

housing element goals by having produced over 100% percent of its overall Regional Housing Needs Assessment (RHNA) target by 2005. The RHNA basic construction need through 2005 for the city of Carson 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.

The current housing element cycle requires cities to plan for needed housing for the period between 2006 and 2014. 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. More focused programs will be needed for the city to achieve the targeted income levels for very-low, low and moderate income households. State law requires that housing elements be internally consistent with the city's general plan and include:

1. A housing needs assessment that looks at existing needs including: overcrowding; condition of housing stock; assisted affordable units at risk of converting to market rate; and projected needs based on the RHNA.
2. A sites inventory and analysis that provides a parcel-specific list of potential sites where the needed housing can be developed.
3. A housing constraints analysis that identifies governmental and non-governmental constraints to housing production and to provide housing for persons with disabilities.
4. Identification of housing programs to remove or mitigate governmental constraints if appropriate, and for developing housing for low and moderate income households.
5. Quantified objectives that estimate the maximum number of units by income level that the city intends to construct, rehabilitate and conserve during the element's planning period.

Carson is obligated to support and promote the production of new housing for all economic groups as a result of various planning and redevelopment laws. Economic groups needing transitional and affordable quality housing include young professionals (i.e. teachers, registered nurses, accountants and firefighters), families and seniors. The success of Carson's housing policies will be as a result of private/public partnerships and effective programs that preserve and expand workforce housing opportunities for a range of income levels.

The proposed 2006-2014 housing element (Exhibit No. 5) continues to include policies to support a strong workforce housing production program and requirements for high-quality housing that is compatible with the community's character. Proposed programs include a focus to support home ownership, additional goals to protect and assist mobilehome tenants under rent control and