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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
Measure 1. Continue Current Housing Programs					
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"> • Total of 184 individuals served/referred to supportive services • 21 persons linked to housing programs • 9 persons placed in permanent housing • 30 motel vouchers issued 	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"> • Total of 108 persons (57 children)/42 families served • 52 persons/20 families placed in permanent housing 	<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.
Measure 2. Programs To Facilitate Additional Housing					
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.
Measure 3. Housing Division Administrative Activities					
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.
4. Regulatory Incentives					
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.
5. Distribute Public Information					
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
New Construction*		
Very Low	48	39
Low	29	13
Moderate	31	25
Above Moderate	77	717
Total	185	890
Rehabilitation		
Very Low	13	
Low	12	
Moderate	15	
Above Moderate	0	
Total	40	
Conservation		
Very Low	101	
Low	7	
Moderate	4	
Above Moderate	0	
Total	112	