

2. A Sites Inventory and Analysis that provides a parcel-specific list of potential sites where the needed housing can be developed.
3. A Housing Constraints Analysis that identifies governmental and non-governmental constraints to housing production and to providing housing for persons with disabilities.
4. Identification of housing programs to remove or mitigate governmental constraints if appropriate, and for developing housing for low-and moderate income households.
5. Quantified objectives that estimate the maximum number of units by income level that the city intends to construct, rehabilitate and conserve during the Element's planning period.

The Housing Element Update will also consider recent state legislation and evaluate any potential impacts that it may have towards: Redevelopment Agency related housing projects; mixed-use housing; inclusionary/affordable housing programs; and housing involving special needs homeless/disabled populations.

California Assembly Bill No. 2348 (Mullin) amends state housing law to require that the housing element identify adequate sites for housing, including rental housing, factory-built housing, and mobile-homes. The bill amends the criteria for the inventory of sites to require sites to be identified that can be developed for housing within the planning period to accommodate that portion of a city's share of the regional housing need (RHNA) for all income levels as specified.

Carson is obligated to support and promote the production of new housing for all economic groups as a result of various planning and redevelopment laws. The success of Carson's housing policies will be as a result of private/public partnerships and effective programs that preserve and expand affordable housing opportunities for a range of income levels. The Draft Housing Element Update included a community outreach public forum held on February 25, 2009 at the Juanita Millender-McDonald Community Center and a housing needs survey to encourage broad participation from community stakeholders. A final public hearing will be conducted by the City Council to consider the recommendations of the Planning Commission and for adoption of the Housing Element.

General Plan Requirements

Existing housing element goals, policies and implementation measures are provided for in the current General Plan (Exhibit No. 2). The following are the 2002 Housing Element goals and "Draft Housing Element Update" goals.

- Goal: H-1: Improvement and maintenance of the existing housing stock while preserving affordability.
- Goal: H-2: Maintenance and enhancement of neighborhood quality.
- Goal: H-3: The city shall seek to provide an adequate supply of housing for all economic segments of the city.
- Goal: H-4: Protection of the existing supply of affordable housing.

