



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

New Business Discussion: July 26, 2011

SUBJECT: Report on the Regional Housing Needs Assessment (RHNA) update to be prepared by the Southern California Association of Governments (SCAG)

PROPERTY INVOLVED: Citywide

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### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

## I. Background

State housing element law requires jurisdictions to plan for their existing and projected housing needs, identify adequate sites to accommodate their share of the regional housing need, analyze local policies, regulations or requirements that have the potential to constrain the development, maintenance or improvement of housing for all income levels. The law also requires programs to assist in the development of adequate housing to meet the needs of low- and moderate-income households.

The 2006-2014 Regional Housing Needs Assessment (RHNA) allocates a housing need of 1,812 units for Carson. The allocation of 1,812 units is 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. On December 20, 2010, the city of Carson received certification from the State Housing Community Development Department (HCD) that the 2006-2014 Housing Element Update was in full compliance with the State housing element law.

The adopted Housing Element adequately identifies potential development opportunities to meet the RHNA allocation. HCD noted in their approval that much of the potential residential development was associated with the Boulevards at South Bay project and that failure to complete this project would require the city to identify other suitable property for the lost units. Recent projects approved or under construction on the Carson Street Corridor are significantly addressing the housing needs identified in the adopted Housing Element.

Communities use the RHNA in land use planning, prioritizing local resource allocation and in deciding how to address identified, existing and future housing needs resulting from population, employment and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility and addresses social equity, fair share housing needs.

Due to the requirements of SB 375, SCAG is preparing the next RHNA planning cycle which will cover January 1, 2011 to September 30, 2021.

Senate Bill 375 in summary:

- Transportation Planning Requires California Air Resources Board (CARB) to set regional greenhouse gas emission targets by September 30, 2010;
- Each region must incorporate its target in its Regional Transportation Plan (RTP);
- Each region's RTP must include a Sustainable Community Strategy (SCS) or, in the alternative, adopt an Alternative Planning Strategy (APS) that addresses the target;
- Each region's Regional Housing Needs Allocation (RHNA) plan must be consistent with the development pattern in the SCS, but not with the APS.

The scheduled 2012 RHNA will set local housing and land use capacity goals to support future growth, including transit oriented, mixed-use and infill development. These local goals are, in turn, aggregated into a region wide Sustainable Community Strategy (SCS) to fairly allocate Green House Gas (GHG) emission reduction targets across the region. As stated above, SB 375 requires that RHNA be consistent with the SCS, and the Regional Transportation Plan (RTP) must be coordinated with the SCS and RHNA over eight years even though the transportation plan is updated every four years.

The next housing element planning period will be from October 1, 2013 to September 30, 2021 (eight years), and the housing elements will be due to HCD by October 2013. The RTP/SCS must be completed 18 months from the housing element due date (April 2012), and the final RHNA must be done at least 12 months from the housing element due date (October 2012).

Carson is obligated to support and promote the production of new housing for all economic groups in compliance with State Planning and Redevelopment laws. Planning Division staff will coordinate with HCD and SCAG by providing housing data to assist in the RHNA update. Staff will update the Planning Commission as the RHNA completion process continues. Careful attention will be required to determine how best to address the future RHNA allocation. Changes in state redevelopment law and market conditions may complicate the ability of meeting housing expectations.


## II. Recommendation

That the Planning Commission review and file the attached RHNA update/background information and provide input during the Carson 2013-2021 Housing Element General Plan Update process.

## III. Exhibits

1. SB 375 Fact Sheet
2. A RHNA 101 Primer
3. The RHNA and Sustainable Communities Strategy

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