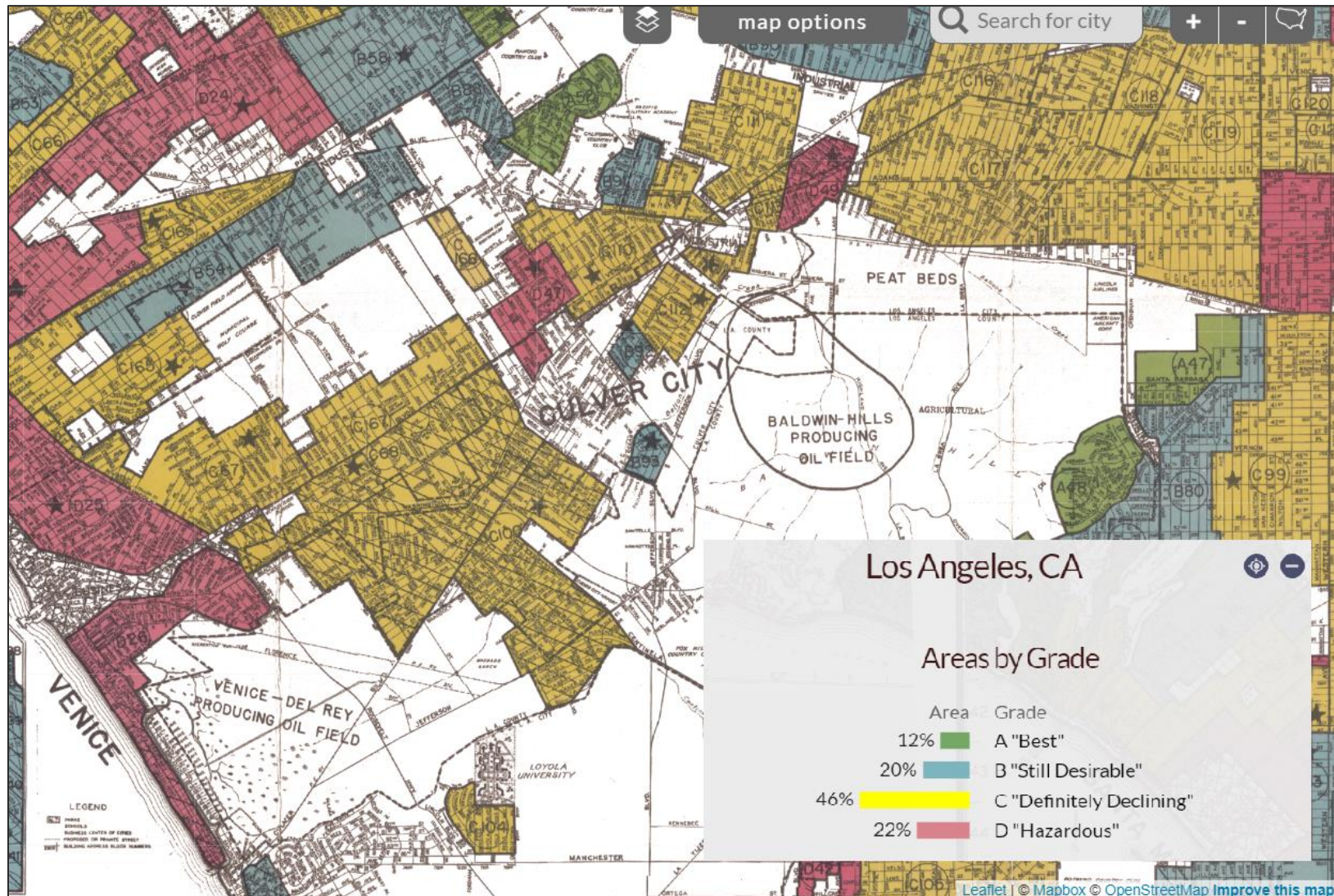
Figure E-48: Regional Redlining Map – Los Angeles County and Vicinity (1939)



Source: Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, accessed November 15, 2021, <https://dsl.richmond.edu/panorama/redlining/>.



Figure E-49: Redlining Map – Culver City and Vicinity (1939)



Source: Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, accessed November 15, 2021, <https://dsl.richmond.edu/panorama/redlining/>.

## Summary of Fair Housing Issues

[Table E- 31](#), below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair housing issues are most concentrated in tracts on the western side of the City along the northwestern border, where there are higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters. These areas are also considered vulnerable communities at risk of displacement, and one of these tracts is categorized as a moderate resource area.

Table E- [31](#): Summary of Fair Housing Issues

Fair Housing Issue	Summary
<i>Enforcement and Outreach</i>	
Fair Housing Records	<ul style="list-style-type: none"> <li>• HRC provides fair housing services, including outreach and education, to the Los Angeles Urban County including Culver City; however, no specific service records on Culver City are available.</li> <li>• During the 2019-2020 FY, HRC received 356 fair housing inquiries opened 83 housing discrimination cases; most of the discrimination cases were related to physical and mental disabilities.</li> <li>• Between January 2013 and March 2021, HUD received 26 FHEO inquiries from Culver City residents.</li> <li>• Less than 5% of renters in three Culver City tracts receive HCVs.</li> </ul>
<i>Integration and Segregation</i>	
Race/Ethnicity	<ul style="list-style-type: none"> <li>• Based on HUD's dissimilarity index, non-White and White communities in the Urban County are highly segregated.</li> <li>• 54% of Culver City residents belong to a racial/ethnic minority group, compared to 74% in the County.</li> <li>• The racial/ethnic minority population has grown since 2010 in most Culver City block groups.</li> <li>• A larger proportion of lower income RHNA units are in block groups with higher concentrations of racial/ethnic minorities compared to moderate and above moderate income units.</li> </ul>
Disability	<ul style="list-style-type: none"> <li>• 9.3% of Culver City residents experience a disability compared to 9.9% in the County.</li> <li>• A slightly larger share of lower income RHNA units are in tracts with larger populations of disabled persons compared to moderate and above moderate income units.</li> </ul>
Familial Status	<ul style="list-style-type: none"> <li>• 26.6% of Culver City households have one or more child; 4.9% are single-parent households and 3.4% are single-parent female-headed households.</li> <li>• More than 20% of children live in female-headed households in only two tracts in the City.</li> <li>• A larger proportion of lower income units are in tracts where over 80% of children are in married couple households and</li> </ul>

Fair Housing Issue	Summary
	fewer than 20% of children are in female-headed households, compared to moderate and above moderate income units.
Income	<ul style="list-style-type: none"> <li>• 32.4% of Culver City households earn less than 80% of the County AMI, compared to 51.6% countywide.</li> <li>• The western side of the City has higher concentrations of LMI households making up 50-75% of the population.</li> <li>• More lower income RHNA units are located in block groups where 50-75% of the population is LMI compared to moderate and above moderate income units.</li> </ul>
<i>Racially or Ethnically Concentrated Areas of Poverty</i>	
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	<ul style="list-style-type: none"> <li>• There are no R/ECAPs in Culver City; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.</li> </ul>
Racially/Ethnically Concentrated Areas of Affluence (RCAAs)	<ul style="list-style-type: none"> <li>• Most Culver City tracts are predominantly White, but none have racial/ethnic minority populations below 20%.</li> <li>• Several block groups in the central and eastern sections of the City have median incomes exceeding \$125,000.</li> <li>• <u>Two RCAAs have been identified in the City; a majority of households in these tracts are owner-occupied and most units are single-family homes.</u></li> </ul>
<i>Access to Opportunities</i>	
	<ul style="list-style-type: none"> <li>• Urban County residents are less likely to be exposed to poverty and have better access to higher quality schools than residents countywide; environmental health is better in the Urban County for White, Black, and Native American residents, but worse for Hispanic and Asian residents.</li> <li>• Most tracts in Culver City are considered high and highest resource areas; the tract on the western end of the City is categorized as moderate resource.</li> <li>• A majority of lower income RHNA units are in high resource areas, while a majority of moderate and above moderate income units are in highest resource areas.</li> </ul>
Economic	<ul style="list-style-type: none"> <li>• All of the tracts in the City scored in the highest quartile of economic scores.</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Tracts on the eastern side of the City received higher education scores than the tract on the western side.</li> <li>• The tract with the lowest education score is considered a moderate resource area.</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• Tracts along the western, southern, and eastern City boundaries received environmental scores in the lowest quartile.</li> <li>• Tracts in the northern/central areas of the City received environmental scores between 0.25 and 0.50; all tracts in Culver City received lower environmental scores below 0.50.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Culver City received an All Transit Performance score of 8.8, higher than most surrounding jurisdictions and the County.</li> <li>• The eastern, southern, and central sections of the City have the highest jobs proximity indices between 80 and 100; the</li> </ul>

Fair Housing Issue	Summary
	<p>block groups on the western side of the City received slightly lower jobs proximity indices between 60 and 80.</p> <ul style="list-style-type: none"> <li>Nearly all of Culver City is considered an HQTAs.</li> </ul>
<i>Disproportionate Housing Needs</i>	
	<ul style="list-style-type: none"> <li>35.6% of owner households and 49.1% of renter households in Culver City have one or more housing problem</li> <li>Hispanic renter-occupied households and Black owner-occupied households have the most housing problems in the City.</li> </ul>
Cost Burden	<ul style="list-style-type: none"> <li>Black owner households and Hispanic renter households have the highest rate of cost burden in the City.</li> <li>The proportion of cost burdened owners has decreased in most tracts since the 2010-2014 ACS.</li> <li>The proportion of cost burdened renters has fluctuated throughout the City since the 2010-2014 ACS; two tracts on the western side of the City saw an increase in cost burdened renters from 40-60% to 60-80%.</li> </ul>
Overcrowding	<ul style="list-style-type: none"> <li>2.7% of owner households and 8.7% of renter households are overcrowded in Culver City.</li> <li>The concentration of overcrowded households exceeds the Statewide average in two tracts on the western side of the City.</li> </ul>
Substandard Housing Conditions	<ul style="list-style-type: none"> <li>Less than 1% of owner households and 4.4% of renter households lack complete plumbing or kitchen facilities in the City.</li> <li>Culver City has an aging housing stock, where 92.4% of housing was built prior to 1990 compared to only 85.9% countywide.</li> <li>Tracts along the western City boundary have the largest proportion of housing units built in 1969 or earlier.</li> </ul>
Displacement	<ul style="list-style-type: none"> <li>Two tracts on the western side of the City are considered vulnerable communities at risk of displacement.</li> </ul>

## Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Culver City, listed in order of priority.

### Lack of Housing Opportunities in High Resource Areas and Housing Mobility

Overpaying renters are most concentrated in two tracts in the western areas of Culver City. Fewer than 5% of renters in these all Culver City tracts receive HCVs despite the concentration of overpaying renters. The City lacks outreach and education methods to disseminate information about HCVs, including encouraging property owners to accept HCVs throughout the City, specifically in higher resource areas. [RCAA tracts identified in](#)

the City also contain high concentrations of owner-occupied households and single-family homes that may not be affordable to lower or moderate income households.

### Contributing Factors – High Priority

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
  - Insufficient outreach and education efforts related to fair housing, being only a participant to the County's program
- Lack of resources for fair housing agencies and organizations
- Concentration of overpaying renters
- Limited housing choices for lower and moderate income households
- Limited affordable housing opportunities in Higher Resource areas

## Displacement Risk of Low Income Residents Due to Economic Pressures

Tracts on the western side of the City are considered vulnerable communities at risk of displacement. This area also has higher concentrations of LMI households and cost burdened renters and is a lower opportunity area. Between 60% and 80% of renter households in this section of the City overpay for housing.

### Contributing Factors – High Priority

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Location and type of affordable housing
- Unaffordable rents
- Concentration of poverty in some tracts
- Availability of affordable housing

## Substandard housing Conditions

Approximately 0.7% of owner households and 4.4% of renter households in Culver City lack complete kitchen or plumbing facilities. Approximately 62.6% of the City's housing stock was built prior to 1970 (50+ years old), and over 90% was built prior to 1990 (30+ years old). Tracts along the western City boundary have the highest concentration of housing units aged 50 or older. This area of the City also serves larger populations of cost burdened households and LMI households.

### Contributing Factors – Medium Priority

- Age of housing stock

- Cost of repairs or rehabilitation
- Lack of public investments in specific neighborhoods, including services or amenities

## Appendix F: Acronyms

AB	Assembly Bill
AC	Acre
ADU	Accessory Dwelling Unit
AMI	Area Median Income
CDBG	Community Development Block Grant
CEQA	California Environmental Quality Act
CHS	Culver City Comprehensive Housing Strategy
CPD	HUD Community Planning and Development
CPI	Consumer Price Index
CUP	Conditional Use Permit
DFEH	State Department of Fair Employment and Housing
DOBI	Density or Other Bonus Incentive DOBI
DOF	California Department of Finance
DU	Dwelling unit
DU/AC	Dwelling Unit Per Acre
ELI	Extremely low income
ERAF	Educational Revenue Augmentation Fund
FAR	Floor area ratio
FHEO	U. S. Department of Fair Housing and Equal Opportunity
FMR	Fair market rent
FY	Fiscal Year
HCD	California Department of Housing and Community Development
HCV	Housing Choice Voucher
HH	Households
HMDA	Home Mortgage Disclosure Act
HOA	Homeowners Association
HOME	HOME Investment Partnership Act
HQS	Housing Quality Standards

HUD	U.S. Department of Housing and Urban Development
ILR	Improvement-to-Land Ratio
JADU	Junior Accessory Dwelling Unit
LACDA	Los Angeles County Development Authority
LAHSA	Los Angeles Homeless Services Authority
LBNC	Low Barrier Navigation Center
LMIHAF	Low/Moderate Income Housing Asset Fund
LTMB	Landlord-Tenant Mediation Board
MAP	Mortgage Assistance Program
MF	Multi-family
MTA	Metropolitan Transportation Authority
NPP	Neighborhood Preservation Program
PLHA	Permanent Local Housing Allocation
PMI	Private Mortgage Insurance
PSH	Permanent Supportive Housing
RAP	Rental Assistance Program
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SCAG	Southern California Association of Governments
SF	Single-family
TOD	Transit Oriented Development
UBH	Upward Bound House
VL	Very low income
VASH	Veterans Affairs Supporting Housing
WLAC	West Los Angeles Community College



*Congratulations*

*Chelsea*



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RESOLUTION NO. 2022-R\_069

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, ADOPTING THE 2021-2029 HOUSING ELEMENT ADDENDUM TO THE NEGATIVE DECLARATION AND THE 2021-2029 HOUSING ELEMENT, APPROVING THE SUBMITTAL OF THE 2021-2029 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR REVIEW FOR SUBSTANTIAL COMPLIANCE WITH STATE LAW; AND AUTHORIZING THE CITY MANAGER TO APPROVE MINOR UPDATES TO THE 2021-2029 HOUSING ELEMENT AS NECESSARY TO OBTAIN CERTIFICATION.

(General Plan Text Amendment, P2022-0222-GPTA)

WHEREAS, California Government Code Section 65302(c) mandates that each City shall include a Housing Element in its General Plan, and that the Housing Element be updated regularly on a schedule set forth in the law to reflect current conditions and legal requirements; and,

WHEREAS, the Housing Element must comply with the statutory provisions of California Government Code Section 65580 et seq. and is required to identify and analyze existing and projected housing needs, and include statements of the City of Culver City's ("City") goals, policies, quantified objectives, and programs for the preservation, improvement, and development of the City's share of the regional housing need in Southern California; and,

WHEREAS, the previous 2013-2021 Housing Element was adopted on January 27, 2014 and the information in the 2013-2021 Housing Element has been revised and expanded to provide a current assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs; and,

1 WHEREAS, the City prepared the update of its Housing Element of the City's  
2 General Plan in conformance with State and local planning law and practices, considering  
3 local conditions and context, including economic, environmental, and fiscal factors; and,

4 WHEREAS, in accordance with Government Code Section 65583, the City finds  
5 that the 2021-2029 Housing Element complies with the duty to affirmatively further fair  
6 housing; and,

7  
8 WHEREAS, the City has been assigned an allocation of 3,341 new housing  
9 units as its share of the regional housing need assessment (RHNA), including 1,108 very-low,  
10 604 low, 560 moderate, and 1,069 above moderate units; and,

11  
12 WHEREAS, in accordance with Government Code Section 65583.2, the City  
13 finds that the sites identified in the site inventory to accommodate RHNA are likely to result in  
14 additional residential development during the period covered by the housing element; and,

15  
16 WHEREAS, the City does not currently have sufficient existing zones to  
17 accommodate the production of the City's RHNA allocation; and,

18  
19 WHEREAS, the community met to provide feedback on topics related to the  
20 2021-2029 Housing Element, including land use and housing at public workshops held on:  
21 January 27, 2021; April 29, 2021; and May 5, 2021; and,

22  
23 WHEREAS, the Housing Technical Advisory Committee met to provide  
24 feedback on topics related to the 2021-2029 Housing Element, including land use, housing,  
25 and the draft 2021-2029 Housing Element, at the meetings held on: December 8, 2020;  
26 March 11, 2021; April 20, 2021; and July 28, 2021; and,

27  
28 WHEREAS, the General Plan Advisory Committee met to provide feedback on  
29 topics related to the 2021-2029 Housing Element, including land use, housing, and the draft

1 2021-2029 Housing Element, at the meetings held on: August 13, 2020; October 8, 2020;  
2 April 8, 2021; June 10, 2021; and July 22, 2021; and,

3 WHEREAS, the City Council and Planning Commission held joint meetings to  
4 provide feedback on topics related to the 2021-2029 Housing Element, including land use,  
5 housing, and the draft 2021-2029 Housing Element, at the meetings held on: January 27,  
6 2021 and June 23 and 28, 2021; and,

8 WHEREAS, the Planning Commission met to provide feedback on topics  
9 related to the 2021-2029 Housing Element, including land use, housing, and the draft 2021-  
10 2029 Housing Element, at the meetings held on: May 12, 2021; July 28, 2021; and November  
11 30, 2021; and,

13 WHEREAS, the City Council met to provide feedback on topics related to the  
14 2021-2029 Housing Element, including land use, housing, and the draft 2021-2029 Housing  
15 Element, at the meetings held on: April 12, 2021; September 27, 2021; and December 10,  
16 2021; and,

18 WHEREAS, on January 6, 2022, after conducting a duly noticed public hearing  
19 on the General Plan Housing Element Amendment, including full consideration of the 2021-  
20 2029 Housing Element ("Project"), staff report, environmental information, and all testimony  
21 presented, the Planning Commission (i) by a vote of 4 to 1, adopted a Negative Declaration,  
22 in accordance with the California Environmental Quality Act (CEQA), finding the Project will  
23 not result in significant adverse environmental impacts; (ii) by a vote of 4 to 1, recommended  
24 to the City Council adoption of the 2021-2029 Housing Element (General Plan Element  
25 Amendment, P2021-0241-GPE); and (iii) by a vote of 4 to 1, recommended to the City  
26 Council submittal of the 2021-2029 Housing Element to the California Department of  
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1 Housing and Community Development (HCD) for review for substantial compliance with State  
2 law; and,

3 WHEREAS, on January 24, 2022, after conducting a duly noticed public hearing  
4 on the General Plan Housing Element Amendment, including full consideration of the 2021-  
5 2029 Housing Element, staff report, environmental information and all testimony presented,  
6 and the City Council (i) by a vote of 3 to 2, adopted a Negative Declaration, in accordance  
7 with the California Environmental Quality Act (CEQA), finding the Project will not result in  
8 significant adverse environmental impacts; (ii) by a vote of 3 to 2, adopted the 2021-2029  
9 Housing Element (General Plan Element Amendment, P2021-0241-GPE); and (iii) by a vote  
10 of 3 to 2, approved submittal of the 2021–2029 Housing Element to the California Department  
11 of Housing and Community Development (HCD) for review for substantial compliance with  
12 State law; and,

15 WHEREAS, on February 22, 2022 the City submitted the adopted 2021-2029  
16 Housing Element to HCD for certification; and,

18 WHEREAS, on April 21, 2022 the City received a comment letter from HCD  
19 reporting the Housing Element requires further updates to obtain compliance with state law;  
20 and,

21 WHEREAS, on July 26, 2022 the City received an updated comment letter from  
22 HCD that listed an additional commenter, but made no other revisions to the April 21, 2022  
23 letter; and

25 WHEREAS, the new deadline for adoption and submittal of the 2021-2029  
26 Housing Element to HCD for certification is October 15, 2022 (“certification” means that HCD  
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1 finds the Housing Element to be in substantial compliance with the State's legal  
2 requirements); and,

3 WHEREAS, the City prepared minor updates to the 2021-2029 Housing  
4 Element in order to address comments received by HCD, and prepared an Addendum to the  
5 Negative Declaration in order to address the minor updates to the Housing Element, and,

6 WHEREAS, the updates to the 2021-2029 Housing Element do not  
7 substantially modify the previously-adopted 2021-2029 Housing Element; and,

8 WHEREAS, pursuant to Culver City Municipal Code (CCMC) section 3.03.035,  
9 the City Council retains jurisdiction over the updates to the 2021-2029 Housing Element and  
10 has determined to make a decision on the updates to the 2021-2029 Housing Element; and,

11 WHEREAS, on July 21, 2022 a notice of the City Council public hearing on the  
12 updated 2021-2029 Housing Element was sent to individuals and organizations that have  
13 previously requested notices relating to the Housing Element and was posted on the City's  
14 website and social media pages; and,

15 WHEREAS, on July 21, 2022 a notice of the City Council public hearing on the  
16 updated 2021-2029 Housing Element was published in Culver City News; and,

17 WHEREAS, on August 2, 2022 the draft updated Housing Element was posted  
18 online for public review; and,

19 WHEREAS, on August 8, 2022, after conducting a duly noticed public hearing  
20 on the General Plan Housing Text Amendment, including full consideration of the updated  
21 2021-2029 Housing Element ("Project"), staff report, environmental information and all  
22 testimony presented, the City Council (i) by a vote of \_\_\_ to \_\_\_, adopted an Addendum to the  
23 Negative Declaration, in accordance with the California Environmental Quality Act (CEQA),  
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1 finding the Project will not result in significant adverse environmental impacts; (ii) by a vote of  
2 \_\_\_ to \_\_\_, adopted the updated 2021-2029 Housing Element (General Plan Text Amendment,  
3 P2022-0222-GPTA); and (iii) by a vote of \_\_\_ to \_\_\_, approved submittal of the updated 2021-  
4 2029 Housing Element to the California Department of Housing and Community  
5 Development (HCD) for review for substantial compliance with State law and authorized the  
6 City Manager to approve minor changes to the updated 2021-2029 Housing Element as may  
7 be necessary to obtain certification from HCD.

9           NOW, THEREFORE, the City Council of the City of Culver City, DOES  
10 HEREBY RESOLVE, as follows:

11           SECTION 1. Pursuant to the foregoing recitations and the provisions of the  
12 Culver City Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.620.030, the  
13 following findings for a General Plan Element Amendment are hereby made:  
14

- 15 **1. The proposed amendment ensures and maintains internal consistency with the**  
16 **goals, policies, and strategies of all elements of the General Plan and will not**  
17 **create any inconsistencies with this Title, in the case of a Zoning Code**  
18 **Amendment.**

19 The General Plan is undergoing a comprehensive update and is scheduled for  
20 adoption after the 2021-2029 Housing Element's anticipated adoption. The 2021-2029  
21 Housing Element was updated in coordination with the other elements as they are  
22 being updated. This is meant to ensure that the goals, policies, and strategies of all the  
23 updated elements are consistent. Before the other elements in the GPU are adopted,  
24 their goals, policies, and strategies will be reviewed to ensure consistency with the  
25 2021-2029 Housing Element.

26 The Zoning Code will then undergo a comprehensive update after the General Plan is  
27 adopted. During that process, the Zoning Code will be updated to address constraints  
28 to housing production, as outlined in Measure 4.J of the 2021-2029 Housing Element.  
29 Under the Housing Programs section of the Housing Element, Measure 4.J is  
scheduled to begin in 2023.

- 2. The proposed amendment would not be detrimental to the public interest,**  
**health, safety, convenience, or welfare of the city.**



1 The proposed General Plan Housing Element Amendment is not detrimental to the  
2 public interest, health, safety, convenience, or welfare of the city because adoption of  
3 the 2021-2029 Housing Element will not entitle any new development projects. The  
4 2021-2029 Housing Element will be consistent with the objectives of the General Plan,  
5 the CCMC, and State housing law.

6 **3. The proposed amendment complies with the provisions of the California**  
7 **Environmental Quality Act (CEQA).**

8 The proposed General Plan Housing Element Amendment complies with CEQA as  
9 outlined in the Addendum to the Negative Declaration, Negative Declaration, and  
10 related documentation. The City Council's adoption of the Addendum to the Negative  
11 Declaration is made herein by approval of this Resolution. The Addendum to the  
12 Negative Declaration reflects the independent judgment of the City Council.

13 SECTION 2. Because the 2021-2029 Housing Element relies on nonvacant sites to  
14 accommodate 50% or more of its RHNA for lower income households, the following  
15 additional finding, as required by HCD, is hereby made substantiating that the use will likely  
16 be discontinued during the planning period:

17 Based on existing uses, existing floor area ratio, age of structures (year structure  
18 built), improvement-to-land ratio, lot size, adjacency to parcels with redevelopment  
19 potential and lot consolidation potential, and expressed interest of developers or  
20 property owners, the existing uses on the sites identified in the site inventory to  
21 accommodate the lower income RHNA are likely to be discontinued during the  
22 planning period, and therefore do not constitute an impediment to additional residential  
23 development during the period covered by the housing element.

24 SECTION 3. Pursuant to the foregoing recitations and findings, the City Council of the  
25 City of Culver City, California, hereby (i) adopts the 2021-2029 Housing Element Addendum  
26 to the Negative Declaration; (ii) adopts the updated 2021-2029 Housing Element (General  
27 Plan Element Amendment, P2022-0222-GPTA); (iii) authorizes staff to submit the updated  
28 2021-2029 Housing Element to HCD for review for substantial compliance, in accordance  
29 with the procedures set forth by State law; and (iv) authorizes the City Manager to approve

1 minor changes to the updated 2021-2029 Housing Element as may be necessary to obtain  
2 certification from HCD.

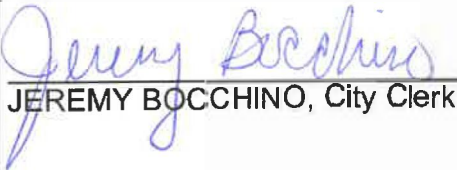
3 APPROVED and ADOPTED this 8<sup>th</sup> day of August, 2022.

4 

5  
6 DR. DANIEL LEE, MAYOR  
City of Culver City, California

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8 ATTEST:

9 APPROVED AS TO FORM:

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11 JEREMY BOCCHINO, City Clerk

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29 HEATHER BAKER, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS  
CITY OF CULVER CITY )

Certification of Resolution No. 2022-R069

I, Jeremy Bocchino, City Clerk of the City of Culver City, do hereby certify that the foregoing Resolution was duly passed, approved, and adopted at a regular meeting of the City Council, which was held on the 08<sup>th</sup> day of August 2022, at the Mike Balkman Council Chamber by the following vote:


AYES: Fisch, McMorris, Lee

NOES: Eriksson, Vera

ABSENT: None

ABSTAIN: None

Certified on this 08<sup>th</sup> day of August 2022, at the City of Culver City.

  
Jeremy Bocchino, CMC, City Clerk  
Ex-Officio Clerk of the City Council  
City of Culver City, State of California