

I. Introduction

State Housing Element law requires cities to plan for needed housing for the period of 2008-2014. All California cities are required by Article 10.6 of Government Code (Sections 655580-65590) to adopt a housing element as part of their general plan and submit a draft and adopted element to the State Housing and Community Development (HCD) for review and compliance with state law.

II. Background

On April 28, 2009, the Planning Commission held a workshop on the Draft 2006-2014 Housing Element Update and directed staff to schedule the public hearing and to provide fact sheets on affordable housing. Staff researched what other communities and housing advocacy organizations have experienced with affordable housing projects and have provided "Fact Sheets" to represent affordable housing findings.

The housing findings identified that: the location and development of affordable housing projects have no significant impact on adjoining property values; appreciation rates near affordable housing were at least as high as the area average; people who live in affordable housing projects are teachers, social workers, dental hygienist, and other similar working groups; and there is no evidence of an increase in crime in a neighborhood resulting from an affordable housing project.

The city's existing housing element was certified by the HCD in July 2002. A proposal released in April 2006 by the Southern California Association of Governments (SCAG) found the city of Carson in substantial compliance with the housing element goals by having produced 199% percent of its overall Regional Housing Needs Assessment (RHNA) target by 2005 (Exhibit No. 3). 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.

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 six months (eliminating the last 6 months of 2005) by HCD, thus shortening the planning period from 9 to 8 ½ years.

The 2006-2014 RHNA allocates a housing need of 1812 units for Carson. The allocation of 1,812 units is 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.

The current housing element cycle requires cities to plan for needed housing for the period between 2006 and 2014. 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.

