

## 1. Proposal Summary Statement

City of Carson is a mostly built out city with limited opportunity for new development to shape conservation policy. Carson has long been an advocate of sustainable communities. We were one of the pioneers in adopting a high density mixed use zone in 1994 to attract high density developments to our mixed use corridor along Carson Street, a busy corridor through the heart of our city. The transformation of policy to real projects has been slow; however, it has gained momentum. The first mixed use project with a density of 50 du/ac was constructed in 2000 followed by a similar project currently under construction. In addition, two projects with similar densities will start construction early next year. The Carson Redevelopment Agency (RDA) has played a key role in making these projects a reality by providing financial assistance. With the land use aspect of sustainability well underway, we would like to develop programs that concentrate on more immediate actions to conserve energy and water, reduce vehicle miles traveled, provide alternative means of transportation to support our mixed use efforts, and promote a healthy community.

Therefore, the City of Carson is seeking to secure funding to prepare a Climate, Energy and Mobility Action Plan (Action Plan) and associated implementation programs. Currently, the South Bay Environmental Services Center is preparing the base line data necessary to prepare a Climate Action Plan. We expect this data to be available by September 2010. The City would like to transform this data into an Action Plan that includes specific, meaningful and implementable recommendations. We would like to implement the Action Plan through existing and new funding programs available through the city and other sources. We understand that a tremendous amount of programs and information is available through many sources to implement and fund energy/water efficiency measures for existing buildings. However, we would like to develop and market a single source for our residents and businesses to utilize these existing programs and develop new ones. We would also like to develop a financial model for a typical home in Carson.

Our housing stock was built in the 40's and 50's. We believe a tremendous amount of energy/water can be saved through retrofit programs. This financial model would look at variables such as cost of improvements, increase in property values, potential savings in utility bills, and the reduction in greenhouse gas emissions. The model is intended to assist homeowners to make sound decisions when making home improvement choices. To verify the accuracy of the model, we would like to showcase a demonstration project, funded by the RDA and other available grants, apply the retrofit improvements, and monitor the energy and water saving. It should be noted that the retrofit demonstration project would simulate improvements for a typical household with strong emphasis on the least amount of money spent to gain the most savings in water and energy bills and most reduction in emissions. The model and the demonstration project can become a model for the entire region.

This proposal meets the intent of Focus Area #1 which is to support the development and implementation of effective and/or innovative local plans that support the state's AB 32 greenhouse gas reduction targets and implement SB 375. The City of Carson would like to prepare an Action Plan that concentrates on improving the energy efficiency of our existing building stock and by providing alternative transportation options to our residents and people who work in Carson. We believe this effort will provide solutions that support community-wide sustainability strategies by reducing greenhouse gas emissions from buildings and automobiles and trucks and complement our existing land use policies for mixed use developments in the core of our city along Carson Street.

