

character. Proposed programs include a focus to support home ownership, additional goals to protect and assist mobilehome tenants under rent control and 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.

On September 7, 2010, the city received comments from the HCD staff on the latest revisions to the housing element (Exhibit No. 6). Their letter requested further information on the proposed housing at the Boulevards at South Bay, identified a calculation error for the housing capacity in the mixed-use corridors along Carson Street and Sepulveda Boulevard and restated ongoing concern that the conditional use permit requirement for multifamily projects in multifamily zones should be considered as a governmental constraint and an impediment to housing production.

As shown on Appendix E-1 (Exhibit No. 7), a map has been prepared which identifies a "conceptual" 40 acre housing site at the Boulevards at South Bay project site with a potential development of 5 to 10 acre sites. The specific plan allows for a density ranging between 35 to 60 dwelling units per acre. The draft housing element assumes an average of 38.75 dwelling units per acre with a total capacity of up to 1,550 dwelling units. Staff has forwarded the above revisions to HCD staff to satisfy the State housing element certification requirements.

Revisions have been incorporated into the discussion of capacity calculations to state that the Mixed-Use Carson Street zone designation is 35 dwelling units per acre with 55 dwelling units per acre if the residential units are affordable or for seniors. The calculations are based upon the lower density allowance of 35 dwelling units per acre with the exception of the City Center project which is