




# City of Carson Report to Mayor and City Council

March 16, 2011  
New Business Consent

**SUBJECT: CONSIDER APPROVAL OF THE 2010 CARSON HOUSING ELEMENT ANNUAL PROGRESS REPORT TO THE STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT**

  
Submitted by Clifford W. Graves  
Economic Development General Manager

  
Approved by Clifford W. Graves  
Interim City Manager

## **I. SUMMARY**

This item is on the agenda per Government Code Section 65400-65404 (Exhibit No. 1), that requires the City Council to approve the submittal of the Housing Element Annual Progress Report (APR) (Exhibit No. 2), to the State Housing and Community Development Department (HCD) identifying the status of the plan, the progress in its implementation and the progress in meeting its share of the regional housing needs determined by the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA).

## **II. RECOMMENDATION**

TAKE the following actions:

1. APPROVE THE SUBMITTAL OF THE 2010 CARSON HOUSING ELEMENT PROGRESS REPORT TO THE STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.
2. DIRECT staff to transmit the 2010 Carson Housing Element Progress Report to the State HCD Department.

## **III. ALTERNATIVES**

TAKE another action the City Council deems appropriate.

## **IV. BACKGROUND**

State housing element law requires cities to plan for needed housing for the period of 2006-2014. All cities are required to adopt housing elements as part of their general plans and submit draft and adopted elements to HCD for review and compliance with state law.

On September 21, 2010 the City Council adopted Carson's 2006-2014 Housing Element and transmitted said element to HCD for their final review and certification with state law. On December 20, 2010 the state HCD Department certified Carson's 2006-2014 Housing Element in full compliance with the state housing element law (Exhibit No. 3).

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Local jurisdictions are required by state law to submit an Annual Progress Report (APR) to HCD each year. The APR is an important tool to facilitate implementation of a community's housing element and in tracking and monitoring progress in addressing housing needs and goals. The APR includes information on the progress in meeting the RHNA identified housing needs. During 2010, HCD adopted the form and definitions that are now required for the APR.

**Past RHNA and Housing Element Compliance**

A study released in April of 2006 by the SCAG found the city of Carson in substantial compliance with the housing element goals by having produced over 100 % of its overall RHNA target by 2005. The RHNA basic construction need for Carson through 2005 was 623 total housing units. Carson produced more new homes than expected but did not meet the targeted income levels for very-low and moderate-income households identified in the RHNA.

**Current RHNA and Housing Element Compliance**

The 2006-2014 RHNA allocates a housing need of 1,812 units for Carson broken down into four categories as follows: 461 very low-income households; 287 low-income households; 307 moderate-income households; and 757 above-moderate income households. The level of new development over the past several years has resulted in minimal growth in the number of housing units.

Carson issued building permits during 2010 for a total of 101 units. From 2006 through 2010, building permits have been issued for a total of 267 units. In 2010, the only development with affordability covenants was the Carson City Center project (located at 708-724 E. Carson Street) with 85 senior units (42 units for very-low income households and 43 units for moderate-income households).

State law requires the housing element to include an inventory of specific sites that are adequate to accommodate the city's share of the RHNA. The inventory must include sites that are appropriate for housing at all income levels. If the sites are not vacant, the housing element must demonstrate they are feasible for development during the housing element planning period. The 2006-2014 Housing Element included analysis of the adequate site inventory. The HCD found the city to be in compliance through the adoption of mixed-use zones for Carson Street, Sepulveda Boulevard and the proposed development at the Boulevards at South Bay. The HCD noted that substantial changes to residential capacity, for example the lack of residential development at the Boulevards at South Bay site (located at I-405 at the Avalon interchange), would result in the housing element no longer demonstrating adequate sites.

Carson's 2006-2014 Housing Element commits the city to monitor any change in zoning that would reduce residential potential and to acknowledge development activity that produces a lesser number of units than assumed in the inventory. Additional sites will be added to the inventory, when they are identified, to

compensate for sites that change status and comply with state law.

**Program Status**

On September 21, 2010, the City Council unanimously approved the Density Bonus Ordinance which enhances opportunities for the development of quality affordable housing in Carson. The above accomplishments of 2010 will be identified in the 2010 APR to the HCD.

Reduced housing production during 2010 show the consequences of market conditions and funding limitations. Efforts of the Carson Redevelopment Agency have identified opportunities to produce affordable housing. The Carson City Center project by Thomas Safran and Associates is the only project to commence during 2010.

**V. FISCAL IMPACT**

None.

**VI. EXHIBITS**

1. Government Code Section 65400-65404 (pgs. 4-8)
2. Carson's 2010 Housing Element Progress Report (pgs. 9-14)
3. December 20, 2010, HCD letter (pgs. 15-16)

Document1

Prepared by: ZAK GONZALEZ II

TO:Rev010511

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

**Action taken by City Council**

Date \_\_\_\_\_ Action \_\_\_\_\_

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## GOVERNMENT CODE

### SECTION 65400-65404

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of

EXHIBIT NO. 01

the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said



adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property; nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location,

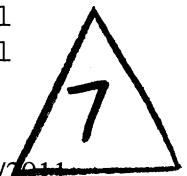


purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

65403. (a) Each special district, each unified, elementary, and high school district, and each agency created by a joint powers agreement pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 that constructs or maintains public facilities essential to the growth and maintenance of an urban population may prepare a five-year capital improvement program. This section shall not preclude, limit, or govern any other method of capital improvement planning and shall not apply to any district or agency unless it specifically determines to implement this section. As used in this section, "public facilities" means any of the following:

- (1) Public buildings, including schools and related facilities.
  - (2) Facilities for the storage, treatment, and distribution of nonagricultural water.
  - (3) Facilities for the collection, treatment, reclamation, and disposal of sewage.
  - (4) Facilities for the collection and disposal of storm waters and for flood control purposes.
  - (5) Facilities for the generation of electricity and the distribution of gas and electricity.
  - (6) Transportation and transit facilities, including, but not limited to, streets, roads, harbors, ports, airports, and related facilities.
  - (7) Parks and recreation facilities. However, this section shall not apply to a special district which constructs or maintains parks and recreation facilities if the annual operating budget of the district does not exceed one hundred thousand dollars (\$100,000).
- (b) The five-year capital improvement program shall indicate the location, size, time of availability, means of financing, including a schedule for the repayment of bonded indebtedness, and estimates of operation costs for all proposed and related capital improvements. The five-year capital improvement program shall also indicate a schedule for maintenance and rehabilitation and an estimate of useful life of all existing and proposed capital improvements.
- (c) The capital improvement program shall be adopted by, and shall be annually reviewed and revised by, resolution of the governing body of the district or local agency. Annual revisions shall include an extension of the program for an additional year to update the five-year program. At least 60 days prior to its adoption or annual revision, as the case may be, the capital improvement program shall





be referred to the planning agency of each affected city and county within which the district or agency operates, for review as to its consistency with the applicable general plan, any applicable specific plans, and all elements and parts of the plan. Failure of the planning agency to report its findings within 40 days after receipt of a capital improvement program or revision of the program shall be conclusively deemed to constitute a finding that the capital improvement program is consistent with the general plan.

A district or local agency shall not carry out its capital improvement program or any part of the program if the planning agency finds that the capital improvement program or a part of the capital improvement program is not consistent with the applicable general plan, any specific plans, and all elements and parts of the plan. A district or local agency may overrule the finding and carry out its capital improvement program.

(d) Before adopting its capital improvement program, or annual revisions of the program, the governing body of each special district, each unified, elementary, and high school district, and each agency created by a joint powers agreement shall hold at least one public hearing. Notice of the time and place of the hearing shall be given pursuant to Section 65090. In addition, mailed notice shall be given to any city or county which may be significantly affected by the capital improvement program.

65404. (a) On or before January 1, 2005, the Governor shall develop processes to do all of the following:

(1) Resolve conflicting requirements of two or more state agencies for a local plan, permit, or development project.

(2) Resolve conflicts between state functional plans.

(3) Resolve conflicts between state infrastructure projects.

(4) Provide, to the extent permitted under federal law, for the availability of mediation between a branch of the United States Armed Forces, a local agency, and a project applicant, in circumstances where a conflict arises between a proposed land use within special use airspace beneath low-level flight paths, or within 1,000 feet of a military installation.

(b) The process may be requested by a local agency, project applicant, or one or more state agencies. The mediation process identified in paragraph (4) of subdivision (a) may also be requested by a branch of the United States Armed Forces.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Carson  
 Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction  
 Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Rent O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions		Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the
			Very Low-Income	Low-Income	Moderate-Income						
City Center Project, 708-724 E. Carson St.	5+	Renter	42 units		43 units		85				
(9) Total of Moderate and Above Moderate from Table A3					43	16	44				
(10) Total by income Table A/A3					43	16	129				
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Carson  
Reporting Period 1/1/2010 - 12/31/2010

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

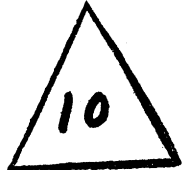
Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	14	8	31	53	All units were under the CDBG program.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	14	8	31	53	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate			43			43	43
No. of Units Permitted for Above Moderate	1					1	

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Carson  
Reporting Period 1/1/2010 - 12/31/2010

Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted					42					42	419	
	Non-deed restricted	461											
Low	Deed Restricted											287	
	Non-deed restricted	287											
Moderate	Deed Restricted					43					43	264	
	Non-deed restricted	307											
Above Moderate		51	65	44	6	16					182	575	
Total RHNA by COG. Enter allocation number:												267	1,545
Total Units		51	65	44	6	101							
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Carson  
Reporting Period 1/1/2010 - 12/31/2010

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
				<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
Residential Rehabilitation Program		Provide financial assistance via loans & grants to provide basic housing repairs and remedy code violations	annually	Rehab of 53 units (22 mobile homes & 31 single family dwellings)
Code Enforcement		Bringing properties into code compliance for protection of public's health & safety	annually	Responded to approximately 2,000 complaints to assure the public's health, safety & welfare
Residential Property Inspection Report		Enable City to verify that properties being sold/transferred meet zoning & building code requirements	annually	Processed approximately 687 residential property reports
Residential Neighborhood Safety Program		Neighborhood watch, crime prevention	annually	Currently 200 active neighborhood watch group/block captains
Mobilehome Park Maintenance Program		Protect affordability of units through rent control & provision of loans/grant assistance for mobilehome rehabilitation	annually	Rehab of 22 mobilehomes
Lead-Based Paint Testing & Abatement Program		Provide testing & abatement to single-family & mobilehomes that are acquired or rehabilitated	annually	Five homes were abated/rehabilitated
Development Funding for Multifamily Housing		Development assistance to promote the development of affordable multifamily housing	2006-2014	Provide \$13.9 million subsidy to Carson City Center Project facilitating 85 senior units 42 very-low income units & 43 moderate-income units
Mixed Use Development		Incorporation of residential component to a commercial development	on-going	Planning Commission approved the development of 65 unit tax credit affordable housing project on June 8, 2010 to be located at 425 E. Carson Street
Housing Development Through Development Agreements		Encouraging the development of affordable housing via development agreements	annually	Assisted development at Carson City Center Project and approved 425 E. Carson Street 65 unit tax credit project

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of Carson		Reporting Period 1/1/2010 - 12/31/2010	
Assess Use of City-Owned/Publicly-Owned Land for Affordable Housing	Evaluate alternative means to provide affordable housing	on-going	identified sites comprising approximately \$20 million in land value/projected to accommodate 150 units
Alternative Affordable Housing Finance Programs	Assess a variety of funding for the construction of new affordable housing	on-going	\$100 million in alternative financing solutions and investment opportunities identified
Development of Special Needs Housing	Facilitate the development of special needs housing for seniors, the homeless, & physically/mentally disabled	on-going	\$15 million identified for developer assistance
Emergency Shelters	Amend ordinance to permit emergency shelters by right in the ML zone	complete in 2011	Staff will submit ordinance amendment to Planning Commission and City Council in 2011
Transitional and Supportive Housing	Amend ordinance to permit transitional/supportive housing in all residential zones	complete in 2011	Staff provided the Peace and Joy Care Center with approximately \$15,400 dollar grant from CDBG funds in 2010, staff will submit ordinance amendment to Planning Commission & CC in 2011
Single Room Occupancy (SRO) Housing	Permit SRO's in at least one non-residential zone as permitted by right	complete in 2011	Staff will submit ordinance amendment to Planning Commission and City Council in 2011
Reasonable Accommodation (housing for disabled)	Amend ordinance to facilitate the development of housing for disabled	complete in 2011	Staff will submit ordinance amendment to Planning Commission and City Council in 2011
Preservation of At-Risk Housing	Monitor at-risk housing & educate tenants on potential of purchase of units	on-going	150 units have five-year renewal contracts w/HUD or Section 8 vouchers, no current units at risk of conversion

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction	City of Carson	Reporting Period	1/1/2010 - 12/31/2010		
Development of Multifamily Housing			Facilitate the development of multifamily housing	on-going	\$13.9 million provided for developer assistance at the Carson City Center project
Density Bonus Program			Incentive for development of affordable multifamily housing	completed in 2010	City Council approved Density Bonus Ordinance on September 21, 2010
Mobilehome Park Ownership/Conversion Program			Assess funding for mobilehome parks that convert to condo use	on-going	Monitoring of potential conversion activity
Second Unit Dwelling Program			Implement strategies to encourage the development of 2nd units on R-1 zoned properties	initiate program in 2011	8-10 units are projected by 2014
Section 8 Rental Assistance Program			Provision of rental subsidies to very low income households	annually	341 Section 8 vouchers are provided in Carson by LACHA
Rental Assistance (General)			Maintain quality affordable rental housing for low and very low income households	annually	125 households currently receiving assistance valued at \$206,000 annually
First Time Home Buyers Program			Provide first time home buyers with down payment assistance	annually	10 loans were closed in 2010 for the FTHB program
Mortgage Credit Certificate Program			Assist first time home buyers via federal tax credits to qualify for a mortgage loan	annually	On-going coordination with lenders to assist first-time home buyers
Discrimination Investigation, Tenant/Landlord Mediation/Legal Services Assistance			Dispute resolution on housing discrimination complaints	annually	85 complaints processed during 2010 program year
Energy Conservation			Encourage use of and support energy saving programs provided by utility companies	on-going	City Center Senior Project developed as a Green housing project
Foreclosure Crisis Program			Refer at-risk residents to pre & post foreclosure services	on-going	10 families were referred to NACA, KCCD
Neighborhood Stabilization Program			Stem neighborhood decline	program expires in 2011	9 homes were rehabilitated in 2010 under this program

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
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(916) 323-3177 / FAX (916) 327-2643  
www.hcd.ca.gov



December 20, 2010

Mr. Jerome Groomes  
City Manager  
City of Carson  
701 E. Carson Street  
Carson, CA 90745

Dear Mr. Groomes:

**RE: Review of the City of Carson's Adopted Housing Element**

Thank you for submitting Carson's housing element adopted on September 21, 2010 and received on October 12, 2010. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The Department's September 21, 2010 review found Carson's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, we are pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code)

The finding of compliance is based on the element's identification of adequate appropriately sized sites (i.e., 5-10 acres) as demonstrated by the pending creation of parcels at the Boulevards at South Bay. Appropriately zoned and sized sites are necessary to encourage the development of housing for lower-income households and workers. The Department commends Carson's adoption of mixed-use zones for the Carson Street and Sepulveda Boulevard areas to facilitate mixed-use development and provide transportation alternatives to address climate change objectives. Specifically, the Carson Street mixed-use zone provides an opportunity to incorporate higher-density residential near one of the City's job centers (i.e., Civic Center and other office employment centered on the Carson Street corridor).

The City has a remaining regional housing need of 1,812 units. Capacity of appropriately zoned and sized sites (i.e., 5-10 acres), with a capacity of 1,550 units at appropriate densities to encourage the development of housing for lower-income households in the Boulevards at South Bay Specific Plan (BSBSP), is necessary to demonstrate adequate sites. Without residential capacity in the Boulevards at South Bay site, the element would no longer demonstrate adequate sites. This leaves no capacity or flexibility to account for changes in or for developments which vary in capacity from what is anticipated in the land inventory. As a result, the City must monitor and report on the effectiveness of the BSBSP in accommodating the housing need through the annual



Mr. Jerome Groomes  
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progress report, required pursuant to Government Code Section 65400. Should monitoring reveal the BSBSP is not effective in addressing the regional housing need for lower-income households (e.g. 5-10 acre sites are not created) the element should be promptly amended to identify additional appropriate sized and zoned sites and add or revise programs, as necessary.

The Department is also pleased to report Carson now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. Programs such as the Housing Related Parks Program (HRPP), Local Housing Trust Fund, and the Building Equity and Growth in Neighborhoods (BEGIN) programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. More information about these and other programs is available on the Department's website at [http://www.hcd.ca.gov/hpd/hrc/plan/he/loan\\_grant\\_hcompl011708.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf).

In particular, the HRPP, authorized by Proposition 1C, is an innovative new program rewarding local governments for the approval of housing for lower-income households and provides grant funds to eligible local governments for every qualifying housing start, beginning calendar year 2010. More specific information about the HRPP is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the hard work of Mr. Zak Gonzalez II, with the City's Economic Development Department, throughout the course of the review. We wish Carson success in implementing the housing element and look forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Allison Joe, of our staff, at (916) 323-3180.

Sincerely,



Cathy E. Creswell  
Deputy Director