

other programs to enable the City to adapt to changing conditions and needs over the next five years. Also referenced are new opportunities for more mixed-use, inclusionary/affordable housing programs, housing involving special needs homeless/disabled populations and a program to address housing affordability for more of the Carson workforce.

The challenges for providing affordable quality housing opportunities include but are not limited to: preserving, improving and diversify existing housing stock; expanding housing choices that strengthen the economic future of the city; meeting state housing and redevelopment law requirements; meeting the Regional Housing Needs Assessment (RHNA) allocations; maximizing and leveraging resources (i.e., Community Development Block Grants (CDBG) and Redevelopment Agency Low and Moderate Set-Aside); and, engaging public and critical stakeholders to provide for a proactive and successful process.

On May 12, 2009, the Planning Commission held a public hearing and after taking public testimony recommended that the draft housing element be forwarded to the HCD for comments and that the housing element be adopted by the City Council. Since that time, staff worked with HCD staff to make the necessary modifications to the element in order to obtain certification of the element by the HCD. A copy of Resolution No. 10-091 is included as Exhibit No. 3 and the Negative Declaration as Exhibit No. 4.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Planning Commission staff report and meeting minutes of May 12, 2009. (pgs. 5-40)
2. Government Code Sections 65580-65589.8. (pgs. 41-82)
3. Resolution No. 10-091. (pgs. 81-82)
4. Negative Declaration and Initial Study. (pgs. 83-111)
5. 2006-2014 Housing Element Update. (under separate cover)

Prepared by: Zak Gonzalez II, Associate Planner