

identified for housing in the prior Element (AB 1233); and notifying water and sewer purveyors of Housing Element goals and policies and establishing priority service for units affordable to lower-income households (SB 1087). The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

Recent revisions to State law require that the City's zoning code permit transitional supportive housing (7 or more persons) and emergency shelters in at least one non-residential zone as permitted uses and transitional supportive housing (7 or more persons) as a conditionally permitted use in appropriate residential zones. Similarly, in providing for a variety of housing types, appropriate zoning must be identified for single-room occupancies (SRO's). Standards for said transitional housing and shelters shall be no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone. The City has identified the ML (Manufacturing Light) zone district to permit transitional supportive housing and emergency shelter facilities by right in a non-residential zone in the City and will allow transitional supportive housing with the approval of a conditional use permit in at least one residential zone in the City.

The City is obligated, under the California Government Code Section 65583, to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. Specifically the City must adopt a program to provide for reasonable accommodation of housing for the disabled which may include adoption of a "reasonable accommodation" ordinance or the State's ordinance addressing the housing needs of the disabled.

Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine the existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). Carson is a member of the Southern California Association of Governments and SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA) for the six-county territory that it represents.

HCD established the planning period for the current Regional Housing Needs Assessment from January 1, 2006, to June 30, 2014. The planning period originally ran from July 1, 2005, to June 30, 2014, however, it was reduced by six months (eliminating the last 6 months of 2005) by HCD, thus shortening the planning period from 9 years to 8½ years.

SCAG's allocation for Carson was a total of 1,812 units. The allocation of 1,812 units for Carson is broken down into the four categories as follows; 461 very low income households, 287 low income households, 307 moderate income households, and 757 above moderate income households.

