

City of Carson

2025-2029 Consolidated Plan and 2025-2026 Annual Plan

DRAFT



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City of Carson (City) receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To remain eligible for these funds, the City is required to submit a Consolidated Plan to HUD every five years. This document serves as Carson’s Consolidated Plan for the 2025 to 2029 Program Years.

The Consolidated Plan is a five-year planning document that identifies needs within low- to moderate-income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments and helps achieve HUD’s mission of providing decent housing, creating suitable living environments, and expanding economic opportunities for LMI populations. Jurisdictions participating in any of the following HUD funding programs must submit a Consolidated Plan every five years:

- Community Development Block Grants (CDBG) – CDBG is a flexible federal funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting people experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and delivering homelessness prevention services.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

The City of Carson directly receives CDBG funding. The City anticipates receiving approximately \$660,108 in CDBG funds annually over the next five program years, or \$3,300,540 total.

As the lead agency for the Consolidated Plan, the City of Carson follows HUD’s guidelines for citizen and community involvement and is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan. The goals in this Consolidated Plan were developed through a collaborative process to identify the community's priority needs and outline the activities the City will undertake with these funds during the 2025 to 2029 period.

This Consolidated Plan includes the following components:

- A Needs Assessment that identifies the community’s affordable housing, community development, and homelessness needs.
- A Market Analysis that examines the existing housing market, public housing requirements, homeless population needs, and economic characteristics of the jurisdiction.
- A Strategic Plan outlining the strategies to address the identified priority needs over the next five years.
- An Annual Action Plan that summarizes the specific activities to be undertaken during the program year to address the priority needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City established its goals and priorities for the 2025-2029 Consolidated Plan based on the findings from the Needs Assessment and Market Analysis, as well as feedback gathered through community and stakeholder surveys and public input. Through these efforts, the City has identified four priority needs that will guide funding allocations and programmatic initiatives over the next five years.

The four priority needs for the 2025-2029 Consolidated Plan cycle are:

- **Affordable Housing:** Assist in increasing and preserving access to high-quality affordable housing by investing in property rehabilitation.
- **Community Services:** Expand essential community services for vulnerable populations, including seniors, youth, and individuals with special needs.
- **Fair Housing Services:** Broaden fair housing education by raising awareness of rights, fostering inclusivity, and eliminating barriers to access.

These priority needs represent the varied needs that emerged during the City’s Consolidated Plan community engagement and development process, which included qualitative and quantitative data gathered through citizen participation, market analysis, and assessment of

localized data. By aligning funding decisions with these priorities, the City seeks to maximize the impact of available resources and address the most urgent needs within the community.

3. Evaluation of past performance

As part of the Consolidated Plan process, the City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefitted from the funds, and the progress toward meeting its annual goals for housing and community development activities. These reports are reviewed by the City of Carson City Council (City Council) and posted on the City's website.

The City has successfully implemented affordable housing, community development, and public services activities in the previous Consolidated Plan cycle, impacting the lives of thousands of residents with low to moderate incomes. It is anticipated that the City and its partners will continue to positively impact residents through collaborative efforts. Below is a summary of some of the outcomes achieved during the first four years of the previous five-year Consolidated Plan cycle. Final outcome data for the previous Consolidated Plan cycle will be presented to HUD with the submittal of the Program Year 2024-25 CAPER.

- Rehabilitated 99 residential units through the City's Neighborhood Pride Program
- Provided fair housing services to 177 residents through the Fair Housing Program operated by the Housing Rights Center
- Served 12,106 individuals through the provision of public services

4. Summary of citizen participation process and consultation process

The City's community participation process was informed by the Citizen Participation Plan, which guides the implementation of a community engagement process and notification of community meetings and public hearings. To ensure broad community involvement, the City held a community meeting and a stakeholder meeting and distributed both a Community Needs Assessment Survey and a Stakeholder Survey to gather input. To increase accessibility, the Community Needs Assessment Survey was made available in Spanish and Tagalog.

Community members were also able to provide input on the 2025-2029 Consolidated Plan during a public comment period held from March 19 to April 21, 2025, and at public hearings on March 18, 2025, and May 6, 2025. Public notices for each hearing were published at least 10 days prior to the date of the hearing in the *Daily Breeze* newspaper, as well as posted at City Hall. All community engagement efforts are detailed further in the Process section of this plan.

5. Summary of public comments

Feedback on community needs was collected through a community meeting and survey, a stakeholder meeting and survey, a public comment period, and at two formal public hearings. These comments provided insight into community needs and informed the goals of the Consolidated Plan. The top priority needs identified were infrastructure improvements, economic development, services for special needs populations, and the development and preservation of affordable housing.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted and included in Appendix G – Public Comments.

7. Summary

The City's Consolidated Plan outlines the housing and community development strategies and objectives for the 2025-2029 period while fulfilling the statutory requirements necessary to receive CDBG funding. Beyond compliance, the City is dedicated to fostering robust participation from Carson residents and stakeholders throughout the Consolidated Plan process, with a particular focus on expanding opportunities for its residents with low to moderate incomes. This plan and its comprehensive community engagement efforts reflect the City's commitment to inclusivity and equity in addressing housing and community development needs.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.


Table PR-05.01: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	City of Carson	Community Development Department, Housing Division

Narrative

The Housing Division of the City’s Community Development Department is the lead agency responsible for the preparation and administration of the Consolidated Plan, corresponding Annual Action Plans (Annual Plan), CAPERs, and the CDBG program. The implementation of programs funded by CDBG may be done in conjunction with other City departments.

Consolidated Plan Public Contact Information

Duane Cobb 
Department of Community Development, Housing Division
801 East Carson Street
Carson, CA 90745
(310) 830-7600, ext. 1319
dcobb@carsonca.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City developed its 2025-2029 Consolidated Plan through consultation with local health and social service providers and adjacent local governments, homeless and social service providers active in Carson, and other stakeholders. These efforts are outlined below.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

To address the needs of residents with low to moderate incomes, the City of Carson collaborates with public and assisted housing providers, as well as private and governmental health, mental health, and service agencies. The Carson Housing Authority plays a central role in supporting affordable housing initiatives by partnering with developers and housing providers to leverage available resources and pursue funding opportunities. While the Carson Housing Authority does not own or manage public housing within the city, the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Authority (LACDA), oversees this function and administers the Section 8 program.

The City’s Department of Community Services facilitates coordination with health and mental health service agencies. Through its allocation of up to 15 percent of annual CDBG funds for public services, the City has supported organizations such as South Bay Family Healthcare Center, Carson Child Guidance Program, and the Office of Samoan Affairs. These partnerships ensure residents have access to essential health and mental health services.

Carson is committed to fostering collaboration and leveraging resources to maximize the impact of available programs. The City engages with housing providers, regional entities, and service agencies throughout the year to endorse funding applications, identify opportunities for cooperative ventures, and avoid duplication of services. This ongoing coordination helps ensure the City can effectively meet the needs of its community.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the HUD-funded Los Angeles Continuum of Care (CoC), coordinating federal, state, county, and city funds to provide shelter, housing, and supportive services for individuals and families experiencing homelessness. The City of Carson works closely with LAHSA to align its efforts with the CoC's strategic initiatives, leveraging resources and programs to address the needs of homeless residents, including chronically homeless individuals, families with children, veterans, and unaccompanied youth, as well as those at risk of homelessness.

Recent developments by the City related to homelessness include:

- Continued involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness;
- Ongoing participation in the Los Angeles County Homeless Initiative;
- Continued participation in a joint program of the South Bay Cities Council of Governments (SBCCOG) to coordinate the following activities: outreach services; a South Bay Cities homeless hotline, screenings, and coordinated entry system assessments; case management; linkages to interim housing; housing location services; outreach to local landlords; and ongoing supportive services; and
- Regular meetings of the City's Homeless Task Force, which is coordinated by the Assistant City Manager and includes the Community Development, Community Services, and Public Safety Departments, as well as the County Sheriff's Department (the law enforcement agency in Carson).

The City also collaborates with LAHSA on the annual Point-in-Time (PIT) Count, an essential effort by the community to engage and survey individuals experiencing homelessness to provide an accurate count of the region's unsheltered and sheltered homeless populations. During the 2022 PIT Count, a total of 133 people were identified as experiencing homelessness in the City of Carson, all of which were unsheltered.

Table PR-10.01 outlines the demographics of the unsheltered homeless population recorded during the 2024 PIT Count for Service Planning Area (SPA) 8, which includes the City of Carson, providing insight into the characteristics and needs of this vulnerable group.

Table PR-10.01: Point-in-Time Count Results for Service Planning Area 8

	% of Unsheltered Persons	# of Unsheltered Persons	% of Sheltered Persons	# of Sheltered Persons
Veteran	4%	178	13%	183
Female	30%	1,181	39%	562
Family Members	8%	304	29%	420
Under 18 Years Old	4%	161	19%	272

Note: Service Planning Area 8 Covers South Bay within the boundaries of the Los Angeles Continuum of Care. Long Beach is excluded from this boundary.

Data Source: 2024 Greater Los Angeles Homeless Count

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Carson does not directly receive ESG funds. Instead, ESG funding for the region is administered by LAHSA, which serves as the lead agency for the Los Angeles CoC. LAHSA is responsible for establishing performance standards, evaluating outcomes of ESG-assisted projects, and developing funding, policies, and procedures for the administration of the Homeless Management Information System (HMIS).

City of Carson staff participates in LAHSA committee meetings, as schedules allow, to engage in discussions about standards, policies, and procedures related to ESG funds. LAHSA manages the Request for Proposals (RFP) process to allocate ESG funding to eligible programs. While no ESG-funded programs are currently based in Carson, several programs in neighboring cities, such as Torrance and Long Beach, have received funding and may provide services that benefit Carson residents through regional collaborations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The City invited various community organizations, government entities, service providers, and stakeholders to participate in a stakeholder meeting and a community meeting regarding the Consolidated Plan. In addition to attending the meetings, stakeholders were given the opportunity to complete a survey unique to stakeholders to provide further input.

Table PR-10.02: Agencies, Groups, and Organizations who Participated

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Los Angeles Homeless Services Authority	Regional Organization – Continuum of Care	Housing Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan
South Bay Coalition to End Homelessness	Regional Organization	Housing Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan
Housing Authority of the County of Los Angeles	Regional Organization – PHA	Housing Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan
Los Angeles County Board of Supervisors	Other Government – County	Housing Needs Assessment	Coordination on countywide strategy to prevent and address homelessness
Asociación Cultural Los Angeles (ACLA)	Local non-profit organization	Housing Needs Assessment	Responded to stakeholder survey to provide insight on community needs
Delta Sigma Theta Sorority, Inc., Los Angeles South Bay Alumnae Chapter	Local non-profit organization	Housing Needs Assessment	Responded to stakeholder survey to provide insight on community needs
Asian American Drug Abuse Program (AADAP)	Local non-profit organization	Housing Needs Assessment	Participated in community meeting to provide insight on community needs
City of Carson Economic Development Commission	City Commission	Housing Needs Assessment	Participated in community meeting to provide insight on community needs
City of Carson Women’s Issues Commission	City Commission	Housing Needs Assessment	Participated in community meeting to provide insight on community needs

Identify any Agency Types not consulted and provide rationale for not consulting

No agency or organization was purposely excluded from providing input on the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table PR-10.03: Other Local/Regional/Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Service Authority	This Consolidated Plan aligns with the Los Angeles Homeless Service Authority’s assessment of local homeless needs and efforts.
2021-2029 Housing Element	City of Carson	This Consolidated Plan aligns with the goals of the City’s Housing Element, a strategy for addressing housing needs in Carson.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City collaborates with neighboring jurisdictions and the County of Los Angeles to address housing and community development priorities. Coordination with the County is particularly important, as it administers programs like the Section 8 rental assistance voucher program for the City and neighboring jurisdictions. Additionally, the City works with local partners and stakeholders to leverage State resources to address shared priorities and maximize the impact of available funding and resources.

Narrative

Please see above.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

During the development of the Consolidated Plan, the City implemented multiple strategies to gather community input and feedback. These efforts included a community meeting and a separate stakeholder meeting, as well as the dissemination of a Stakeholder Survey and a Community Needs Assessment Survey available both online and in print. The Community Needs Assessment Survey was offered in English, Spanish, and Tagalog. City staff conducted extensive outreach efforts ahead of the community events related to the Consolidated Plan. A total of 139 government and nonprofit agencies were notified of the opportunities to participate in the development of the Consolidated Plan. Additionally, notices about the meetings and surveys were distributed via email, posted on social media platforms, and shared on the City’s website to ensure broad community awareness and participation.

During the development of the Consolidated Plan, the City hosted two meetings to gather input from residents and stakeholders. The first meeting was a stakeholder meeting held virtually on January 15, 2025, which was attended by 3 participants. The second meeting was a community meeting that took place on January 27, 2025, at the City of Carson Community Center, which was attended by 27 participants. The presentation slides for the stakeholder and community meetings are provided in Appendices B and C, respectively. These meetings followed a two-part format: a presentation outlining the Consolidated Plan, HUD entitlement programs, and a demographic and economic overview of the City, followed by small group discussions during which attendees shared their perspectives on the community’s greatest needs. Feedback from these discussions was documented.

A Community Needs Assessment Survey was offered online and via hard copy to gather feedback on the Consolidated Plan and community priorities. The survey was available in English, Spanish and Tagalog, and completed by 30 respondents. Additionally, an online Stakeholder Survey was offered to key community stakeholders and completed by two stakeholders. The feedback collected through these surveys informed the goals outlined in this Consolidated Plan. A summary of the Community Needs Assessment Survey responses can be found in Appendix D. A summary of the Stakeholder Survey responses can be found in Appendix E.

A public notice was posted on the City’s website and at City Hall and printed in the *Daily Breeze* newspaper at least 14 days prior to the City Council public hearing on March 18, 2025, which was held to present the draft Consolidated Plan and open a 30-day public comment period. The

public notice provided information about the 30-day public comment period from March 19 to April 21, 2025. [INSERT NUMBER] public comments were received during the hearing on March 18, 2025. The draft Consolidated Plan and FY 2025-26 Annual Action Plan were available on the City website and in a hard copy format at City Hall during the 30-day public comment period. [INSERT NUMBER] public comments were received during the 30-day public review period. A second public notice was posted on the City's website and at City Hall and printed in the *Daily Breeze* newspaper at least 14 days prior to the City Council meeting on May 6, 2025, at which the Consolidated Plan was approved. [INSERT NUMBER] public comments were received during the hearing on May 6, 2025. All public comments received during both hearings and during the public comment period are included in Appendix G of the Consolidated Plan. Copies of the public notices are included in Appendix H. The findings from these outreach activities helped shape the priority needs in the Consolidated Plan.

Table PR-15.01: Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of responses/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Virtual Stakeholder Meeting – January 15, 2025	Key Stakeholders	3 attendees	Top needs identified by attendees were neighborhood revitalization, community facilities, and homeless prevention services.	All comments were accepted.	Presentati on slides are provided in Appendix B.
In-person Community Meeting – January 27, 2025	Non-targeted, broad community	27 attendees	Top needs identified by attendees were community facility improvements, infrastructure improvements, and neighborhood revitalization.	All comments were accepted.	Presentati on slides are provided in Appendix C.
Community Needs Assessment Survey	Non-targeted, broad community	30 total responses	Top needs identified by respondents were affordable housing development, economic development, housing services, and neighborhood services.	All comments were accepted.	URL closed; survey and responses are provided in Appendix D

Mode of Outreach	Target of Outreach	Summary of responses/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Stakeholder Survey	Key Stakeholders	2 total responses	Top needs identified by respondents were affordable housing and support for seniors and individuals with disabilities.	All comments were accepted.	URL closed; survey and responses are provided in Appendix E
Public hearing to present draft Consolidated Plan and open public comment period – March 18, 2025	Non-targeted, broad community	# comments	[INSERT SUMMARY]	TBD	N/A
City Council public hearing to adopt FY 25-29 Con Plan and 24-25 Annual Plan – May 6, 2025	Non-targeted, broad community	# comments	[INSERT SUMMARY]	TBD	N/A

Needs Assessment

NA-05 Overview

The Needs Assessment includes the following sections:

- NA-10 Housing Needs Assessment
- NA-15 Disproportionately Greater Need: Housing Problems
- NA-20 Disproportionately Greater Need: Severe Housing Problems
- NA-25 Disproportionately Greater Need: Housing Cost Burden
- NA-30 Disproportionately Greater Need: Discussion
- NA-35 Public Housing
- NA-40 Homeless Needs Assessment
- NA-45 Non-Homeless Special Needs Assessment
- NA-50 Non-Housing Community Development Needs

Needs Assessment Overview

The Needs Assessment section describes the socioeconomic and housing landscape in the City of Carson. Carson has experienced slight population growth in recent years. As shown in Table NA-10.01, the population increased from 92,927 to 94,475 residents between 2017 and 2022, or 1.7 percent. As shown in Table NA-10.02, notable demographic shifts have occurred during this five-year period, particularly a 155 percent increase in individuals identifying as two or more races. Meanwhile, the White population decreased by 28 percent.

Economic trends reflect a widening income gap. As shown in Table NA-10.06, Carson households earning over \$200,000 grew by 179 percent. However, as shown in Table NA-10.07, the number of Carson residents living below the poverty level decreased by only 12 percent. Housing affordability remains a critical issue in Carson. As shown in Table NA-10.16, 32 percent of households are housing cost-burdened, meaning they spend more than 30 percent of their income on housing. Renters are disproportionately affected, with 48 percent of renter households experiencing cost burden.

The need for a range of services for individuals experiencing homelessness remains critical. According to Point-in-Time Counts, the number of people facing homelessness has increased in recent years within the Los Angeles County CoC, particularly in Service Planning Area 8, which includes Carson. Additionally, the city is home to various non-homeless special needs populations that also require support.

The primary source of data used in Needs Assessment section are HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations, which are based on the U.S Census Bureau's American Community Survey (ACS) data and incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits, and household types. This Needs Assessment predominantly uses data drawn from the most recent CHAS data set (2017-2021) and the most recent ACS data set (2018-2022). The information contained in this section informs the preparation of Carson's housing and community development priorities and both five- and one-year investment strategies.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Table NA-10.01 shows the change in population and median income in Carson from 2017 to 2022. During this period, the population increased by 1.7 percent and the number of households increased 2.8 percent. The median income increased 36.5 percent in nominal terms.

Table NA-10.01: Population and Median Income

Demographics	Base Year: 2017	Most Recent Year: 2022	% Change
Population	92,927	94,475	1.7%
Households	25,381	26,084	2.8%
Median Income	\$75,517	\$103,045	36.5%

Data Source: 2013-2017 ACS (Base Year), 2018-2022 ACS (Most Recent Year) [Tables DP05 & S1901]
Source:

Table NA-10.02 compares Carson's population distribution by race and ethnicity in 2017 and 2022. In 2022, Asian residents made up the largest racial group (26 percent), followed by Black residents (23 percent) and White residents (20 percent). Regarding ethnicity, Hispanic households accounted for 40 percent of the population, while non-Hispanic residents comprised 60 percent.

Table NA-10.02: Population by Race and Ethnicity

Race	2017 Five-Year ACS		2022 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	26,776	28.8%	19,310	20.4%
Black or African American	21,553	23.2%	21,222	22.5%
American Indian & Alaska Native	700	0.8%	549	0.6%
Asian	24,877	26.8%	24,137	25.5%
Native Hawaiian / Pacific Islander	1,918	2.1%	1,790	1.9%
Other	12,120	13.0%	14,781	15.6%
Two or More Races	4,983	5.4%	12,686	13.4%
Total	92,927	100.0%	94,475	100.0%
Non-Hispanic	57,707	62.1%	56,433	59.7%
Hispanic	35,220	37.9%	38,042	40.3%

Data Source: 2014-2018 and 2018-2022 ACS [Table DP05]

As shown in Table NA-10.03, the group quarters population grew by 149 percent, rising from 1,303 in 2010 to 3,248 in 2020. The institutionalized population increased by 95 percent during this period, primarily due to growth in nursing facilities. The non-institutionalized population increased by 155 percent.

Table NA-10.03: Group Quarters Population

Group Quarters Type	2010 Census		2020 Census		% Change
	Population	% of Total	Population	% of Total	2010-2020
Institutionalized					
Correctional Institutions	13	10%	4	2%	-69%
Juvenile Facilities	67	50%	40	15%	-40%
Nursing Facilities	49	37%	216	83%	341%
Other Institutions	4	3%	0	0%	--
Subtotal	133	100%	260	100%	95%
Non-Institutionalized					
College Dormitories	571	49%	656	22%	15%
Military Quarters	0	0%	0	0%	--
Other	599	51%	2,332	78%	289%
Subtotal	1,170	100%	2,988	100%	155%
Total Group Quarters					
Population	1,303	100%	3,248	100%	149%

Data Source: 2014-2018 and 2018-2022 ACS [Table P18]

As shown in Table NA-10.04, the total number of households in Carson increased from 25,381 in 2017 to 26,084 in 2022. Family households remained the majority in 2022, accounting for 81 percent of all households, with married-couple families comprising 53 percent. Non-family households declined slightly to 19 percent. Owner-occupied households remained the majority at 75 percent, while renter-occupied households made up 25 percent.

Table NA-10.04: Household Type by Tenure

Household Type	2017 Five-Year ACS		2022 Five-Year ACS	
	Population	% of Total	Population	% of Total
Family Households	20,342	80.1%	21,233	81.4%
<u>Married Couple Family</u>	<u>13,439</u>	<u>52.9%</u>	<u>13,912</u>	<u>53.3%</u>
Owner-Occupied	10,556	41.6%	11,503	44.1%
Renter-Occupied	2,883	11.4%	2,409	9.2%
<u>Other Family</u>	<u>6,903</u>	<u>27.2%</u>	<u>7,321</u>	<u>28.1%</u>
Male Household, No Spouse Present				
Owner-Occupied	1,820	7.2%	2,634	10.1%
Renter-Occupied	1,191	4.7%	1,951	7.5%
Female Household, No Spouse Present				
Owner-Occupied	629	2.5%	683	2.6%
Renter-Occupied	5,083	20.0%	4,687	18.0%
Owner-Occupied	3,422	13.5%	3,100	11.9%
Renter-Occupied	1,661	6.5%	1,587	6.1%
Non-Family Households	5,039	19.9%	4,851	18.6%
Owner-Occupied	3,747	14.8%	2,942	11.3%
Renter-Occupied	1,292	5.1%	1,909	7.3%
Total	25,381	100.0%	26,084	100.0%

Data Source: 2013-2017 and 2018-2022 ACS [Table B25115]

Table NA-10.05 shows household income distribution in Carson by family size, based on HUD Adjusted Median Family Income (HAMFI), which is HUD’s term for what is broadly referred to as Area Median Income (AMI). As shown, 14 percent of households earned incomes below 30 percent of HAMFI, while 44 percent earned incomes above 100 percent of HAMFI.

Table NA-10.05: Household Income by Family Size

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	3,740	2,795	5,050	3,085	11,430
Small Family Households	950	1,240	2,335	1,480	5,970
Large Family Households	425	630	955	735	2,660
Household contains at least one person 62-74 years of age	1,205	670	1,650	1,025	3,970
Household contains at least one person age 75 or older	970	550	1,010	405	1,365
Households with one or more children 6 years old or younger	410	575	699	655	1,370

Data Source: 2017-2021 CHAS [Tables 5, 7 & 13]

Table NA-10.6 compares households by income in Carson in 2017 and 2022. Households earning more than \$100,000 per year represented 35 percent of households in 2017, compared to 52 percent in 2022. Meanwhile, households earning less than \$15,000 accounted for 7 percent of households in 2017, compared to 6 percent in 2022.

Table NA-10.06: Households by Income

Income	2017 Five-Year ACS		2022 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,802	7.1%	1,617	6.2%
\$15,000 to \$24,999	1,954	7.7%	1,148	4.4%
\$25,000 to \$34,999	1,421	5.6%	1,382	5.3%
\$35,000 to \$49,999	2,919	11.5%	1,643	6.3%
\$50,000 to \$74,999	4,492	17.7%	3,469	13.3%
\$75,000 to \$99,999	3,858	15.2%	3,313	12.7%
\$100,000 to \$149,999	5,406	21.3%	6,025	23.1%
\$150,000 to \$199,999	2,030	8.0%	3,287	12.6%
\$200,000 or more	1,497	5.9%	4,173	16.0%
Total	25,381	100.0%	26,084	100.0%

Data Source: 2013-2017 & 2018-2022 ACS [Table S1901]

Table NA-10.07 shows the change in the number of Carson residents living below the poverty level by age from 2017 to 2022. In 2017, the poverty rate was 10.6 percent, which decreased to 9.2 percent by 2022.

Table NA-10.07: Poverty by Age

Age	2017 Five-Year ACS		2022 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 5	885	9.1%	364	4.2%
5 to 17	2,215	22.7%	1,576	18.3%
18 to 64	5,409	55.4%	4,871	56.6%
65 or Older	1,250	12.8%	1,793	20.8%
Total	9,759	100.0%	8,604	100.0%
Poverty Rate	10.6%		9.2%	

Data Source: 2013-2017 & 2018-2022 ACS [Table S1701]

Housing Needs Summary Tables

Households are considered to have housing problems if they have one or more of the following conditions:

1. Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
2. Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
3. Cost Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost burdened if their monthly housing costs exceed 50 percent of their monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.
4. Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

Tables NA-10.08 and NA-10.09 highlight housing problems in Carson, categorizing households by income level and tenure (renter-occupied vs. owner-occupied).

Table NA-10.08: Housing Problems by Tenure & Income

	Renter				
	0-30%	>30-50%	>50-80%	>80-100%	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	15	15	0	105
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	120	115	40	40	315
Overcrowded - With 1.01-1.5 people per room (and none of the above)	85	205	245	10	545
Housing cost burden greater than 50% of income (and none of the above)	980	170	140	20	1,310
Housing cost burden greater than 30% of income (and none of the above)	260	345	355	180	1,140
Zero/negative Income (and none of the above problems)	90	0	0	0	90
	Owner				
	0-30%	>30-50%	>50-80%	>80-100%	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	10	60	0	85
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	30	55	0	115
Overcrowded - With 1.01-1.5 people per room (and none of the above)	35	180	185	90	490
Housing cost burden greater than 50% of income (and none of the above)	1,035	390	430	110	1,965
Housing cost burden greater than 30% of income (and none of the above)	345	210	885	565	2,005
Zero/negative Income (and none of the above problems)	90	0	0	0	90

Data Source: 2017-2021 CHAS [Table 3]

Table NA-10.09: Severe Housing Problems by Tenure & Income

	Renter				
	0-30%	>30-50%	>50-80%	>80-100%	Total
Having 1 or more of four housing problems	1,260	505	440	70	2,275
Having none of four housing problems	455	630	1,225	620	2,930
Household has negative income, but none of the other housing	0	0	0	0	0
	Owner				
	0-30%	>30-50%	>50-80%	>80-100%	Total
Having 1 or more of four housing problems	1,115	610	725	195	2,645
Having none of four housing problems	910	1,050	2,655	2,195	6,810
Household has negative income, but none of the other housing	0	0	0	0	0

Data Source: 2017-2021 CHAS [Table 2]

Tables NA-10.10 and NA-10.11 show the number of renter and owner households in Carson experiencing a cost burden greater than 30 percent and 50 percent, categorized by household type, income level, and tenure.

Table NA-10.10: Cost Burden > 30%

Household Type	Renter			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	120	345	195	660
Large Related	80	210	95	385
Elderly	125	30	100	255
Other	15	35	15	65
Total need by income	340	620	405	1,365
Household Type	Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	135	50	505	690
Large Related	4	30	195	229
Elderly	235	150	250	635
Other	10	0	15	25
Total need by income	384	230	965	1,579

Data Source: 2017-2021 CHAS [Table 7]

Table NA-10.11: Cost Burden > 30%

Household Type	Renter			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	285	115	85	485
Large Related	215	10	4	229
Elderly	365	10	45	420
Other	310	30	0	340
Total need by income	1,175	165	134	1,474
Household Type	Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	320	230	215	765
Large Related	75	90	35	200
Elderly	595	70	125	790
Other	65	25	55	145
Total need by income	1,055	415	430	1,900

Data Source: 2017-2021 CHAS [Table 7]

Tables NA-10.12 and NA-10.13 show the numbers of renter and owner households in Carson experiencing overcrowding and severe overcrowding. Again, overcrowding is defined as 1.1 to 1.5 people per room, while severe overcrowding is defined as more than 1.5 people per room.

Table NA-10.12: Crowding (More than one person per room)

Household Type	Renter				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family	205	300	175	45	725
Multiple, unrelated	0	25	129	4	158
Other, non-family	0	0	0	0	0
Total need by income	205	325	304	49	883
Household Type	Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family	35	45	170	45	295
Multiple, unrelated	20	165	100	40	325
Other, non-family	10	0	0	0	10
Total need by income	65	210	270	85	630

Data Source: 2017-2021 CHAS [Table 10]

Table NA-10.13: Overcrowding and Severe Overcrowding

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding	
	Households	% of Total	Households	% of Total	Households	% of Total
Owner						
2017 Five-Year CHAS	17,560	92.8%	1,035	5.5%	320	1.7%
2021 Five-Year CHAS	18,020	93.2%	1,100	5.7%	215	1.1%
Renter						
2017 Five-Year CHAS	5,175	80.0%	785	12.1%	505	7.8%
2021 Five-Year CHAS	5,720	84.6%	720	10.7%	320	4.7%
Total						
2017 Five-Year CHAS	22,735	89.6%	1,820	7.2%	825	3.3%
2021 Five-Year CHAS	23,740	91.0%	1,820	7.0%	535	2.1%

Data Source: 2013-2017 and 2017-2021 CHAS [Table 10]

Tables NA-10.14 and NA-10.15 show the changes in the number of households with complete and incomplete plumbing and kitchen facilities from 2017 to 2022. As mentioned above, according to the U.S. Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as lacking complete kitchen facilities when any of the following are not present: a sink with piped hot and cold water, a range/cooktop and oven, and a refrigerator.

Table NA-10.14: Households with Incomplete Plumbing Facilities

Households	2017 Five-Year ACS	2022 Five-Year ACS
With Complete Plumbing Facilities	25,327	25,935
Lacking Complete Plumbing Facilities	54	149
Total Households	25,381	26,084
Percent Lacking	0.21%	0.57%

Data Source: 2013-2017 and 2018-2022 ACS [Table B25049]

Table NA-10.15: Households with Incomplete Kitchen Facilities

Households	2017 Five-Year ACS	2022 Five-Year ACS
With Complete Kitchen Facilities	25,313	25,846
Lacking Complete Kitchen Facilities	68	238
Total Households	25,381	26,084
Percent Lacking	0.27%	0.91%

Data Source: 2013-2017 and 2018-2022 ACS [Table B25053]

Tables NA-10.16 and NA-10.17 compare the number of households in Carson experiencing cost burden in 2017 and 2021. Again, a household is considered cost-burdened if they pay 30 to 50 percent of gross household income on housing costs. A household is considered severely cost-burdened if they pay more than 50 percent of gross household income on housing costs. For homeowners, gross housing costs include mortgage payments, property taxes, insurance, energy payments, water and sewer service, and refuse collection. For renters, gross housing costs include monthly rent and selected electricity and natural gas energy charges.

Table NA-10.16: Cost Burden and Severe Cost Burden by Tenure

Data Source	Less than 30%		31%-50%		Above 50%		Not Completed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner									
2017 Five-Year CHAS	13,365	70.7%	3,175	16.8%	2,275	12.0%	95	0.5%	18,910
2021 Five-Year CHAS	14,230	73.6%	2,970	15.4%	2,045	10.6%	90	0.5%	19,335
Renter									
2017 Five-Year CHAS	3,115	48.2%	1,670	25.8%	1,590	24.6%	90	1.4%	6,465
2021 Five-Year CHAS	3,445	51.0%	1,715	25.4%	1,510	22.3%	90	1.3%	6,760
Total									
2017 Five-Year CHAS	16,480	64.9%	4,845	19.1%	3,865	15.2%	185	0.7%	25,375
2021 Five-Year CHAS	17,675	67.7%	4,685	18.0%	3,555	13.6%	180	0.7%	26,095

Data Source: 2013-2017 and 2017-2021 CHAS [Summary Level Data]

Describe the number and type of single person households in need of housing assistance.

According to 2022 five-year ACS estimates, 16 percent of occupied housing units in Carson are occupied by a one-person household (4,095 households). Of these single-person households, 52

percent are aged 65 years or older (2,134 households). Senior single-person households often require housing assistance, as they typically rely on fixed incomes that may not keep pace with rising living costs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2022 five-year ACS estimates, the median income for those living with a disability in Carson is \$34,968, which is 79 percent of the median income of those living without a disability (\$44,022).

There is no information available specifically on victims of domestic violence, dating violence, sexual assault, or stalking in Carson. However, according to the U.S. Department of Justice 2020 Biennial Violence Against Women Report to Congress, approximately 44 percent of women and 25 percent of men nationwide experience some form of contact sexual violence in their lifetime. Due to the large number of domestic and sexual violence victims nationwide, it is anticipated that there is a need for housing assistance for domestic and sexual violence victims in Carson. Low-income individuals are particularly susceptible to domestic or sexual violence as they have limited access to resources, such as safe and secure housing and legal representation. Also at higher risk are chronically underserved populations, including rural victims and victims with disabilities.

What are the most common housing problems?

As shown in Table NA-10.08, the most common housing problem continues to be housing cost burden. Table NA-10.16 shows that 1,715 renter households are cost-burdened (spending 30 to 50 percent of income on housing), while 1,510 households are severely cost-burdened (spending more than 50 percent of income on housing). For owner-occupied households, 2,970 households are cost-burdened, and 2,045 households are severely cost-burdened.

Are any populations/household types more affected than others by these problems?

Overall, housing cost burden disproportionately affects renters, with 48 percent of renter households experiencing cost burden (3,225 of 6,760 households as shown in Table NA-10.16). Comparatively, 26 percent of owner households experience cost burden (5,015 of 19,335 households as shown in Table NA-10.16). As shown in Table NA-10.10, 46 percent of cost-burdened households are small family households and 30 percent are elderly households. As

shown in Table NA-10.11, 37 percent of severely cost-burdened households are small family households and 36 percent are elderly households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Households most likely to be at risk of becoming unsheltered are those with extremely low incomes that are severely cost-burdened. As shown in Table NA-10.11, 1,175 renter households and 1,055 owner households in Carson earn below 30 percent of AMI and are severely cost-burdened. Households with extremely low incomes make up 66 percent of low-income households that are severely cost-burdened.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the National Alliance to End Homelessness, various factors contribute to an increased risk of homelessness, particularly housing-related challenges that create instability for vulnerable households. One of the most significant risk factors is low income, which is closely linked to housing insecurity. Many low-income households face unemployment or underemployment due to barriers such as a challenging labor market, limited education, gaps in work history, criminal records, unreliable transportation, unstable housing, poor health, and disabilities.

For those who are employed but still low-income, stagnant wages and rising housing costs create an affordability gap, making it difficult to maintain stable housing. As housing costs continue to increase, wages have not kept pace, leaving many individuals and families struggling to afford rent. The combination of low income and a shrinking supply of affordable housing places many households at heightened risk of homelessness.

As discussed in this and the following sections, many households in the community face significant cost burdens and other housing challenges, further contributing to instability and increasing their risk of homelessness.

Discussion

Please see above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10 percent above the need for the total households at a particular income level. For example, if 40 percent of all very low-income households in a jurisdiction experience one or more of the four defined housing problems, but 50 percent of one specific ethnic group’s very low-income households experience housing problems, that would be considered a disproportionate need.

Again, the four housing problems are:

1. Unit lacks complete kitchen facilities;
2. Unit lacks complete plumbing facilities;
3. Household spends more than 30 percent of income on housing costs; and
4. Household includes more than one person per room, excluding bathrooms, porches, foyers, halls, and half-rooms.

The following tables and analyses outline the share of households by race/ethnicity and income level experiencing a housing problem.

Table NA-15.01: Disproportionally Greater Need 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	2,980	760	0	80%
White	315	155	0	67%
Black / African American	840	95	0	90%
Asian	565	160	0	78%
American Indian, Alaska Native	0	0	0	-
Pacific Islander	50	0	0	100%
Hispanic	1,205	290	0	81%

Data Source: 2017-2021 CHAS [Table 1]

Table NA-15.02: Disproportionally Greater Need 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	1,670	1,130	0	60%
White	70	150	0	32%
Black / African American	400	210	0	66%
Asian	305	245	0	55%
American Indian, Alaska Native	0	10	0	0%
Pacific Islander	35	0	0	100%
Hispanic	830	500	0	62%

Data Source: 2017-2021 CHAS [Table 1]

Table NA-15.03: Disproportionally Greater Need 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	2,405	2,650	0	48%
White	190	340	0	36%
Black / African American	645	720	0	47%
Asian	520	570	0	48%
American Indian, Alaska Native	0	15	0	0%
Pacific Islander	15	0	0	100%
Hispanic	870	915	0	49%

Data Source: 2017-2021 CHAS [Table 1]

Table NA-15.04: Disproportionally Greater Need 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	1,015	2,070	0	33%
White	105	235	0	31%
Black / African American	285	385	0	43%
Asian	320	470	0	41%
American Indian, Alaska Native	0	4	0	0%
Pacific Islander	0	65	0	0%
Hispanic	260	855	0	23%

Data Source: 2017-2021 CHAS [Table 1]

Discussion

Discussed in NA-30.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

While Section NA-15 measured disproportionate housing problems, this section measures disproportionate severe housing problems, which are defined as follows:

1. Unit lacks complete kitchen facilities;
2. Unit lacks complete plumbing facilities;
3. Household spends more than 50 percent of income on housing costs; and
4. Household includes more than 1.5 person per room, excluding bathrooms, porches, foyers, halls, and half-rooms.

Again, HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10 percent above the need for the total households at a particular income level. The following tables and analyses outline the share of households by race/ethnicity and income level experiencing a severe housing problem.

Table NA-20.01: Severe Housing Problems 0%-30% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	2,375	1,365	0	64%
White	190	290	0	40%
Black / African American	775	160	0	83%
Asian	455	270	0	63%
American Indian, Alaska Native	0	0	0	-
Pacific Islander	50	0	0	100%
Hispanic	900	600	0	60%

Data Source: 2017-2021 CHAS [Table 2]

Table NA-20.02: Severe Housing Problems 30%-50% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	1,115	1,680	0	40%
White	40	180	0	18%
Black / African American	315	295	0	52%
Asian	215	335	0	39%
American Indian, Alaska Native	0	10	0	0%
Pacific Islander	15	20	0	43%
Hispanic	500	825	0	38%

Data Source: 2017-2021 CHAS [Table 2]

Table NA-20.03: Severe Housing Problems 50%-80% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	1,165	3,880	0	23%
White	120	410	0	23%
Black / African American	360	1,005	0	26%
Asian	205	885	0	19%
American Indian, Alaska Native	0	15	0	0%
Pacific Islander	15	0	0	100%
Hispanic	455	1,330	0	25%

Data Source: 2017-2021 CHAS [Table 2]

Table NA-20.04: Severe Housing Problems 80%-100% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	265	2,815	0	9%
White	0	345	0	0%
Black / African American	40	630	0	6%
Asian	135	660	0	17%
American Indian, Alaska Native	0	4	0	0%
Pacific Islander	0	65	0	0%
Hispanic	90	1,030	0	8%

Data Source: 2017-2021 CHAS [Table 2]

Discussion

Discussed in NA-30.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Disproportionate greater need relative to housing cost burden is calculated by dividing the number of households in a cost burden category (i.e., not cost burdened, spending more than 30 percent on housing, or spending more than 50 percent on housing) by the total number of households for that given racial or ethnic group or the jurisdiction for a whole. For example, 68 percent of the jurisdiction spends 30 percent or less of their income on housing costs. This is calculated by dividing 17,679, or the number of households in this category, by the total households, or 26,108. The total households are calculated by summing the numbers in the top data row shown below.

The following section analyzes whether any racial or ethnic groups in Carson experience a disproportionately greater cost burden compared to the overall population. Again, housing cost burden is defined as households spending more than 30 to 50 percent of their income on housing, while severe cost burden applies to those spending more than 50 percent.

Table NA-25.01: Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,679 68%	4,690 18%	3,560 14%	179 1%
White	1,730 72%	400 17%	240 10%	34 1%
Black / African American	4,880 67%	1,025 14%	1,360 19%	30 0%
Asian	4,910 71%	1,225 18%	765 11%	60 1%
American Indian, Alaska Native	34 100%	0 0%	0 0%	0 0%
Pacific Islander	215 67%	55 17%	50 16%	0 0%
Hispanic	5,290 64%	1,790 22%	1,115 14%	15 0%

Data Source: 2017-2021 CHAS [Table 9]

Discussion

Discussed in NA-30.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data presented in Section NA-15 through NA-25 above show that there are racial or ethnic groups that experience disproportionately greater need in terms of housing problems. HUD defines a disproportionate need as any need for a certain race/ethnicity that is more than 10 percent above the need for the total households at a particular income level. As shown in the tables in the preceding sections, the following racial or ethnic groups have disproportionately greater need:

Housing Problems:

- 0-30 percent AMI: Black/African American; Pacific Islander
- 30-50 percent AMI: Pacific Islander
- 50-80 percent AMI: Pacific Islander
- 80-100 percent AMI: Black/African American

Severe Housing Problems:

- 0-30 percent AMI: Black/African American; Pacific Islander
- 30-50 percent AMI: Black/African American
- 50-80 percent AMI: Pacific Islander
- 80-100 percent AMI: None

There were no identified racial or ethnic groups that had a disproportionately greater need than the jurisdiction relative to housing cost burden.

Pacific Islander and Black/African American households are the most common groups to experience disproportionately greater needs. Note that, in absolute numbers, Pacific Islander households in Carson constitute a relatively small population of 320 households, of which 100 earn up to 80 percent of the AMI. White, Hispanic, Asian, and American Indian/Alaska Native households do not have disproportionately greater need in any category at any income level.

Table NA-30.01 summarizes the total households in Carson with housing problems by income and race.

Table NA-30.01: Total Households with Housing Problems by Income and Race

Income	Non-Hispanic by Race					Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander		
With Housing Problems							
0-30% AMI	315	840	565	0	50	1,205	2,975
>30-50% AMI	70	400	305	0	35	830	1,640
>50-80% AMI	190	645	520	0	15	870	2,240
>80-100% AMI	105	285	320	0	0	260	970
>100% AMI	95	380	900	0	45	315	1,735
Total	775	2,550	2,610	0	145	3,480	9,560
Total Households							
0-30% AMI	470	935	725	0	50	1,495	3,675
>30-50% AMI	220	610	550	10	35	1,330	2,755
>50-80% AMI	530	1,365	1,090	15	15	1,785	4,800
>80-100% AMI	340	670	790	4	65	1,115	2,984
>100% AMI	840	3,715	3,785	0	155	2,480	10,975
Total	2,400	7,295	6,940	29	320	8,205	25,189

Data Source: 2017-2021 CHAS [Table 1]

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Not applicable.

NA-35 Public Housing – 91.205(b)

Introduction

The Carson Housing Authority does not own or operate any public housing within the city limits. In Carson, the role of a “public housing authority” (PHA), as the term is commonly understood, is carried out by the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Development Authority (LACDA). HACoLA oversees public housing units across Los Angeles County, although none of these properties are located in Carson. In addition to managing public housing, HACoLA administers rental assistance programs, including Section 8 Housing Choice Vouchers, which provide financial support to eligible low-income households.

The following tables present data from the U.S. Department of Housing and Urban Development’s (HUD) Office of Public and Indian Housing (PIH) Information Center (PIC), offering further insights into public housing programs and rental assistance administered countywide by HACoLA (not only within Carson).

Table NA-35.01: Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Table NA-35.02: Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Table NA-35.03: Race of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Table NA-35.04: Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As noted above, the City does not own or operate any public housing units. The public housing authority operating in Carson is the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Development Authority (LACDA). HACoLA manages public housing properties located throughout Los Angeles County, although none of these units are located in Carson. HACoLA's activity in Carson is limited to the Section 8 program.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing and Housing Choice Voucher holders center around securing and maintaining affordable housing. Many voucher holders are extremely low-income households that are particularly vulnerable to housing instability due to factors such as rising rents, fixed or limited incomes, and a lack of available units that accept vouchers.

For many households, even a small increase in rent or unexpected financial hardship could lead to displacement. Challenges such as long wait times for housing assistance, difficulty finding landlords willing to participate in the voucher program, and inadequate supportive services further heighten this risk. Many households may also require supportive services, including case management, rental assistance, or emergency financial aid to ensure long-term housing stability.

How do these needs compare to the housing needs of the population at large

The housing needs of public housing and Housing Choice Voucher holders are significantly more urgent and prevalent compared to the general population. Households utilizing publicly supported housing typically have lower incomes, which increases their risk of housing instability, cost burden, and risk of experiencing homelessness.

Additionally, the rate of disabilities among public housing residents is higher than in the general population, creating a greater need for accessible units and supportive services. These factors, combined with limited housing availability and challenges related to landlord participation, make securing and maintaining stable housing particularly challenging for these households compared to the broader community.

Discussion

Please see above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the HUD-funded Los Angeles Continuum of Care (CoC), a regional network of service providers dedicated to addressing homelessness. As part of its efforts, LAHSA conducts the annual Point-in-Time (PIT) Count, which provides a snapshot of the homeless population on a given night. The Annual PIT data consists of information collected on the sheltered and unsheltered homeless population. It is a physical count of all homeless persons who are living in emergency shelter, transitional housing, safe havens, and on the street in a single night. Data describing the characteristics of sheltered homeless persons are obtained from the region’s Homeless Management Information System (HMIS) where possible and collected directly from providers not using HMIS as needed.

Unsheltered homeless are counted by direct observation, and volunteers canvas the regions by car and on foot during the chosen night. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population at a single point-in-time.

In the 2024 PIT Count for Service Planning Area 8 (SPA 8)—which covers the South Bay region within the Los Angeles CoC (excluding Long Beach)— 1,436 sheltered individuals and 3,992 unsheltered individuals were counted, totaling 5,428 individuals experiencing homelessness.

Table NA-40.01 presents data from the 2024 Point-in-Time (PIT) Count for Service Planning Area 8 (SPA 8), which includes Carson. Note that individuals may be counted towards multiple or none of the categories, so the sum of the numbers shown does not total to the 5,428 individuals experiencing homelessness that were counted.

Table NA-40.01: Homeless Needs Assessment – Service Planning Area 8

Population	Estimate the # of persons experiencing homelessness on a given night	
	Sheltered	Unsheltered
Persons in Households with Adult(s) and Child(ren)	420	304
Chronically Homeless Individuals	243	1,956
Chronically Homeless Families	34	81
Veterans	183	178
Unaccompanied Child	3	2
Persons with HIV	19	8

Note: Service Planning Area 8 covers South Bay within the boundaries of the Los Angeles Continuum of Care. Long Beach is excluded from this boundary.

Data Source: 2024 Greater Los Angeles Homeless Count.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Table NA-40.02: Race/Ethnicity of Sheltered and Unsheltered – Service Planning Area 8

Race/Ethnicity	Sheltered	Unsheltered	Total	Prevalence in Homeless Population (%)
White	603	952	1,555	29%
Black or African American	628	1,276	1,904	35%
Asian	17	133	150	3%
American Indian, Alaska Native, or Indigenous	38	71	109	2%
Pacific Islander	16	5	21	0%
Middle Eastern or North African	1	8	9	0%
Hispanic	476	1,791	2,267	42%

Note: Service Planning Area 8 covers South Bay within the boundaries of Los Angeles Continuum of Care. Long Beach is excluded from this boundary. Note that persons with multiple racial/ethnic identities are represented in multiple categories.

Data Source: 2024 Greater Los Angeles Homeless Count

Table NA-40.03: Household Type of Sheltered and Unsheltered – Service Planning Area 8

	% of Unsheltered Persons	# of Unsheltered Persons	% of Sheltered Persons	# of Sheltered Persons
Veteran	4%	178	13%	183
Female	30%	1,181	39%	562
Family Members	8%	304	29%	420
Under 18 Years Old	4%	161	19%	272

Note: Service Planning Area 8 covers South Bay within the boundaries of Los Angeles Continuum of Care. Long Beach is excluded from this boundary.

Data Source: 2024 Greater Los Angeles Homeless Count

In addition, the South Bay Coalition to End Homelessness provided the following Carson-specific data on homelessness. Note that the most current information available is for 2022.

Table NA-40.04: City of Carson Homeless Count Results

Location	Living Situation [Notes 1,2]	2017	2018	2019	2020	2022 [Note 4]
Unsheltered Street	Adults on Street	39	32	51	47	42
	Family Members on Street	0	0	0	0	0
	Unaccompanied Minors on Street	0	[Note 3]	[Note 3]	[Note 3]	[Note 3]
	Make-Shift Shelters	81	35	19	5	15
	Tents	44	14	1	2	4
Unsheltered Vehicle	Cars	21	86	65	19	20
	Vans	38	62	46	41	22
	RVs	155	233	144	44	30
Sheltered	Emergency Shelter	0	0	0	0	0
	Transitional Shelter	0	0	0	0	0
Total		378	462	326	158	133

Notes

1. In 2019, LAHSA changed the city/neighborhood boundaries and then retroactively applied these to the 2016-2018 Counts. The table and graph reflect the original Count results reported for those years, and hence may be different from LAHSA’s Community data. SBCEH rounds the data differently than LAHSA, which might also result in slightly different reporting numbers.
2. The following results are reported at the SPA level only: Domestic Violence Shelters, Youth Count results, and DPSS-issued motel vouchers.
3. Unaccompanied Minors on the Street data is only available at the SPA/Regional level.
4. The 2021 unsheltered count was canceled because of the COVID-19 pandemic. The 2022 was delayed one month because of the Omicron variant surge.

Data Source: South Bay Coalition to End Homelessness, Los Angeles Homeless Services Authority, 2022

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Table NA-40.03 shows that families account for 8 percent of the unsheltered population and 29 percent of the sheltered population, according to 2024 Point-in-Time Count data. Additionally, veterans make up 4 percent of the unsheltered population and 13 percent of the sheltered population.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Table NA-40.03 shows that 42 percent of individuals experiencing homelessness in Service Planning Area 8 are Hispanic, 35 percent are Black or African American, and 29 percent are

White. Note that persons with multiple racial/ethnic identities are represented in multiple categories.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on the 2024 PIT Count, in Service Planning Area 8, 1,436 individuals were sheltered (26 percent), and 3,992 individuals were unsheltered (74 percent), totaling 5,428 individuals experiencing homelessness.

Discussion

Please see above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs group is described as persons who are not homeless but who require housing or supportive services because of special characteristics. This group includes elderly (aged 62 and older); frail elderly; persons with mental, physical or developmental disabilities; persons with HIV/AIDS and their families; persons with alcohol or other drug addictions; and victims of domestic violence, dating violence, sexual assault and stalking.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Seniors (those 65 years of age and older) are considered a special needs group due to their relatively low income and relatively high presence of disabilities or limitations and dependency needs. According to 2022 five-year ACS estimates, 17 percent of Carson's population is aged 65 years or older (16,245 individuals). Furthermore, 2,134 Carson households (8 percent of all households) consist of a person aged 65 or older living alone. Senior households are particularly vulnerable to housing problems due to limited income, prevalence of mental and physical disabilities, limited mobility and high health care costs. As shown in Table NA-10.11, 36 percent of low-income households experiencing severe housing cost burden are elderly (1,210 households).

Persons with Disabilities

Table NA-45.01 presents disability rates by age, based on 2022 five-year ACS estimates. As shown, the disability rate was 13 percent citywide. As expected, the disability rate increases with age, reaching 52 percent among individuals aged 75 and older.

Table NA-45.01: Disability by Age

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0.0%	0	0.0%	0	0.0%
5 to 17	483	6.8%	110	1.6%	593	4.2%
18 to 34	949	8.1%	459	4.5%	1,408	6.4%
35 to 64	2,410	13.0%	1,859	9.7%	4,269	11.3%
65 to 74	1,129	27.4%	1,230	22.9%	2,359	24.9%
75 or Older	1,381	49.0%	2,113	54.7%	3,494	52.3%
Total	6,352	13.6%	5,771	12.2%	12,123	12.9%

Data Source: 2018-2022 ACS [Table B18101]

Table NA-45.02 presents the number of Carson residents with disabilities by type based on the 2022 five-year ACS estimates. Among individuals aged five years old and older, 8 percent have an independent living disability, 8 percent have an ambulatory disability, and 6 percent have a cognitive disability.

Table NA-45.02: Total Disabilities Tallied: Aged 5 and Older

Disability Type	Population with Disability	Percent with Disability
Hearing difficulty	2,442	2.6%
Vision difficulty	1,586	1.7%
Cognitive difficulty	5,388	6.0%
Ambulatory difficulty	6,796	7.6%
Self-care difficulty	3,646	4.1%
Independent living difficulty	6,017	7.9%

Data Source: 2018-2022 ACS [Table S1810]

Persons with Alcohol or Other Drug Addictions

The Substance Abuse Prevention and Control (SAPC) division of the Los Angeles County Department of Public Health tracks substance use disorder (SUD) treatment data across the county. Per SAPC's most recent report for the 2023–2024 fiscal year, a total of 34,229 unique patients accounted for 56,196 treatment admissions. Of these individuals, 10 percent resided in Service Planning Area (SPA) 8. Alcohol was the most reported primary substance at admission (29 percent), followed closely by methamphetamine (29 percent) and prescription drugs (17 percent). The most frequently reported age range for first primary substance use was 12 to 17 years old (42 percent), highlighting the early onset of substance use among a significant portion of individuals seeking treatment.

Victims of Domestic Violence

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, the California Department of Justice received 257 domestic violence-related calls for assistance in 2023 from residents of Carson, nearly identical to the number of calls in 2022 (255).

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations were identified through multiple sources, including community and stakeholder meetings, as well as responses to surveys distributed to the community and identified stakeholders.

The Community Needs Assessment Survey results highlight affordable rental housing for seniors as the top housing priority, with 67 percent of respondents identifying it as one of the top three most critical needs. Other significant housing needs include affordable for-sale housing (with 63 percent of respondents identifying it as one of the top three most critical needs) and affordable rental housing for individuals and families with low to moderate incomes (with 40 percent of respondents identifying it as one of the top three most critical needs).

In terms of supportive services, the Community Needs Assessment Survey respondents ranked services for neglected and abused children as the highest priority, with 73 percent of respondents identifying it as a critical need. Other key services identified included centers and services for people with disabilities (with 67 percent of respondents identifying it as one of the

top three most critical needs) and domestic violence services (with 50 percent of respondents identifying it as one of the top three most critical needs).

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Individuals affected by HIV and/or AIDS represent a special needs population with unique challenges. The 2023 Los Angeles County Annual HIV Surveillance Report outlines the status of the HIV epidemic in the county. Key findings from the report include the following:

- As of year-end 2023, 51,796 Los Angeles County residents (including adolescent, adult and pediatric cases) were living with diagnosed HIV. This number excludes undiagnosed persons living with HIV.
- In 2022, 1,641 persons aged 13 years and older were newly diagnosed with HIV.
- HIV diagnosis rates vary by population and location, with significant disparities. Males have a higher rate of new HIV diagnoses (35 per 100,000) compared to females (5 per 100,000).
- Black persons had higher rates of HIV diagnosis compared with all other racial and ethnic groups.

Discussion

Please see above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities

Based on the Community Needs Assessment Survey, youth centers were identified as the top priority among critical community facility needs, with 43 percent of respondents ranking them as one of the top three most critical needs. Other key public facility priorities included senior centers (with 40 percent of respondents ranking them as one of the top three most critical needs) and community centers and healthcare facilities (both with 37 percent of respondents ranking them as one of the top three most critical needs), highlighting the importance of facilities that support families and youth in Carson.

How were these needs determined?

Public facilities needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Describe the jurisdiction’s need for Public Improvements

According to the Community Needs Assessment Survey, public safety improvements emerged as the top priority among critical infrastructure needs, with 47 percent of respondents identifying them as one of the top three most critical needs. Other key priorities included access to broadband internet (with 33 percent of respondents ranking them as one of the top three most critical needs) and bike/walking paths (with 30 percent of respondents ranking them as one of the top three most critical needs). Additionally, sidewalks, streets/alleys, and water/sewer improvements were equally ranked, with 27 percent of respondents ranking them as one of the top three most critical needs. These findings highlight the community’s emphasis on enhancing safety, connectivity, and essential infrastructure services.

How were these needs determined?

Public improvement needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Describe the jurisdiction's need for Public Services

Based on the Community Needs Assessment Survey, crime prevention programs were identified as the top priority among critical community service needs, with 50 percent of respondents ranking them as one of the top three most critical needs. Other key public service priorities included emergency preparedness (with 47 percent of respondents ranking them as one of the top three most critical needs) and childcare centers and services (with 40 percent of respondents ranking them as one of the top three most critical needs). These services are critical to improving safety, stability, and overall well-being for residents, particularly those in households with low to moderate incomes.

How were these needs determined?

Public services needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Housing Market Analysis

MA-05 Overview

The Housing Market Analysis includes the following sections:

- MA-10 Housing Market Analysis: Number of Housing Units
- MA-15 Housing Market Analysis: Cost of Housing
- MA-20 Housing Market Analysis: Condition of Housing
- MA-25 Public and Assisted Housing
- MA-30 Homeless Facilities and Services
- MA-35 Special Needs Facilities and Services
- MA-40 Barriers to Affordable Housing
- MA-45 Non-Housing Community Development Assets
- MA-50 Needs and Market Analysis Discussion
- MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households
- MA-65 Hazard Mitigation

Housing Market Analysis Overview

Table MA-05.01 presents the median sales price of single-family homes from 2020 to 2024, as reported by the California Association of Realtors. During this period, the median sales price increased by 35 percent, reflecting a significant rise in housing costs.

Table MA-05.01: Median Sales Price of Single-Family Homes Year (Year to Date as of October)	Median Sales Price
2020	\$583,500
2021	\$697,450
2022	\$795,000
2023	\$751,500
2024	\$790,000

Source: California Association of Realtors

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table MA-10.01 provides an overview of housing units in Carson by type. Between 2017 and 2022, the total number of housing units increased by 4 percent. As of 2022, single-family homes comprised 79 percent of the housing stock, while apartment units accounted for 12 percent.

Table MA-10.01: Housing by Count of Units

Property Type	2017 Five-Year ACS		2022 Five-Year ACS	
	Number	% of Total	Number	% of Total
1-unit detached structure	18,307	70.1%	19,630	72.1%
1-unit, attached structure	1,936	7.4%	1,796	6.6%
2-4 units	759	2.9%	577	2.1%
5-19 units	1,269	4.9%	1,021	3.7%
20 or more units	1,459	5.6%	1,794	6.6%
Mobile Home, boat, RV, van, etc.	2,389	9.2%	2,418	8.9%
Total	26,119	100.0%	27,236	100.0%

Data Source: 2013-2017 & 2018-2022 ACS [Table DP04]

Table MA-10.02 shows housing units by tenure from 2017 to 2022. In 2022, 72 percent were owner-occupied, while 24 percent were renter-occupied and 4 percent were vacant.

Table MA-10.02: Housing Units by Tenure

Tenure	2017 Five-Year ACS		2022 Five-Year ACS	
	Population	% of Total	Population	% of Total
Occupied Housing Units	25,381	97.2%	26,084	95.8%
Owner-Occupied	18,916	72.4%	19,496	71.6%
Renter-Occupied	6,465	24.8%	6,588	24.2%
Vacant Housing Units	738	2.8%	1,152	4.2%
Total	26,119	100.0%	27,236	100.0%

Data Source: 2013-2017 & 2018-2022 ACS [Table DP04]

Table MA-10.03 shows housing units by the year built, based on 2017 and 2022 five-year ACS estimates. Most housing units in Carson were built between 1950 and 1969, comprising 55 percent in 2022.

Table MA-10.03: Housing Units by Year Home Built

Year Built	2017 Five-Year ACS		2022 Five-Year ACS	
	Population	% of Total	Population	% of Total
Built 2020 or later	0	0.0%	79	0.3%
Built 2010 to 2019	514	2.0%	666	2.4%
Built 2000 to 2009	1,329	5.1%	1,522	5.6%
Built 1990 to 1999	1,026	3.9%	1,038	3.8%
Built 1980 to 1989	2,303	8.8%	2,126	7.8%
Built 1970 to 1979	3,819	14.6%	3,677	13.5%
Built 1960 to 1969	8,645	33.1%	8,756	32.1%
Built 1950 to 1959	5,618	21.5%	6,284	23.1%
Built 1940 to 1949	1,951	7.5%	2,425	8.9%
Built 1939 or earlier	914	3.5%	663	2.4%
Total	26,119	100.0%	27,236	100.0%

Data Source: 2013-2017 & 2018-2022 ACS [Table DP04]

Table MA-10.04 shows the distribution of housing units in Carson by size and tenure, based on 2022 five-year ACS data. Among homeowners, the majority (82 percent) reside in units with three or more bedrooms. Among renters, unit sizes are more evenly distributed. While 44 percent of renters occupy units with three or more bedrooms, 36 percent reside in two-bedroom units, 16 percent reside in one-bedroom units, and 4 percent reside in studios or efficiency units.

Table MA-10.04: Occupied Housing Units by Bedroom Count and Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	94	0.5%	294	4%
1 bedroom	322	2%	1,030	16%
2 bedrooms	3,015	15%	2,378	36%
3 or more bedrooms	16,065	82%	2,886	44%
Total	19,496	100%	6,588	100%

Data Source: 2018-2022 ACS [Table B25042]

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Programs will target households that experience housing problems in the City of Carson. As shown in Table NA-10.08, an estimated 3,415 renter households and 4,660 owner households experience cost burden, overcrowding, and/or substandard housing. To improve housing stability and affordability, programs will prioritize assistance for low- and moderate-income households, including families, seniors, and individuals with disabilities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Carson's 2021-2029 Housing Element includes an evaluation of low-income multifamily rental units at risk of becoming market rate housing within the 2021-2031 at-risk housing analysis period.

The Carson Gardens Apartments includes 100 assisted units and is considered at moderate risk of conversion, since the Section 8 contract with HUD will expire in 2031, according to HUD's Multifamily Assistance and Section 8 Database as of December 2021.

Additionally, Grace Manor includes 30 assisted units and is considered at very high risk of conversion, because the Section 8 contract expires in 2022, according to HUD's Multifamily Assistance and Section 8 Database as of December 2021. According to contract renewal information provided by HUD's Multifamily Property/Contract/Rent & Utility Allowance Datasets, a 12-month contract with HUD for Grace Manor was renewed in July 2021. Grace Manor is owned by the Long Beach Affordable Housing Coalition (LBAHC), which is a non-profit Community Development Corporation (CDC). It is likely that the LBAHC will continue to maintain the project as affordable housing during the planning period by continuing to enter into 12-month contracts with HUD.

Does the availability of housing units meet the needs of the population?

As highlighted in the Needs Assessment section and reinforced by public input, the current housing stock in Carson does not adequately meet the needs of the population. This is most evident in the high rate of cost burden and severe cost burden among residents. As shown in Table NA-10.16, according to 2022 five-year CHAS data, 48 percent of renters and 26 percent of homeowners are cost-burdened, meaning they spend more than 30 percent of their income on

housing. These households are the most likely to be living in units that do not fully meet their needs.

Describe the need for specific types of housing.

Based on the Community Needs Assessment Survey, affordable rental housing for seniors was identified as the top priority among housing needs, with 67 percent of respondents ranking it as one of the top three critical needs. Other key housing priorities included affordable for-sale housing (with 63 percent of respondents ranking it as one of the top three critical needs), and affordable rental housing for individuals and families with low to moderate incomes (with 40 percent of respondents ranking it as one of the top three critical needs).

Discussion

See above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

As in much of California, housing costs in Carson have risen over the past decade. The following section provides information on the cost of housing in Carson.

Table MA-15.01: Cost of Housing

	Base Year: 2017	Most Recent Year: 2022	% Change
Median Home Value	\$402,500	\$616,000	53%
Median Contract Rent	\$1,329	\$1,675	26%

Data Source: 2013-2017 ACS (Base Year), 2018-2022 ACS (Most Recent Year) [Table B25077 – Median Home Value & Table B25058 – Median Contract Rent]

Table MA-15.02: Rent Paid for Renter-Occupied Housing Units

Rent Paid	Number	%
Less than \$500	193	3%
\$500-999	846	13%
\$1,000-1,499	1,076	17%
\$1,500-1,999	1,646	26%
\$2,000 or more	2543	40%
Total	6,304	100%

Data Source: 2018-2022 ACS [Table B25063]

Table MA-15.03: Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	520	No Data
50% HAMFI	1,580	950
80% HAMFI	3,750	2,030
100% HAMFI	No Data	3,520
Total	5,850	6,500

Data Source: 2016-2020 CHAS

Table MA-15.04: Monthly Rent – Los Angeles-Long Beach-Glendale HUD Metro FMR Area

Monthly Rent	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600
High HOME Rent	\$1,559	\$1,671	\$2,007	\$2,310	\$2,558
Low HOME Rent	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011

Data Source: 2024 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The housing needs and cost burden analysis in the Needs Assessment highlight significant housing challenges faced by a substantial segment of the Carson population, particularly households with low incomes. These households are disproportionately affected by cost burdens, indicating a lack of sufficient housing options that are affordable to all income levels.

Public input reinforced this finding, with community members emphasizing the urgent need for more affordable housing for lower-income households. This highlights the importance of expanding housing options and assistance programs to better serve Carson residents.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing prices in Carson have risen significantly in recent years. If this trend continues, rising rents and home values will place more households under financial strain.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table MA-15.04 shows the current HUD fair market rents for rental housing, as well as the allowable high and low HOME rents. These rents are the upper limits of rents that can be charged by property owners with units assisted by HUD rental housing programs. Increasing rents in the region’s market have widened the gap between HUD FMRs and market rents, creating problems for low-income households seeking units that will accept their HUD voucher for rent assistance.

Discussion

Housing costs in Carson remain out of reach for many households with low to moderate incomes, as reflected in the high proportion facing cost burdens and other housing challenges. Housing affordability is expected to remain a major issue, highlighting the need for more affordable housing options.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section provides information on the condition of housing in the City of Carson.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Carson defines standard and substandard housing condition based on California Health and Safety Code. California Health and Safety Code Section 17920.3 defines a substandard structure as any building or portion thereof in which there exists any of the following conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the occupants, nearby residents, or the public:

- Inadequate sanitation (including lack of or improper bathroom facilities, running water, and heating);
- Structural hazards;
- Any nuisance;
- Faulty wiring;
- Unsafe or improper plumbing;
- Unsafe or improper mechanical equipment;
- Faulty weather protection;
- Conditions that could cause or augment the spread of a fire or explosion;
- Unsafe or improper construction materials;
- Debris constituting a fire, health, or safety hazard;
- Inadequate maintenance;
- Inadequate exits;
- Inadequate fire protection; or
- Space occupied for living, sleeping, cooking, or dining that were not intended for those purposes.

A standard housing condition is one in which none of the above conditions exist.

As shown in Table MA-20.01 below, 31 percent of owner-occupied units and 56 percent of renter-occupied units in Carson have one or two selected physical or financial conditions. Note that the conditions are identical to the following four housing problems: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) more than one occupant per room, and (4) housing costs greater than 30 percent of household income.

Table MA-20.01: Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,715	29%	3,059	46%
With two selected Conditions	371	2%	634	10%
With three selected Conditions	37	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	13,373	69%	2,895	44%
Total	19,496	100%	6,588	100%

Data Source: 2018-2022 ACS [Table B25123]

As shown in Table MA-20.02 below, most owner-occupied and renter-occupied housing in Carson was built between 1950 and 1979. Many of these units, particularly those occupied by lower-income households, may require rehabilitation.

Table MA-20.02: Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,596	8%	671	10%
1980-1999	1,958	10%	1,026	16%
1950-1979	13,864	71%	3,996	61%
Before 1950	2,078	11%	895	14%
Total	19,496	100%	6,588	100%

Data Source: 2018-2022 ACS [Table B25036]

Table MA-20.03 compares the status of vacant units in Carson in 2017 and 2022. By 2022, 31 percent of vacant units were for seasonal, recreational, or occasional use.

Table MA-20.03: Status of Vacant Housing Units

Status of Vacant Housing Units	2017 Five-Year ACS		2022 Five-Year ACS	
	Units	% of Total	Units	% of Total
For rent	96	13.0%	102	8.9%
Rented, not occupied	54	7.3%	0	-
For sale only	94	12.7%	57	4.9%
Sold, not occupied	65	8.8%	97	8.4%
For seasonal, recreational, or occasional use	96	13.0%	359	31.2%
For migrant workers	0	-	0	-
Other vacant	333	45.1%	537	46.6%
Total	738	100.0%	1,152	100.0%

Data Source: 2013-2017 & 2018-2022 ACS [Table B25004]

Table MA-20.04: Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Information on this table was not populated from the HUD IDIS system.		
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table MA-20.05: Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,942	82%	4,891	74%
Housing Units Built before 1980 with Children 6 Years Old or Younger Present	2,105	11%	969	15%

Data Source: 2018-2022 ACS [Table B25036] (Total Units); 2017-2021 CHAS [Table 13] (Units with Children present)

Table MA-20.06: Vintage of Households by Income and Presence of Young Children

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
0-30% AMI	40	60	100
>30-50% AMI	0	35	35
>50-80% AMI	29	145	174
>80-100% AMI	25	55	80
>100% AMI	35	220	255
Total	129	515	644
Built 1940-1979			
0-30% AMI	275	2,430	2,705
>30-50% AMI	450	1,830	2,280
>50-80% AMI	560	3,440	4,000
>80-100% AMI	550	2,055	2,605
>100% AMI	1,110	7,610	8,720
Total	2,945	17,365	20,310
Built 1980 or Later			
0-30% AMI	95	835	930
>30-50% AMI	125	350	475
>50-80% AMI	110	760	870
>80-100% AMI	80	315	395
>100% AMI	235	2,210	2,445
Total	645	4,470	5,115
Total			
0-30% AMI	410	3,325	3,735
>30-50% AMI	575	2,215	2,790
>50-80% AMI	699	4,345	5,044
>80-100% AMI	655	2,425	3,080
>100% AMI	1,380	10,040	11,420
Total	3,719	22,350	26,069

Data Source: 2017-2021 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As shown in Table MA-20.02 above, approximately 80 percent of occupied housing units in Carson were built before 1980, highlighting the City's aging housing stock and the growing need for both owner and rental rehabilitation. Older housing stock presents challenges such as

deferred maintenance, outdated infrastructure, and potential health hazards, including lead-based paint exposure. The rising costs of labor and materials, coupled with stagnant wages, make it difficult for many homeowners and landlords to afford necessary repairs, often resulting in deteriorating housing conditions.

Most affected by these conditions are low-income seniors and those with disabilities who do not have the resources, and in many instances, the physical capabilities to maintain their residences. Owners of aging rental units also may face challenges when there is insufficient cash flow to enable them to keep abreast of the maintenance and rehabilitation needs of their units.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead-based paint hazards are most commonly found in homes built before 1980. As shown in Tables MA-20.02 and MA-20.05 above, approximately 82 percent of owner-occupied and 74 percent of renter-occupied units were built before 1980, making them potential sources of lead exposure. Among these older units, 11 percent of owner-occupied and 15 percent of renter-occupied homes have children present, a population particularly vulnerable to lead poisoning.

To better estimate the number of housing units occupied by low- or moderate-income families that may contain lead-based paint hazards, Table MA-20.06 provides a breakdown of households living in pre-1980 units by income level. The high percentage of older rental units, combined with the presence of children in these homes, underscores the ongoing need for lead hazard remediation efforts, particularly in rental housing occupied by lower-income families.

Discussion

Please see above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the County of Los Angeles (HACoLA) administers Public Housing and Housing Choice Voucher programs for jurisdictions throughout Los Angeles County, including Carson. No public housing units are within Carson’s boundaries. Table MA-25.01 below summarizes existing housing vouchers administered by the HACoLA countywide (not only within Carson).

Table MA-25.01: Totals Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Not applicable.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

Table MA-25.02: Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable.

Discussion

Not applicable.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the HUD-funded Los Angeles Continuum of Care (CoC), coordinating federal, state, county, and city funds to provide shelter, housing, and supportive services for individuals and families experiencing homelessness. The following section describes the facilities and services available in the Los Angeles County CoC.

Table MA-30.01: Facilities and Housing Targeted to Homeless Households – Los Angeles Continuum of Care Totals

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	8,371	Unknown	938	5,888	Unknown
Households with Only Adults	15,165	Unknown	2,049	20,348	Unknown
Chronically Homeless Households	0	Unknown	0	4,138	Unknown
Veterans	256	Unknown	653	6,242	Unknown
Unaccompanied Youth	114	Unknown	1	12	Unknown

Data Source: 2024 Los Angeles Continuum of Care Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services, including health care, mental health support, and employment services, are essential in addressing the broader challenges that contribute to housing instability and homelessness. These services are integrated within the Los Angeles County CoC through partnerships with non-profit organizations, government agencies, and specialized service providers.

Through LAHSA, funding, program design, outcomes assessment, and technical assistance are provided to more than 100 non-profit partner agencies. These agencies deliver a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and homelessness prevention services. They also offer the supportive services necessary to help individuals develop the skills and stability needed for long-term housing security.

In addition to coordinating service providers, LAHSA collaborates with both the City and County of Los Angeles to integrate mainstream services and housing opportunities, ensuring a broad and equitable distribution of resources throughout the Los Angeles County CoC. This partnership enhances access to health care, mental health treatment, substance use disorder services, workforce development programs, and other critical interventions that promote housing retention and self-sufficiency.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Numerous homeless service providers in Los Angeles County operate as part of the Los Angeles County CoC. These service providers offer a comprehensive range of support beyond housing and shelter, including employment training, counseling, financial literacy, legal aid, childcare, and transportation services. These wraparound services help individuals and families experiencing homelessness address barriers to stable housing, secure employment, and achieve long-term self-sufficiency.

Additionally, the City of Carson partners with local service providers to meet the needs of individuals and families experiencing homelessness. These partnerships help ensure that

emergency shelter, transitional housing, meal programs, healthcare, and supportive services are accessible to those in need. The City collaborates with key organizations, such as Harbor Interfaith Services, and Beacon Light Mission in conjunction with LAHSA to connect homeless individuals and families with available resources and long-term housing solutions. By leveraging partnerships and integrating supportive services, the City aims to provide comprehensive, person-centered assistance that moves individuals from homelessness to stable housing.

Furthermore, the City of Carson's Public Safety Engagement Officer team collaborates with the South Bay Cities Council of Governments (SBCCOG) to conduct targeted outreach to individuals experiencing homelessness, particularly those who are unsheltered. SBCCOG has partnered with Watts Labor Community Action Committee (WLCAC), and Los Angeles Homeless Authority (LAHSA) a statewide network of service providers specializing in homelessness response. The City's Public Safety Engagement Officer team serves as the first point of contact for unhoused individuals in Carson. Our outreach team directly engages with unsheltered individuals, building trust to assess their specific needs and connect them to essential services. For ongoing case management, we collaborate with WLCAC and LAHSA, which provide services such as housing assistance, interim housing, veterans' services, mental health care, medical services, employment support, and benefits enrollment. Through comprehensive, person-centered support, our collective goal is to help individuals transition from homelessness to stable housing and improved well-being. Through this coordinated approach, the City and its partners provide a comprehensive and person-centered response to homelessness, ensuring that individuals receive the support needed to transition into stable housing and improve their overall quality of life.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City will continue to maintain and coordinate services to assist individuals with special needs. Existing service providers will be supported when possible and existing funds will be prioritized and expended when appropriate and feasible.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The housing and supportive service needs of Carson’s special needs populations were identified through multiple sources, including community and stakeholder meetings, as well as responses to surveys distributed to the community and identified stakeholders.

The Community Needs Assessment Survey responses highlight affordable rental housing for seniors as the top housing priority, with 67 percent of respondents identifying it as a top three critical need. Other significant housing needs include affordable for-sale housing (with 63 percent of respondents identifying it as a top three critical need) and affordable rental housing for individuals and families with low to moderate incomes (with 40 percent of respondents identifying it as a top three critical need).

In terms of supportive services, the Community Needs Assessment Survey responses revealed that services for neglected and abused children ranked as the highest priority, with 73 percent of respondents identifying it as a top three critical need. Other key service needs include centers and services for people with disabilities (with 67 percent of respondents identifying it as a top three critical need) and domestic violence services (with 50 percent of respondents identifying it as a top three critical need).

Supportive housing for the elderly, persons with disabilities, individuals with addictions, and those living with HIV/AIDS is designed to promote independent living while providing necessary services. Individuals recovering from substance abuse may need short-term rehabilitation, counseling, or case management, whereas those with chronic conditions often require long-term assisted living, nursing care, and transportation services.

Persons with mental or physical disabilities benefit from affordable housing paired with flexible supportive services that enable them to access and maintain stable housing. Individuals with intellectual and developmental disabilities may require additional resources, such as housing set-asides and specialized supportive housing programs, to ensure they have access to safe and appropriate living environments.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Persons returning from mental and physical health institutions may benefit from permanent supportive housing and other housing assistance programs designed to ensure long-term stability and prevent homelessness. In Los Angeles County, several agencies receive Measure H funding to provide permanent housing and support services, including the Departments of Health Services (DHS), Mental Health (DMH), Public Health (DPH), Children and Family Services (DCFS), and Public Social Services (DPSS), as well as the Los Angeles Homeless Services Authority (LAHSA) and the Los Angeles County Development Authority (LACDA).

Permanent supportive housing is a type of permanent housing that provides long-term rental subsidies and Intensive Case Management Services (ICMS) to individuals who have experienced chronic homelessness and have disabilities, chronic medical conditions, and/or behavioral health conditions. By integrating housing with supportive services, permanent supportive housing ensures that individuals can access medical care, mental health treatment, and social services to maintain stability and independence.

Within this model, rapid rehousing programs provide time-limited rental subsidies to quickly house people who have recently become homeless and offer them services until they can gradually take on the rent themselves. Additionally, shallow subsidy programs provide a long-term rental subsidy to help people avoid homelessness or reentry into homelessness. This is a lower level of assistance, often based on a set monthly amount, unlike traditional “deep subsidies” such as those provided through permanent supportive housing or the federally-funded Housing Choice Vouchers, also called Section 8 Vouchers.

By integrating affordable housing with essential support services, these programs create a pathway to stability for individuals exiting health institutions, ensuring they have the resources needed to maintain housing, access healthcare, and reintegrate into the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Please see below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Carson Housing Authority (not a public housing authority in the sense that that term is commonly understood, but an entity that was created to continue the remaining affordable housing obligations of the former Redevelopment Agency) has provided financial assistance in the development of, and continues to assist through the provision of rental subsidies, at the following developments:

- Carson City Center, 720 E. Carson St. (86 senior units)
- Carson Terrace, 625 E. 219th St. (61 senior units)
- Avalon Courtyard, 22121 Avalon Blvd. (41 senior units)
- Bella Vita/Sepulveda Senior Housing, 402 Sepulveda Blvd. (65 senior units)
- Veterans Village, 600 W. Carson St. (50 units for veterans, scheduled to open during PY 2020)

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Based on the City's previous work in its 2020 Analysis of Impediments to Fair Housing Choice, the following list of barriers to affordable housing in the City were identified:

- High levels of segregation
- Access to school proficiency
- Insufficient affordable housing in a range of unit sizes
- Discriminatory patterns in lending
- Insufficient accessible affordable housing
- Lack of fair housing infrastructure
- Insufficient fair housing education
- Insufficient understanding of credit

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Carson’s strategic location within the dynamic South Bay region of Los Angeles County makes it a prime destination for businesses looking to access key markets across Southern California. With excellent connectivity via the San Diego (405), Harbor (110), and Artesia (91) freeways, as well as proximity to world-class port and airport infrastructure, Carson offers businesses unparalleled logistical advantages. Additionally, the city benefits from a large resident workforce, stable residential neighborhoods with high homeownership rates, and potential recreational and placemaking opportunities along the Dominguez Channel. These strengths, combined with Carson’s well-established business and institutional assets, create a strong foundation for economic growth and investment.

Economic Development Market Analysis

The following tables provide a detailed analysis of the composition of Carson’s workforce, the alignment between jobs and workers across various sectors, and disparities in job availability within specific industries. The tables also detail unemployment rates, occupational sectors, and educational attainment, shedding light on the challenges and opportunities within Carson’s labor market.

Table MA-45.01: Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers%	Share of Jobs %	Jobs less Workers%
Agriculture, Mining, Oil & Gas Extraction	106	227	0.2%	0.6%	0.4%
Arts, Entertainment, Accommodations	2,976	3,078	6.1%	8.0%	1.9%
Construction	3,152	1,430	6.5%	3.7%	-2.8%
Education and Health Care Services	5,522	9,638	11.3%	25.2%	13.9%
Finance, Insurance, and Real Estate	844	1,669	1.8%	4.3%	2.5%
Information	178	889	0.4%	2.3%	1.9%
Manufacturing	8,216	3,638	16.8%	9.5%	-7.3%
Other Services	1,439	979	2.9%	2.6%	-0.3%
Professional, Scientific, Management Services	3,129	2,931	6.4%	7.7%	1.3%
Public Administration	60	1,907	0.1%	5.0%	4.9%
Retail Trade	5,211	3,579	10.7%	9.4%	-1.3%
Transportation & Warehousing	8,843	3,645	18.1%	9.5%	-8.6%
Wholesale Trade	5,012	1,873	10.3%	4.9%	-5.4%
Grand Total	48,833	38,277	100.0%	100.0%	0.0%

Note: In the "Jobs less workers %" column, a negative number reflects an oversupply of labor for the sector (more workers than jobs) and a positive number reflects an undersupply of labor (more jobs than workers). Number of workers are based on where workers live; number of jobs are based on where workers are employed. Both analyses are based on primary jobs.

Data Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics OnTheMap, 2021

Table MA-45.02: Labor Force

Total Population in the Civilian Labor Force	48,702
Civilian Employed Population 16 years and over	45,363
Unemployment Rate	6.9%
Unemployment Rate for Ages 16-24	11.6%
Unemployment Rate for Ages 25-64	6.4%

Data Source: 2018-2022 ACS [Tables DP03 & B23001]

Table MA-45.03: Occupations by Sector

Sector	Number of People
Management, business, science, and arts	15,258
Service	8,937
Sales and office	9,592
Natural resources, construction, and maintenance	4,141
Production, transportation and material moving	7,435
Total	45,363

Data Source: 2018-2022 ACS [Table S2401]

Table MA-45.04: Travel Time

Travel Time	Number of Commuters	Percentage of Total
< 30 Minutes	24,732	60%
30-59 Minutes	12,364	30%
60 or More Minutes	3,845	9%
Total	40,941	100%

Data Source: 2018-2022 ACS [Table B08303]

Table MA-45.05: Educational Attainment by Employment Status (Population 25 to 64 Years)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Civilian Unemployed	
Less than high school graduate	5,133	439	2,924
High school graduate (includes equivalency)	7,550	471	3,206
Some college or associate's degree	11,882	897	3,085
Bachelor's degree or higher	13,151	772	1,637

Data Source: 2018-2022 ACS [Table B23006]

Table MA-45.06: Educational Attainment by Age

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	7	324	719	2,553	2,342
9th to 12th grade, no diploma	742	1,170	1,535	2,195	1,080
High school graduate, GED, or alternative	2,077	2,800	2,494	5,933	3,563
Some college, no degree	4,397	3,629	2,705	5,347	3,628
Associate’s degree	654	1,665	749	1,789	1,238
Bachelor’s degree	625	2,969	2,248	6,037	3,349
Graduate or professional degree	102	866	1,344	2,119	1,045

Data Source: 2018-2022 ACS [Table B15001]

Table MA-45.07: Educational Attainment – Median Earnings in the Past 12 Months for Population 25 Years and Over

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$29,936
High school graduate (includes equivalency)	\$40,226
Some college or associate’s degree	\$44,726
Bachelor’s degree	\$60,614
Graduate or professional degree	\$91,810

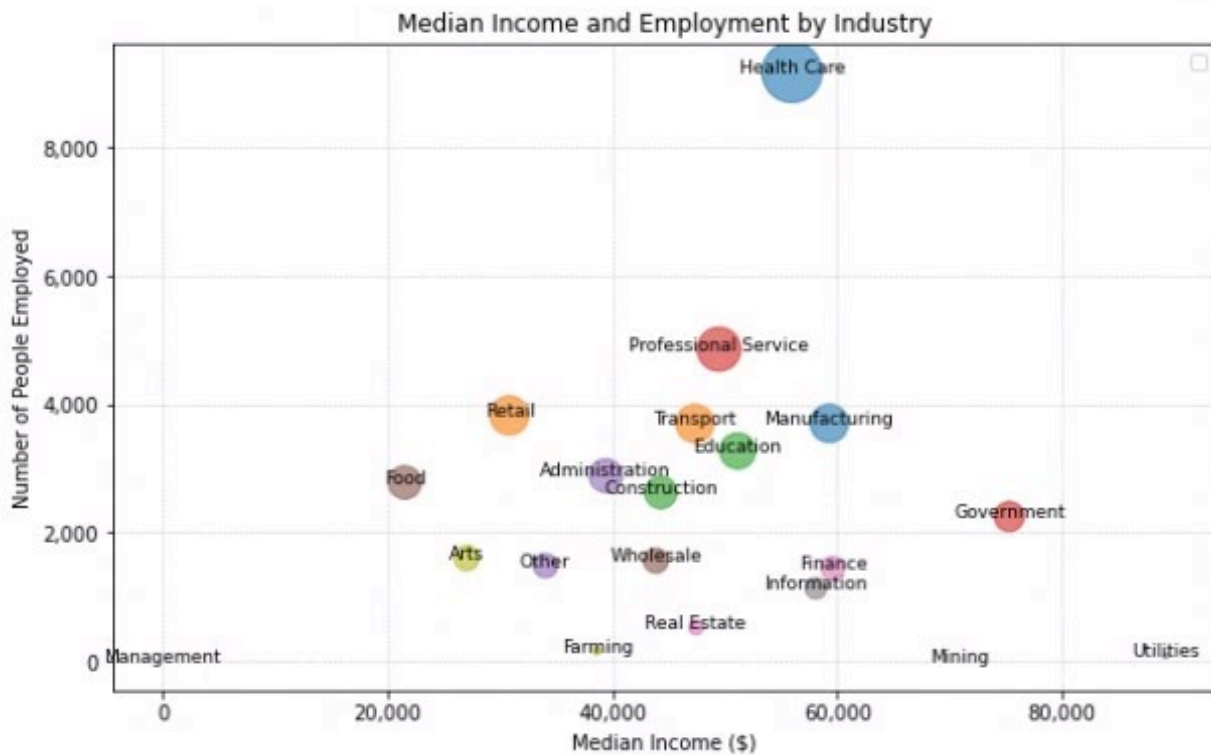
Data Source: 2018-2022 ACS [B20004]

Table MA-45.08: Employment and Median Earnings Industry for Population 16 Years and Over with Earnings

Industry	Total Civilian Employed Population	Median Earnings
Health Care	9,176	\$55,980
Professional Services	4,859	\$49,485
Retail	3,826	\$30,843
Manufacturing	3,703	\$59,292
Transportation and Warehousing	3,701	\$47,345
Education	3,272	\$51,147
Accommodation & Food Services	2,781	\$21,545
Construction	2,624	\$44,313
Public Administration	2,249	\$75,301
Arts, Entertainment & Recreation	1,600	\$27,031
Wholesale Trade	1,561	\$43,869
Other	1,482	\$34,054
Finance & Insurance	1,443	\$59,604
Information	1,130	\$58,091
Real Estate	518	\$47,439
Agriculture, Forestry, Fishing & Hunting	150	\$38,625
Utilities	77	\$89,205
TOTAL	44,152	

Data Source: 2018-2022 ACS [Table S2413]

Figure MA-45.01: Median Income and Employment by Industry



Data Source: 2018-2022 ACS [Table S2413]

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As shown in Table MA-45.01, the three sectors with the greatest number of jobs in Carson are Education and Health Care Services (25 percent of jobs), Transportation & Warehousing (10 percent of jobs), and Manufacturing (10 percent of jobs). These three sectors also employ the largest share of workers, as follows: Transportation & Warehousing (18 percent of workers), Manufacturing (17 percent of workers), and Education and Health Care Services (11 percent of workers).

In several sectors, the number of workers exceeds the number of jobs, meaning that residents employed in these sectors are commuting to other jurisdictions to work. For example, there are only 3,645 Transportation & Warehousing jobs in the City, but 8,843 workers. At the other end of the spectrum, there are more jobs than workers in the Finance, Insurance, and Real Estate sector, indicating that additional people are commuting into the City for work. Overall, there are about 48,833 workers in the City, but just about 38,277 jobs.

As shown in Table MA-45.02, the overall unemployment rate in Carson is 6.9 percent, according to 2022 five-year ACS estimates. However, California Employment Development Department data from December 2024 indicates that the overall unemployment rate is 5.5 percent. Unemployment is notably higher among younger workers, with a rate of 11.6 percent for those aged 16 to 24, compared to workers aged 25 to 64 (6.4 percent).

Table MA-45.04 shows the commuting patterns of the City's workers. Most workers drive less than 30 minutes to their place of employment (60 percent). Only 9 percent of workers drive more than an hour to work. Longer commute times lead to greater transportation costs, more greenhouse gas emissions, and a range of health issues.

Educational attainment strongly correlates with labor force participation and employment rates. As shown in Table MA-45.05, of the population aged 25 to 64 years old with less than a high school diploma, 34 percent are not participating in the labor force. In contrast, only 11 percent of individuals with a bachelor's degree or higher are not in the labor force. This data indicates that higher education levels increase the likelihood of employment.

Describe the workforce and infrastructure needs of the business community.

The workforce and infrastructure needs of the business community in Carson were identified through community engagement, stakeholder meetings, survey responses, and the City's 2023 Economic Development Strategic Plan. The Community Needs Assessment Survey identified job creation and retention as the top economic development priority, with 57 percent of respondents citing it as a top three critical need. Other key workforce-related needs include employment training (with 50 percent of respondents ranking it as a top three critical need) and small business grants/loans (with 47 percent of respondents ranking it as a top three critical need).

The Economic Development Strategic Plan outlines key infrastructure improvements to support economic growth, particularly within Downtown Carson and key commercial corridors. Infrastructure priorities include multi-modal connectivity (such as walking and bicycle paths), streetscape beautification, public transit improvements, and broadband expansion. The plan also emphasizes workforce development efforts, including partnerships with local and regional agencies to strengthen workforce training programs and a showcase workforce development program focused on construction and related industries to preserve and grow critical skill sets.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2022, the City of Carson, in partnership with Los Angeles County, established the Carson Enhanced Infrastructure Financing District (EIFD), which encompasses approximately 1,735 acres (14 percent of the City’s land area). The purpose of the EIFD is to generate tax increment revenue to finance critical public infrastructure improvements, affordable and workforce housing, environmental remediation, and brownfield redevelopment. The Carson EIFD is expected to play a major role in economic development by providing funding for infrastructure projects that support local businesses, attract new investment, and enhance overall economic activity.

The Economic Development Strategic Plan also outlines several initiatives that will impact workforce development and business growth. These include targeted capital improvements in Downtown Carson, a shuttle system connecting key employment and commercial hubs, and streetscape enhancements to create a more vibrant business environment. Additionally, the Plan prioritizes broadband expansion, which is critical for modern businesses and workforce training programs.

Collectively, these upcoming improvements and investments will position Carson for sustained economic growth, attracting businesses, creating jobs, and improving the community’s overall quality of life.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As shown in Table MA-45.05, the workforce data for Carson demonstrates a strong relationship between educational attainment and employment opportunities. Individuals with a bachelor’s degree show high levels of employment among those in the labor force, with 13,151 employed and 772 unemployed, indicating a strong demand for highly skilled workers. Individuals with less than a high school diploma face more limited job prospects, with 5,133 employed and 439 unemployed.

Additionally, the relationship between education and earnings is clear. As shown in Table MA-45.07, median earnings for Carson residents aged 25 years old and above without a high school diploma are \$29,936, while high school graduates earn a median income of \$40,226, representing a 34 percent increase. Earnings continue to rise with higher education levels. Those with a bachelor’s degree have median earnings of \$60,614, and individuals with a

graduate or professional degree have median earnings of \$91,810. This data underscores the significant economic benefits of obtaining a high school diploma, college degree, or higher education credential.

Programs focused on upskilling and educational attainment, particularly for residents with lower education levels, may help bridge the gap between workforce skills and employment opportunities. Investments in technical training, certifications, and career pathways in growing industries and industries with a labor shortage could improve job access and economic outcomes for the workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Consolidated Plan goals are intended to improve the lives of households with low to moderate incomes. Strengthening the workforce and labor market can create more jobs and higher wages, reducing financial strain on residents with lower incomes. Several areas of the city show a need for emphasis on workforce training initiatives, based on employment and income data.

The Economic Development Strategic Plan establishes workforce training initiatives, such as improving linkages to workforce development resources and establishing a “showcase” workforce development program focused on construction and related industries. This initiative seeks to provide pathways to sustainable employment and develop critical skill sets necessary for Carson’s long-term economic prosperity.

A key workforce initiative in Carson is the Carson One-Stop Career Center, affiliated with the South Bay Workforce Investment Board (SBWIB). The center serves as a comprehensive resource for both employers and job seekers, offering customized services to support hiring, workforce development, and training needs. Services are frequently customized to meet specific business and industry employment requirements and include job information, training and job placement services, labor market information, career workshops, job and career placement assistance, and individualized assessments.

The Rapid Response Program, also offered through the Carson Career Center and SBWIB, provides critical support to employees affected by layoffs or business closures. This program offers assistance with job search services, unemployment benefits, medical insurance referrals,

and access to community resources. In some cases, Rapid Response may also help prevent layoffs by working directly with businesses to identify potential solutions.

Additionally, workforce training is incentivized through the Work Opportunity Tax Credit (WOTC), a federal program that encourages businesses to hire individuals from targeted populations, including veterans, ex-felons, SSI recipients, and high-risk youth. Employers may also benefit from cash reimbursements through On-the-Job Training (OJT) programs, which cover up to 50 percent of an employee's salary during their training period. These initiatives help bridge skill gaps and connect workers with sustainable career opportunities.

By expanding training, career development, and employer incentives, these workforce programs align with the Consolidated Plan's goals by reducing financial hardship, increasing employment stability, and promoting long-term economic growth in Carson.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

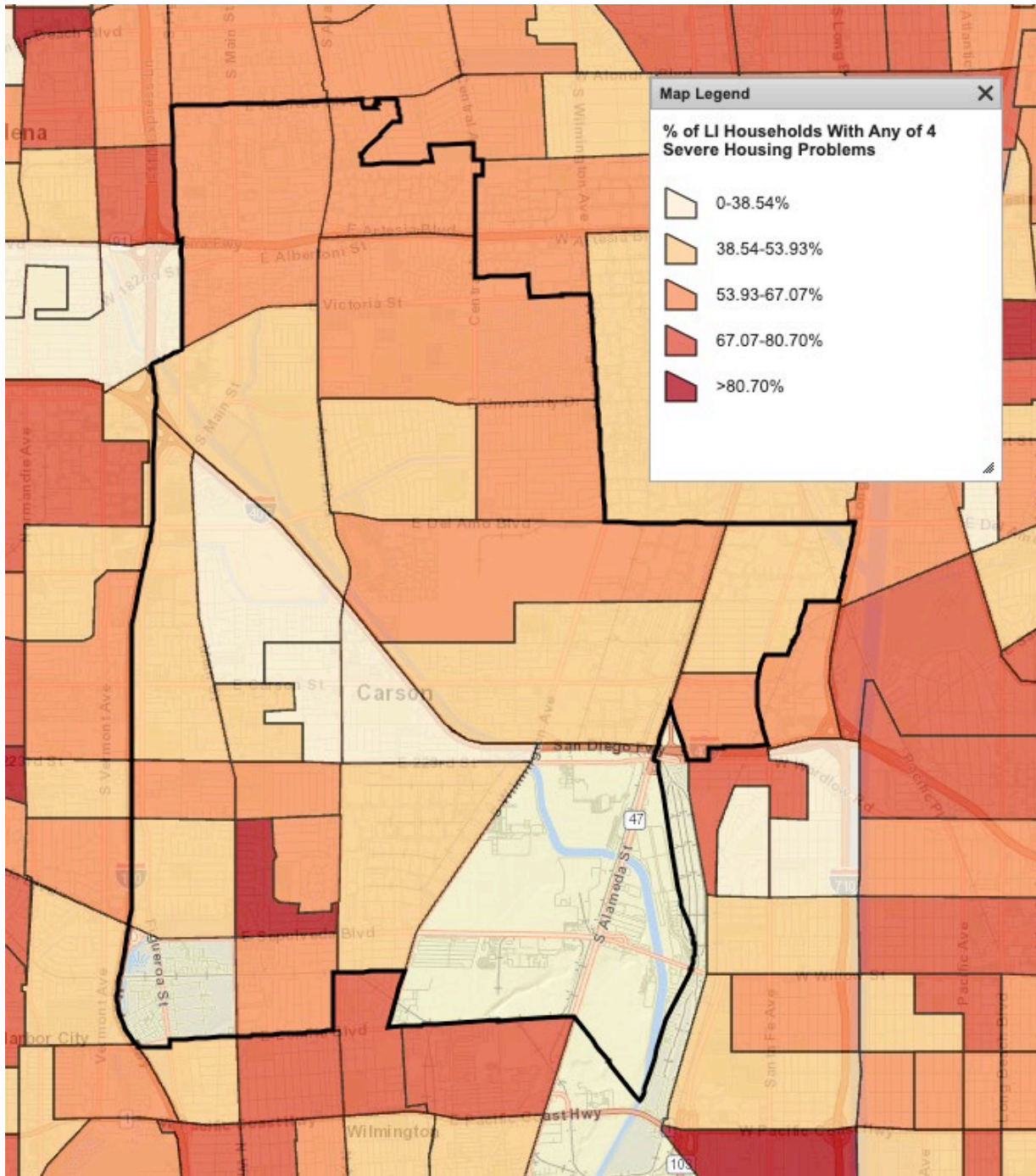
**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

As stated previously, the four major housing problems recognized by HUD are as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost burdened if their monthly housing costs exceed 50 percent of their monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.
- Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

Figure MA-50.01 is a map indicating census tracts with a concentration of low-income households with any of the four severe housing problems.

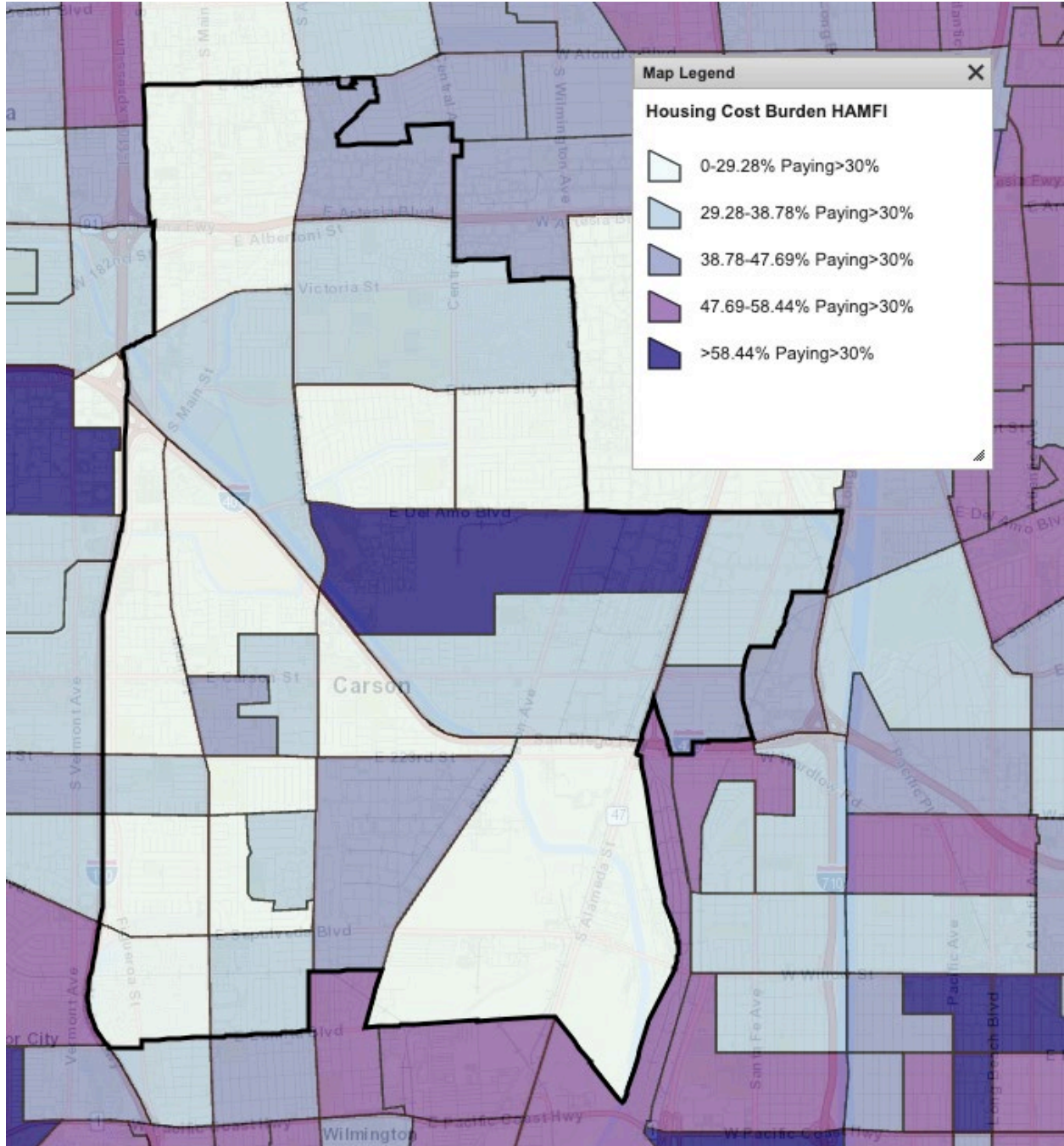
Figure MA-50.01: Percentage of Low-Income Households with Any of the Four Severe Housing Problems



Data Source: 2023 U.S. Department of Housing and Urban Development CPD Maps

Figure MA-50.02 indicates which census tracts have a concentration of cost-burdened households.

Figure MA-50.02: Percentage of Cost-Burdened Households by Census Tract

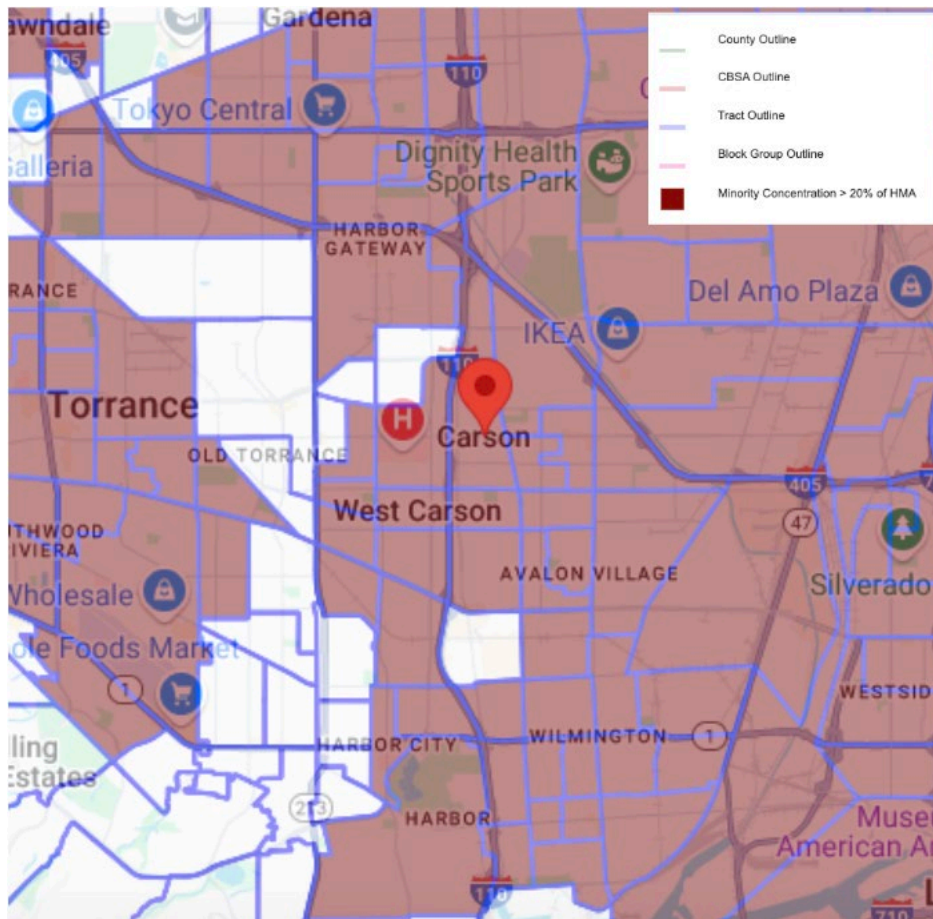


Data Source: 2023 U.S. Department of Housing and Urban Development CPD Maps

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration is defined as a census tract whose proportion of a non-white population is at least 20 percentage points higher than the area as a whole, according to HUD’s Rental Assistance Determination Minority Concentration Analysis Tool. Based on this definition, most of the city is considered a minority concentration area. Figure MA-50.03 below shows a map of the city using HUD’s Minority Concentration Analysis Tool.

Figure MA-50.03: Minority Concentration Map



Data Source: 2020 U.S. Department of Housing and Urban Development RAD Minority Concentration Analysis Tool

What are the characteristics of the market in these areas/neighborhoods?

In Carson, low- and moderate-income and minority-concentrated areas are spread throughout the region. As shown in Figure MA-50.03, most of the city is considered a minority concentration area. The previous Market Analysis sections detail the characteristics of the market in Carson.

Are there any community assets in these areas/neighborhoods?

These areas are adjacent to many community assets, including schools and parks, as well as grocery stores, and service providers.

Are there other strategic opportunities in any of these areas?

Areas with high concentrations of low-income households may present an opportunity for investment through services and public facility funding. The City will continue collaborating with partner agencies to ensure cost-effective delivery of services and programs. Federal funding will be directed to those most in need.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

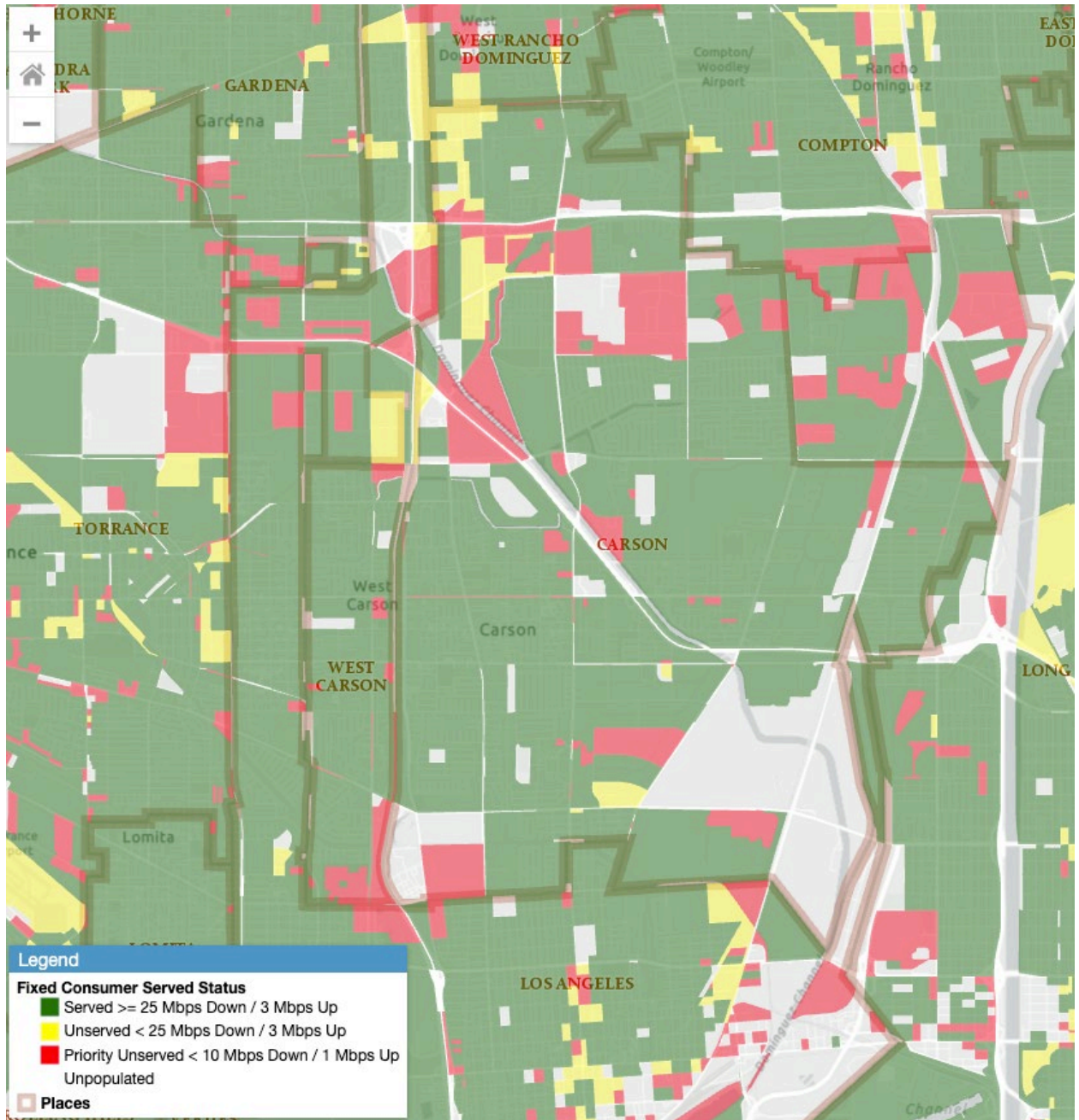
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In preparing the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) to estimate the number of households with and without internet access.

The internet is an essential communications and information tool, enabling users to benefit from the growing interconnectedness of business, education, commerce, and daily activity. Reliable internet access is increasingly recognized as a necessity for thriving in today's economic environment. Communities without broadband access face significant challenges in keeping pace with the rest of the country, as limited connectivity hinders their residents' ability to access educational and entrepreneurial opportunities online. The issue is particularly pronounced in low to moderate-income areas, where economic opportunities are already limited. Research indicates a strong correlation between expanded high-speed internet access and improved educational and employment prospects, especially in small cities and rural communities.

Figure MA-60.01 shows broadband access across Carson, where broadband is defined as service with download speeds of 25 megabits per second (Mbps) and upload speeds of 3 Mbps (25/3 Mbps). As shown in the map, significant gaps in broadband coverage are minimal.

Figure MA-60.01: Map of Broadband Access

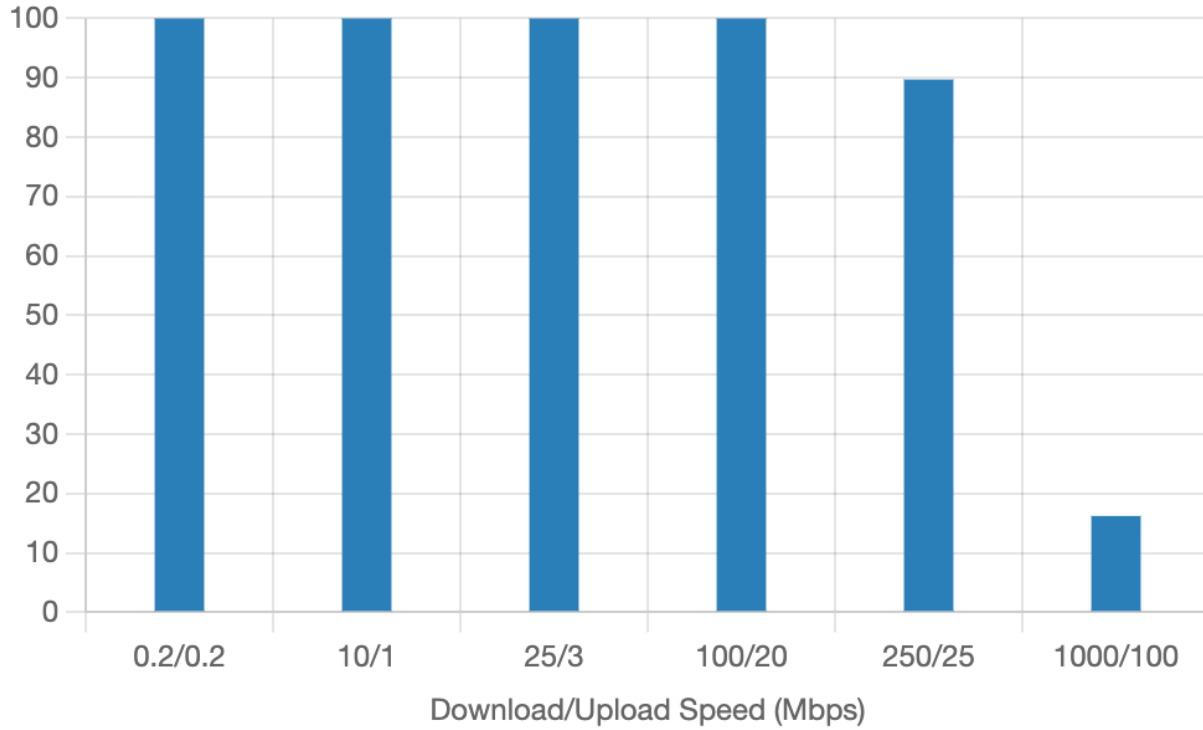


Data Source: California Interactive Broadband Map (data as of December 31, 2021)

In March 2024, the U.S. Federal Communications Commission (FCC) raised their benchmark for high-speed fixed broadband from 25/3 Mbps to download speeds of 100 Mbps and upload

speeds of 20 Mbps (100/20 Mbps). Figure MA-60.02 shows that 100 percent of units in Carson have access to high-speed fixed broadband with speeds of at least 100/20 Mbps.

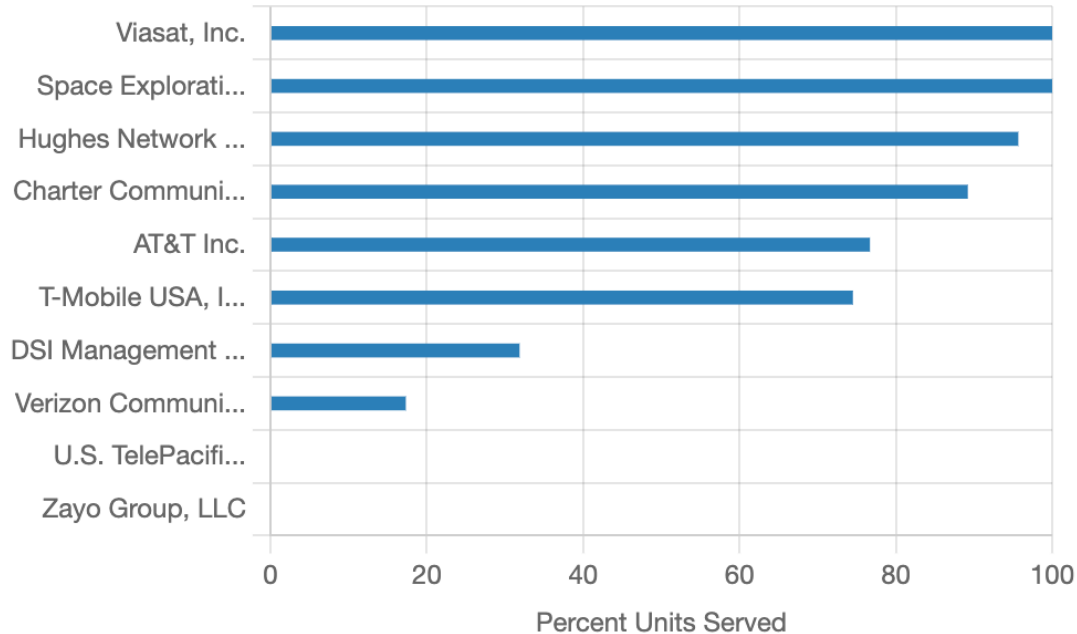
Figure MA-60.02: Units with Fixed Broadband Access in Carson



Data Source: Federal Communications Commission (data as of June 30, 2024)

Figure MA-60.03 shows the top 10 fixed broadband providers in Carson and the percentage of units served by each provider.

Figure MA-60.03: Top 10 Fixed Broadband Providers in Carson




Data Source: Federal Communications Commission (data as of June 30, 2024)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As shown in Figure MA-60.03, multiple broadband providers serve Carson. Having a variety of broadband internet providers fosters competition, which often leads to improved service quality, lower prices, and greater innovation in technology. It gives consumers more choices, enabling them to select a provider that best meets their needs in terms of speed, reliability, and cost. Multiple providers can also increase network resilience, as alternative options ensure connectivity in case of service disruptions. This competitive landscape drives providers to continually enhance their offerings, ultimately benefiting both residential and business users with better overall internet services.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

 [INSERT DATE], the City of Carson adopted the 2024 Hazard Mitigation Plan, which is designed to function as a roadmap for the coordination and execution of hazard mitigation policies and initiatives within the city. It describes the characteristics of hazards which threaten the community, as well as mitigation goals, strategies, and associated actions to aid the City and its community in reducing risks and minimizing damages by taking proactive steps before disaster strikes.

The Hazard Mitigation Plan identifies 17 hazards, which are shown in Table MA-65.01 below.

Table MA-65.01: Hazard Profile Descriptions

#	Hazard	Description
1	Drought/Water Shortage	A drought is a deficiency of precipitation over an extended period resulting in a water shortage. (FEMA, NRI).
2	Earthquake	An earthquake is a shaking of the earth's surface by energy waves emitted by slowly moving tectonic plates overcoming friction with one another underneath the earth's surface (FEMA, NRI).
3	Extreme Heat	Extreme heat is a period of abnormally and uncomfortably hot and unusually humid weather typically lasting two or more days with temperatures outside the historical averages for a given area. Extreme heat is responsible for the highest number of annual deaths among all weather-related hazards (FEMA, NRI).
4	Extreme Winder Weather (Cold)	Extreme cold is a rapid fall in temperature within 24 hours and extreme low temperatures for an extended period (FEMA, NRI).
5	Flood	A flood occurs when the existing channel of a stream, river, canyon, or other watercourse cannot contain excess runoff from rainfall or snowmelt, resulting in overflow onto adjacent lands. In coastal areas, flooding may occur when high winds or tides result in a surge of seawater into areas that are above the normal high tide line.
6	Hail	Hail is a form of precipitation that occurs during thunderstorms when raindrops, in extremely cold areas of the atmosphere, freeze into balls of ice before falling towards the earth's surface (FEMA, NRI).

#	Hazard	Description
7	High Wind	High Wind consists of damaging winds, often originating from thunderstorms, that are classified as exceeding 58 mph (FEMA, NRI).
8	Hurricane	A hurricane is a tropical cyclone or localized, low-pressure weather system that has organized thunderstorms but no front (a boundary separating two air masses of different densities) and maximum sustained winds of at least 74 mph (FEMA, NRI).
9	Industrial Pollution/Chemical Release	When these chemicals are released into the environment leads to different forms of pollution like air pollution, water pollution, and land pollution. A chemical release is the discharge or release of hazardous liquids, gases, or solids. It can occur due to an accident, a failure or an attack involving hazardous products (EPA).
10	Landslide/Mudflow	A landslide is the movement of a mass of rock, debris, or earth down a slope (FEMA, NRI).
11	Land subsidence/Karst	Land subsidence is a gradual settling or sudden sinking of the Earth's surface due to removal or displacement of subsurface earth materials. Karst is a type of landscape where the dissolving of the bedrock has created sinkholes, sinking streams, caves, springs, and other characteristic features (USGS).
12	Pandemic	A pandemic is a global outbreak of disease that occurs when a new virus emerges in the human population, spreading easily in a sustained manner, and causing serious illness. An epidemic describes a smaller-scale infectious outbreak, within a region or population, that emerges at a disproportional rate. Infectious disease outbreaks may be widely dispersed geographically, impact large numbers of the population, and could arrive in waves lasting several months at a time (CDC).
13	Severe Storm/ Thunderstorm /Lightening	Severe storms refer to any dangerous meteorological phenomena with the potential to cause damage, serious social disruption, or loss of human life such as thunderstorms and lightning. NOAA classifies a thunderstorm as a storm with lightning and thunder produced by cumulonimbus clouds, usually producing gusty winds, heavy rain, and sometimes hail. Thunderstorms are usually short in duration but can cause significant damage. Lightening is an electrical discharge that results from the built of positive and negative charges within a thunderstorm. When the buildup becomes strong enough, lightning

#	Hazard	Description
		appears as a “bolt.” This flash of light usually occurs within the clouds or between the clouds and the ground. (NWS).
14	Tornado	A tornado is a narrow, violently rotating column of air that extends from the base of a thunderstorm to the ground and is visible only if it forms a condensation funnel made up of water droplets, dust, and debris (FEMA, NRI).
15	Tsunami and Seiche	<p>A tsunami is a wave or series of waves generated by an Earthquake, Landslide, volcanic eruption, or even a large meteor hitting the ocean and causing a rise or mounding of water at the ocean surface. A tsunami can travel across an open ocean at about 500 mph and slow down to about 30 mph as it approaches land, causing it to grow significantly in height.</p> <p>A seiche is a standing wave oscillating in a body of water. Wind and atmospheric pressure can contribute to seiche events. They are usually limited to partially or fully enclosed basins (NOAA).</p>
16	Urban Fire	Urban fires are classified as “uncontrolled burning in a residence or building from natural, human or technical causes”. These fires have the potential to spread to adjoining structures. Local city and county fire departments are tasked with the response and control of urban fires.
17	Wildfire	A wildfire is an unplanned fire burning in natural or wildland areas such as forests, shrub lands, grasslands, or prairies (FEMA, NRI).

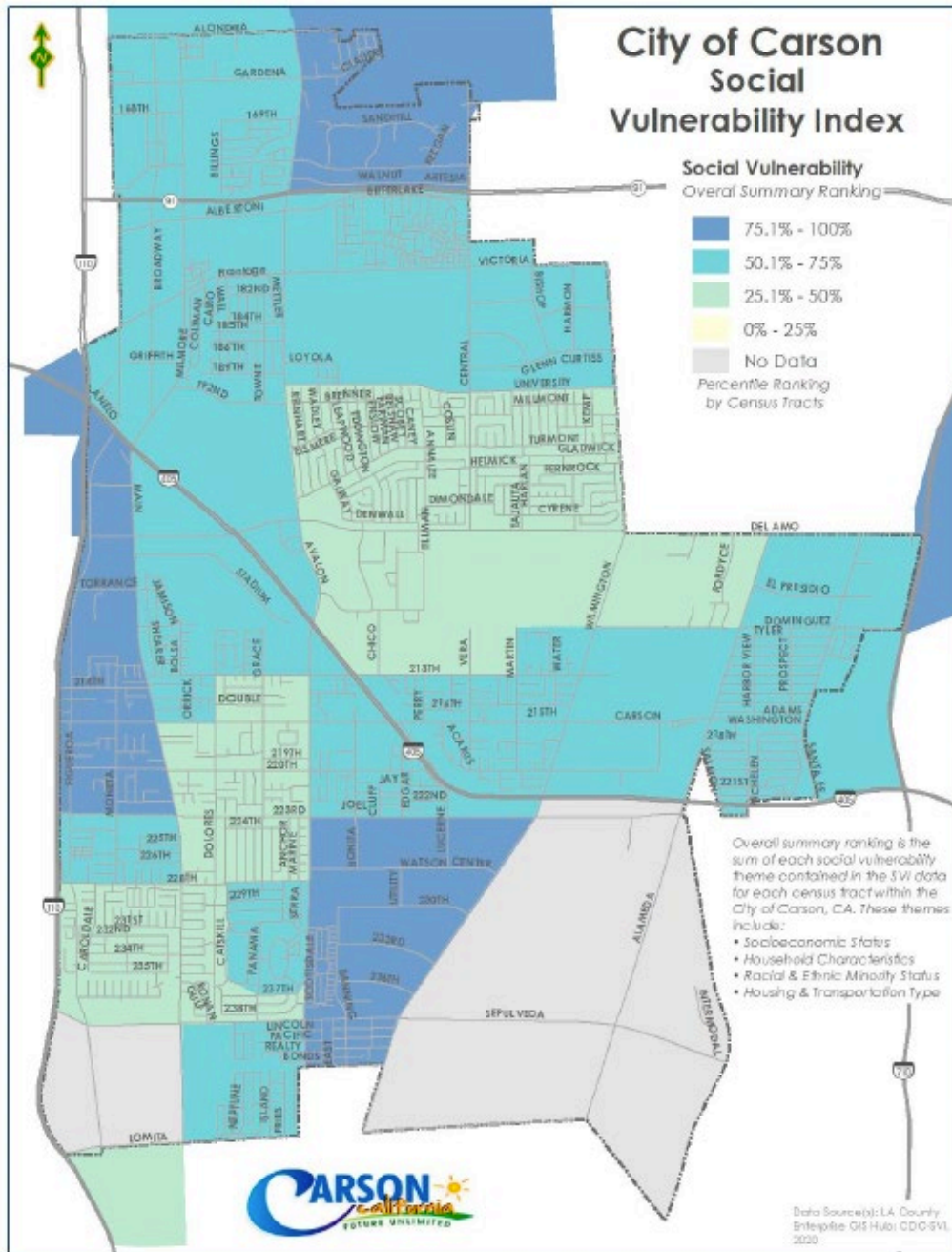
Data Source: 2024 City of Carson Hazard Mitigation Plan

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Emergencies and disasters often highlight and exacerbate existing societal inequities, affecting groups based on socioeconomic status, race, age, disability, and other social factors. These events disproportionately impact certain populations, creating additional challenges in the preparation, response, and recovery phases. For instance, the COVID-19 pandemic shed light on pre-existing disparities, such as limited healthcare access, leading to higher rates of hospitalizations and mortality among vulnerable groups. It is essential to recognize and understand these community-specific limitations and barriers to strive for equitable preparedness, mitigation, and response strategies for future incidents.

To aid in this, the Centers for Disease Control and Prevention (CDC) developed the Social Vulnerability Index (SVI), a comprehensive tool designed for emergency management planners and practitioners at state, local, and tribal levels. The SVI helps identify communities with high social vulnerability, potentially facing greater impacts during emergencies and disasters. Figure MA-65.01 below shows the breakdown of the overall SVI Score in the City of Carson.

Figure MA-65.01: City of Carson Overall SVI



Data Source: 2024 City of Carson Hazard Mitigation Plan

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City's Strategic Plan proposes eligible projects and activities to meet the priorities described in the Consolidated Plan. Ultimately, the Strategic Plan will help achieve the City's Consolidated Plan goals by guiding investments in Carson's communities and households with low to moderate incomes.

The Strategic Plan includes the following sections:

- SP-10 Geographic Priorities
- SP-25 Priority Needs
- SP-30 Influence of Market Conditions
- SP-35 Anticipated Resources
- SP-40 Institutional Delivery Structure
- SP-45 Goals Summary
- SP-50 Public Housing Accessibility and Involvement
- SP-55 Barriers to Affordable Housing
- SP-60 Homelessness Strategy
- SP-65 Lead-Based Paint Hazards
- SP-70 Anti-Poverty Strategy
- SP-80 Monitoring

The four priorities for the 2025-2029 Consolidated Plan cycle are as follows:

- **Affordable Housing:** Assist in increasing and preserving access to high-quality affordable housing by investing in property rehabilitation.
- **Community Services:** Expand essential community services for vulnerable populations, including seniors, youth, and individuals with special needs.
- **Fair Housing Services:** Broaden fair housing education by raising awareness of rights, fostering inclusivity, and eliminating barriers to access.

These goals, and the funded activities meant to achieve them, align with HUD's approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Not applicable. Please see the discussion below.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City generally distributes funds on a project-by-project basis and does not distribute funds geographically, with the exception of the Commercial Façade/Rehabilitation program and selected public facility/infrastructure projects.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table SP-25.01: Priority Needs

Priority 1	Affordable Housing
Priority Level	High
Description	Assist in increasing and preserving access to high-quality affordable housing by investing in property rehabilitation.
Population	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly
Target Area	Citywide
Associated Goals	Expand Affordable Housing Options Maintain and promote neighborhood preservation Promote Community Development Programs
Basis for Relative Priority	Affordable housing and neighborhood preservation have been identified as a priority based on local housing data and input from the community and stakeholders.

Priority 2	Priority services for individuals with special needs and households with low to moderate incomes
Priority Level	High
Description	Expand essential community services for vulnerable populations. Numerous special needs populations in the City are in need. These households have a variety of housing and service needs and continue to be a high priority within the City. These include the elderly, youth, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. This also includes low-income households in need of public services.
Population	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities

	Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Target Area	Citywide
Associated Goals	Support public services Promote Community Development Programs
Basis for Relative Priority	Community Services has been identified as a priority based on local housing data and input from the community and stakeholders.

Priority 3	Fair housing services
Priority Level	High
Description	Broaden fair housing education by raising awareness of rights, fostering inclusivity, and eliminating barriers to access.
Population	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly
Target Area	Citywide
Associated Goals	Expand Affordable Housing Options Promote Community Development Programs
Basis for Relative Priority	Fair housing services are mandated by CDBG regulations and are made available to residents citywide. Additionally, as the housing landscape evolves with new rental laws and protections, the City remains committed to keeping Carson's renters and landlords well-informed.

Narrative (Optional)

Priority needs for Carson’s 2025-2029 Consolidated Plan were identified through extensive housing and economic data, along with input from community and stakeholder meetings, stakeholder and resident surveys, and public hearings. These priority needs are integrated into the goals of this Consolidated Plan and will be addressed systematically through a series of project actions over the next five years. Program and project funding is allocated annually through a competitive application process, based on eligibility and available resources.

SP-30 Influence of Market Conditions – 91.215 (b)

Table SP-30.01: Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not receive or use TBRA funds.
TBRA for Non-Homeless Special Needs	The City does not receive or use TBRA funds.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. The cost of land and labor act as major barriers to developing any type of new construction in the City with the limited amount of funds available.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. Home rehabilitation can provide an opportunity for households to maintain safe, decent, affordable housing without the cost of acquisition or production. This may help the City to maintain the availability of units that are affordable to households at a variety of income levels.
Acquisition, including preservation	Rising housing costs will limit the availability of funds to be used for acquisition due to the high cost of purchasing properties.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table that follows depicts the CDBG resources that the City of Carson is expected to have during the 2025 to 2029 Program Years. Anticipated funding levels for the CDBG program have been difficult to predict. Over the past five program years, the City’s CDBG funding has ranged from as much as \$789,832 in PY 2020 to as little as \$684,225 in PY 2024. Based on that five-year downward trend, the City is anticipating only \$660,108 for PY 2025.

Table SP-35.01: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements, Public Services	\$660,108	[INSERT AMOUNT]	[INSERT AMOUNT]	[INSERT AMOUNT]	[INSERT AMOUNT]	It is estimated that the City will receive a CDBG allocation of approximately \$3,300,540 over the five years of the Consolidated Plan based on past and current funding.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the CDBG program does not require matching funds, it serves as a critical tool for leveraging additional resources from private, local, state, and federal sources to expand the impact of funded activities. CDBG funds can be used strategically to attract and complement other investments, allowing for a more comprehensive approach to addressing community needs.

The City may pursue partnerships with state and local agencies, nonprofit organizations, and private sector stakeholders to maximize funding opportunities and provide sustainable public services, infrastructure improvements, and economic development programs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Carson recognizes the importance of leveraging public land to address housing and community needs and regularly reviews its real estate portfolio to assess whether properties are being utilized to their fullest potential. By evaluating its assets in alignment with housing and service priorities outlined in the Consolidated Plan, the City can create opportunities to support low- and moderate-income households, address homelessness, and expand access to essential services. In collaboration with local partners, the City will continue to explore publicly owned land as a resource to increase the supply of affordable housing and support broader community development goals.

Discussion

Please see above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table SP-40.01: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Carson	Government	Lead Agency – CDBG Administrator	Jurisdiction
Housing Authority of the County of Los Angeles (HACoLA)	Public Housing Authority	PHA	Region
Los Angeles Homeless Services Authority (LAHSA)	Continuum of Care	CoC	Region

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Carson benefits from strong interdepartmental communication and collaboration. City staff work closely with various departments, community organizations, and agencies that assist low-income individuals and families to establish priorities and effectively allocate resources. While only a few entities have formal roles in administering HUD’s entitlement programs, the City, as the lead CDBG agency, coordinates efforts with a diverse range of stakeholders, including government agencies, businesses, nonprofit organizations, service providers, and sub-recipients.

A key strength of the delivery system is the ongoing communication and coordination among these entities, ensuring that programs align with community needs and that resources are maximized. However, the most significant gap in the system remains the limited availability of funding. The level of need in the City far exceeds available resources, making it difficult to fund all high-priority projects. As a result, some critical initiatives may experience delays while the City continues to seek additional funding sources to expand its capacity to meet community needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table SP-40.02: Homelessness Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Carson’s service delivery system for addressing homelessness is built on collaboration with local and regional service providers to ensure individuals and families experiencing homelessness receive the necessary support, shelter, and housing opportunities. Through partnerships with local agencies, the City connects chronically homeless individuals,

families with children, veterans and their families, and unaccompanied youth to emergency shelter, transitional housing, permanent supportive housing, and essential supportive services.

Additionally, Carson coordinates with the Los Angeles Homeless Services Authority (LAHSA), which plays a critical role in regional homeless response efforts, including data collection, resource allocation, and strategic planning. By aligning local efforts with broader regional initiatives, the City ensures a comprehensive and coordinated approach to addressing homelessness.

Through these efforts, Carson can leverage expertise, funding, and resources to create a more effective service delivery system that prioritizes long-term stability and self-sufficiency for those experiencing homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Carson relies on a network of experienced agencies to deliver services to special needs populations and individuals experiencing homelessness. These organizations have a long history of providing critical support, including shelter, case management, mental health services, meals, and housing assistance. A major strength of the service delivery system is the collaboration between the City and regional partners, which allows for a more comprehensive response to the diverse needs of the population. Many service providers have established trust within the community, enabling them to effectively connect individuals to available resources. Additionally, the City's participation in regional initiatives, such as those led by LAHSA, strengthens access to data-driven strategies, funding opportunities, and best practices in homelessness prevention and intervention.

However, gaps remain in the service delivery system. The demand for services continues to exceed available resources, particularly as the population in need grows. Additional funding is needed to expand support for the growing population, along with improved coordination among service providers to enhance efficiency and impact.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue collaborating with nearby jurisdictions, nonprofit and faith-based organizations, and LAHSA to coordinate resources and develop strategies to address service

gaps and priority needs. With a strong support structure in place, the City is confident in its ability to tackle the key priorities outlined in this Consolidated Plan.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table SP-45.01: Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Expand Affordable Housing Options	2025	2029	Affordable Housing	Citywide	Decent and affordable housing; neighborhood preservation	CDBG: \$2,642,295	X Households Assisted
Deliver Community Services	2025	2029	Non-Homeless Special Needs	Citywide	Priority services for special needs and LMI households	CDBG: \$469,760	X Persons Assisted
Provide Fair Housing Services	2025	2029	Non-Homeless Special Needs	Citywide	Fair housing	CDBG: \$140,000	X Persons Assisted

Table SP-45.02: Goal Descriptions

Goal Name	Goal Description
Expand Affordable Housing Options	Assist in increasing and preserving access to high-quality affordable housing by investing in property rehabilitation.
Deliver Community Services	Expand essential community services for vulnerable populations, including seniors, youth, and individuals with special needs. Provide needed public services within the City of Carson using CDBG resources not to exceed the 15% annual expenditure limit. Support the CDBG program through CDBG administration and fair housing activities.
Provide Fair Housing Services	Broaden fair housing education by raising awareness of rights, fostering inclusivity, and eliminating barriers to access.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates it will help at least 80 low- and moderate-income households access affordable housing over the course of the five year Consolidated Plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Carson does not own or operate any public housing.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

The public housing agency operating in Carson is the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles Community Development Authority (LACDA). HACoLA is not designated as troubled.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Based on the City’s previous work in its 2020 Analysis of Impediments to Fair Housing Choice, the following list of barriers to affordable housing in the City were identified:

- High levels of segregation
- Access to school proficiency
- Insufficient affordable housing in a range of unit sizes
- Discriminatory patterns in lending
- Insufficient accessible affordable housing
- Lack of fair housing infrastructure
- Insufficient fair housing education
- Insufficient understanding of credit

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City’s 2020 2020 Analysis of Impediments to Fair Housing Choice outlined the below goals to address fair housing issues and impediments.

Table SP-55.01: Goals to Address Fair Housing Issues/Impediments

Fair Housing Goal	Impediments to Fair Housing Choice / Contributing Factors	Fair Housing Issue	Recommended Actions
Review zoning and municipal codes for barriers to housing choice	High levels of segregation, Discriminatory patterns in lending	Segregation	Review zoning for areas with restrictions to housing development, including minimum lot requirements; make appropriate amendments every year for the next five (5) years. Record activities annually.
Increase availability of accessible housing	Insufficient accessible affordable housing	Disability and Access	Review development standards for accessible housing and inclusionary policies for accessible housing units; continue

Fair Housing Goal	Impediments to Fair Housing Choice / Contributing Factors	Fair Housing Issue	Recommended Actions
			recommending appropriate amendments over the next five (5) years. Record activities annually.
Promote housing opportunities in high opportunity areas	Insufficient accessible affordable housing	Disproportionate Housing Need	Continue to use CDBG and HOME funds to fund housing rehabilitation for homeowner and rental housing option: 150 residential housing units over five (5) years.
Promote community and service provider knowledge of fair housing	Lack of fair housing Infrastructure, Insufficient fair housing Education, Insufficient understanding of credit	Fair Housing Enforcement and Outreach	<p>Continue to promote fair housing education through annual or biannual workshops. Maintain records of activities annually.</p> <p>Ensure that fair housing education materials are available in the Spanish language. Maintain records of activities annually.</p> <p>Promote annual outreach and education related to credit for prospective homebuyers. Maintain records of activities annually.</p> <p>Partner with community agencies to provide financial literacy classes for prospective homebuyers on an annual basis. Maintain records of activities annually.</p>

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Carson collaborates with the South Bay Cities Council of Governments (SBCCOG) to conduct targeted outreach to individuals experiencing homelessness, particularly those who are unsheltered. SBCCOG has partnered with People Assisting the Homeless (PATH), a statewide network of service providers specializing in homelessness response.

PATH's outreach teams engage directly with unsheltered individuals, building trusting relationships to assess their specific needs and connect them to essential services. These services include housing assistance, interim housing, veterans' services, mental health care, medical services, employment support, and benefits enrollment. By providing comprehensive, person-centered support, PATH aims to help individuals transition from homelessness to stable housing and improved well-being.

Through this coordinated approach, the City and its partners provide a comprehensive and person-centered response to homelessness, ensuring that individuals receive the support needed to transition into stable housing and improve their overall quality of life.

Addressing the emergency and transitional housing needs of homeless persons

At present, there are no emergency shelters or transitional housing facilities located in the City of Carson. Since there is an obvious need for such facilities, the City is exploring two avenues: a) outreach to a provider or providers of emergency shelters and/or transitional housing facilities who may be interested in operating such facilities within the city; or b) becoming such a provider itself. The City recently prepared and adopted amendments to its Zoning Code that accomplished the following:

- Permitting emergency shelters by right in the ML (Manufacturing Light) and MH (Manufacturing Heavy) zones, and providing for development and operational standards;
- Identifying transitional and supportive housing as a residential use and permitting it in all residential zones, subject only to those standards /regulations that apply to other residential uses of the same type in the same zone; and
- Permitting single-room occupancy (SRO) units in at least one zone.

These changes will enable to City to monitor the inventory of sites appropriate to accommodate emergency, transitional, and supportive housing facilities and work with appropriate organizations to ensure that the needs of the homeless and extremely low income households are met.

As a result of participation in the Los Angeles County Homeless Initiative, City staff have become aware of SB (Senate Bill) 2, a State law requiring each city or county to identify at least one zone where emergency shelters are permitted by right and treating transitional and supportive housing as residential uses of property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone, so one of the tasks ahead for the Carson Homelessness Task Force would be to monitor the existing planning and zoning regulations to ensure the City's compliance with SB 2.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Time-Limited Subsidy Programs within the Permanent Housing Department of LAHSA play a critical role in helping individuals and families experiencing homelessness transition to permanent housing. These programs include Rapid Re-Housing, Recovery Re-Housing, and Shallow Subsidy/Street to Subsidy, all of which provide temporary financial assistance and housing support to help households secure stable housing quickly.

Time-Limited Subsidies are a key component of the LA Continuum of Care's permanent housing portfolio, designed to assist individuals and families who do not require deeper, long-term support, such as permanent supportive housing. These programs operate under a Housing First approach, meaning they serve individuals regardless of housing barriers and incorporate trauma-informed care and harm reduction strategies to ensure accessibility and effectiveness.

By providing flexible, short-term assistance, these programs help prevent returns to homelessness and support individuals in maintaining stable housing after their initial placement.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

One of the local social service providers that has received CDBG public service funds in the past, the Office of Samoan Affairs, has incorporated a program of services to the homeless and persons at risk of becoming homeless (primarily counseling, referral to appropriate agencies, and assistance in applying for and obtaining benefits) into its multifaceted portfolio of services. This would appear to be a prime candidate for subsequent years' funding should the agency seek to pursue it.

Through the City's membership in the South Bay Cities Council of Governments (SBCCOG), the City is participating in SBCCOG's program of outreach to the local homeless community and referral to services. SBCCOG contracts with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Additionally, the City entered into its own contract with PATH (using funding other than CDBG) for additional outreach services within Carson.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending upon the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – A risk assessment, paint testing or a combination of these to determine the presence of LBP hazards or LBP in properties built prior to 1978.
- Lead Hazard Reduction – Activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – An activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

As shown in Table MA-20.05, 82 percent of owner-occupied units and 74 percent of renter-occupied units in Carson were built before 1980, making them potential sources of lead-based paint exposure, as residential use of LBP was banned in 1978. Among these older units, 11 percent of owner-occupied units and 15 percent of renter-occupied units have children present in the home, a population particularly vulnerable to lead poisoning.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions listed above support efforts to mitigate lead poisoning and hazards by facilitating access to safer housing and reducing exposure risks for vulnerable populations. Lead-based paint (LBP) exposure is a significant health concern, particularly for young children, as it can lead to serious physical and cognitive health issues. Again, in Carson, 11 percent of owner-occupied and 15 percent of renter-occupied housing units built before 1980 have children present, putting them at higher risk of lead exposure.

How are the actions listed above integrated into housing policies and procedures?

The City realizes that lead-based paint poses a serious health hazard and therefore must be addressed. The City is attempting to minimize the incidence of lead paint poisoning by implementing the following:

- Ensuring that home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards;

- Considering annual programs and materials that educate residents on the health dangers of lead-based paint and encourage the screening of children for elevated blood levels;
- Including lead-based paint hazard reduction as an eligible activity in rehabilitation programs;
- Reviewing current housing and rehabilitation cases to ensure that lead-based paint hazard reduction is incorporated; and
- Promoting awareness and elimination of lead-based paint hazards among other housing providers, including local non-profit housing developers.

The City's efforts to conform to (24 CER) Section 570.608 regarding the notification, inspection, testing, and abatement procedures concerning lead-based paint as required in the CDBG certifications have most recently included the engagement of a consultant to conduct lead hazard inspections/evaluations, paint testing, risk assessments, and final clearance inspections. All properties served by the City's housing rehabilitation programs undergo an initial lead hazard assessment, with subsequent actions to be determined according to the results of that assessment.



SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Reducing poverty and improving economic stability for individuals and families requires a comprehensive, multifaceted approach that integrates affordable housing, economic development, education, and workforce opportunities. The City of Carson is committed to implementing strategies that address both the immediate needs of low-income households and the long-term economic opportunities that can lift families out of poverty.

To alleviate financial burdens, the City will allocate funding to help reduce housing costs by assisting with home repairs, preserving existing affordable housing, and ensuring that residents have access to stable and safe living conditions. These efforts aim to prevent displacement and promote housing stability, which are essential to economic mobility.

A strong economic development strategy is also key to poverty reduction. Elevating income levels for individuals and families living in poverty requires a multifaceted approach that includes affordable housing, livable communities, education, and job creation.

To maximize impact, the City will allocate funding to help in reducing housing costs can help lift families out of poverty rather than simply providing temporary relief. The City aims to create and preserve both affordable rental housing and homeownership opportunities to benefit as many residents as possible.

Strengthening the City's economic base is another critical strategy for poverty reduction. The City will implement coordinated economic development efforts focused on job creation, business retention, expansion, and attraction. Additionally, individuals and families will be supported through job training, counseling, education, and direct connections to employment opportunities. These efforts will be carried out in collaboration with public and private organizations that provide education and workforce development programs., ensuring that local businesses can thrive and provide sustainable employment opportunities. Through partnerships with workforce development agencies and educational institutions, individuals and families will have access to job training, career counseling, and education programs that enhance skill development and increase access to higher-paying jobs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Carson's anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services.

The City plans to allocate federal funding to support affordable housing initiatives, strengthen neighborhoods, and expand essential community resources. This includes partnering with public and private organizations to provide a continuum of services that address housing, job training, and supportive programs for low- and moderate-income households. By coordinating housing policies with economic development and social services, the City ensures a comprehensive approach to poverty reduction, helping residents achieve long-term financial stability and self-sufficiency while strengthening the overall community.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Community Development Department is responsible for ensuring that the receipt and expenditure of HUD funds complies with program requirements through the monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. Carson will follow monitoring procedures identified in the City's Subrecipient Monitoring Plan. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary.

Furthermore, project and financial data on CDBG-funded activities will be maintained using HUD's Integrated Disbursement Information System (IDIS). Use of this system allows HUD staff easy access to local data for review and progress evaluation.

Monitoring of Housing and Community Development Projects

Project Selection: Prior to selection of an activity for funding, the prospective subrecipient must submit an application describing the program for which it is seeking funding, the amount of funding requested, and the program's goals/outcomes. The proposed programs are reviewed by staff to determine that they are eligible activities for CDBG funding and meet Consolidated Plan goals and objectives.

Contract Management: Each CDBG subrecipient has a written agreement with the City. The agreement specifies the program requirements, the program activity, funding amount, and the expected performance outcomes. During the program year, CDBG subrecipients are required to provide quarterly invoices and reports to the City. The quarterly report provides information about the individuals assisted and the organization's performance in meeting its goals and objectives as provided in the subrecipient agreement, which is based upon furthering the Consolidated Plan goals and objectives. On a quarterly basis, the City reviews the invoices and

reports to ensure that the subrecipients are spending the funds in a timely manner and meeting their performance goals.

Monitoring Compliance: In addition to the quarterly review of expenditures and performance, the City performs annual monitoring of each subrecipient following the City's CDBG Subrecipient Monitoring Guide. The guide details the City's monitoring goals, procedures and standards. Each subrecipient receives a monitoring questionnaire and document request list with a response deadline. The questionnaire requests information about program elements and knowledge.

Following a checklist, staff performs an analysis of each subrecipient. The analysis exposes any possible compliance or performance issues and identifies those agencies requiring more comprehensive monitoring. Based on responses to the questionnaire and other criteria, at least one-third of the subrecipients will be selected for more comprehensive monitoring and an on-site visit.

During the monitoring visit, staff will review information to help determine if the organization has knowledge and understanding of the CDBG regulations, documentation of the clients served and income eligibility, proper internal controls, and back-up documentation of charges made to the CDBG program. Within 30 days of the visit, subrecipients will receive a monitoring letter summarizing areas of improvement, findings, and/or concerns. The letter will specify any corrective actions required and include specific recommendations for improvement. The subrecipient will be given a deadline to provide a written response describing how and when the agency will resolve any findings. If a subrecipient is unable to meet the goals necessary to further the City's plan, then the organization will not have its funding renewed.

Audit: If the subrecipient expends more than \$750,000 in federal funds during the fiscal year, it is required to perform a single audit and submit a copy to the City. The audit is reviewed, and any findings are noted for follow-up.

Affordable Housing Projects

Affordable housing projects supported with federal funds (such as the CDBG program) and subject to the Consolidated Plan are monitored on a regular basis to ensure compliance with occupancy and affordability requirements. The City will perform the following monitoring functions:

- Provide project owners with new income limits and rent limits;
- Review documentation of tenant income and owner compliance with rent limits;

- Review owner rent increase requests;
- Perform Housing Quality Standards inspection and Code Compliance checks on HOME-funded rental properties in accordance with HOME regulations; and
- Notify owners of any non-compliance and the necessary actions to restore compliance.

Loans

Over the years, the City has loaned CDBG funds to property owners through various community development programs to support Consolidated Plan goals, such as housing rehabilitation, commercial façade improvement, and down payment assistance programs. All of the loans administered by the City, the City will complete annual monitoring of title, taxes and insurance. If continued owner occupancy was a requirement of the loan, then the City will collect the necessary documentation, as well. For loans administered by the City’s loan servicer, the City will regularly review the loan servicer’s monitoring activities and follow up on delinquent accounts.

Program Monitoring

At least quarterly, the City’s Community Development staff will review CDBG expenditures for the various activities to ensure that spending deadlines and individual program objectives are being met. As progress is made on the programs, accomplishment information will be entered in IDIS.

First Program Year (2025-26) Annual Action Plan

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c)(1,2)

Introduction

The table that follows depicts the CDBG resources that the City of Carson is expected to have during the 2025 Program Year. For purposes of this table, the City is projecting the same amount of funding annually over the remainder of the Consolidated Plan period. However, the City recognizes that continued CDBG funding is not guaranteed.

Table AP-15.01: Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition; Admin and Planning; Economic Development; Housing Public Improvements; Public Services	\$660,108	\$552,940	\$466,207	\$1,679,255	\$4,065,070	

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the CDBG program does not require matching funds, it serves as a critical tool for leveraging additional resources from private, local, state, and federal sources to expand the impact of funded activities. CDBG funds can be used strategically to attract and complement other investments, allowing for a more comprehensive approach to addressing community needs.

The City will utilize Permanent Local Housing Allocation (PLHA) funds to support affordable housing initiatives, ensuring that CDBG-funded programs align with and enhance broader housing efforts. Additionally, the City may pursue partnerships with state and local agencies, nonprofit organizations, and private sector stakeholders to maximize funding opportunities and provide sustainable public services, infrastructure improvements, and economic development programs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Carson recognizes the importance of leveraging public land to address housing and community needs and regularly reviews its real estate portfolio to assess whether properties are being utilized to their fullest potential. By evaluating its assets in alignment with housing and service priorities outlined in the Consolidated Plan, the City can create opportunities to support low- and moderate-income households, address homelessness, and expand access to essential services. In collaboration with local partners, the City will continue to explore publicly owned land as a resource to increase the supply of affordable housing and support broader community development goals.

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Table AP-20.01: Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Options	2025	2026	Affordable Housing	Citywide	Decent and affordable housing; neighborhood preservation	CDBG: \$	X Households Assisted
2	Deliver Community Services	2025	2026	Non-Homeless Special Needs	Citywide	Priority services for special needs and LMI households	CDBG: \$	X Persons Assisted
3	Provide Fair Housing Services	2025	2026	Non-Homeless Special Needs	Citywide	Fair housing	CDBG: \$	X Persons Assisted

Table AP-20.02: Goal Descriptions

Goal Name	Goal Description
Expand Affordable Housing Options	Assist in increasing and preserving access to high-quality affordable housing by investing in property rehabilitation.
Deliver Community Services	<p>Expand essential community services for vulnerable populations, including seniors, youth, and individuals with special needs.</p> <p>Provide needed public services within the City of Carson using CDBG resources not to exceed the 15% annual expenditure limit.</p> <p>Support the CDBG program through CDBG administration and fair housing activities.</p>
Provide Fair Housing Services	Broaden fair housing education by raising awareness of rights, fostering inclusivity, and eliminating barriers to access.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Carson allocated its CDBG resources in a manner that addresses its identified housing and community development needs. The projects and programs selected for funding over the upcoming program year are further listed in Section AP-38 according to project number followed by the project’s name and needs that are addressed. Funding for each program is also identified in the Section AP-38.

The projects listed in this section and in Section AP-38 reflect the recommendations adopted by the City Council at its meeting on [INSERT DATE].

Projects

Table AP-35.01: Project Information

#	Project Name
1	Neighborhood Pride Program
2	Fair Housing
3	Boys and Girls Clubs of Carson
4	Venice Family Clinic
5	Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Department of Community Development considered all public comments submitted during the public hearing and will take into account additional feedback received during the public review and comment period. These allocation priorities were developed through the public participation process to ensure they align with the community’s most pressing needs. The projects selected reflect the recommendations adopted by the City Council at its meeting on [INSERT DATE], based on community input, local data, and strategic planning efforts.

The allocation of CDBG funding is closely tied to the City’s local objectives, focusing on areas where the greatest impact can be made. However, limited resource availability remains the

biggest obstacle to fully addressing the needs of underserved populations. To maximize the effectiveness of available funds, the City has and will continue to collaborate with government agencies, nonprofits, businesses, and other stakeholders to coordinate service provision and enhance program delivery. Strengthening these partnerships will help bridge resource gaps, improve service accessibility, and ensure that CDBG funds are used efficiently to support Carson’s most vulnerable communities.

AP-38 Project Summary

Table AP-38.01: Project Summary Information

1	Project Name	Neighborhood Pride Program
	Target Area	Citywide
	Goals Supported	Expand Affordable Housing Options Maintain and Promote Neighborhood Preservation
	Needs Addressed	Decent affordable housing Neighborhood preservation
	Funding	CDBG: [INSERT AMOUNT]
	Description	The Neighborhood Pride Program (NPP) is designed to assist low- and moderate-income owners of single-family detached dwellings and mobile homes with the preservation of decent, safe, and sanitary housing. The NPP corrects hazardous structural conditions, makes improvements considered necessary to eliminate blight, promotes healthy, sustainable, and resource-efficient housing, improves disabled access, and corrects building and health and safety code violations. As such, the program addresses two of the major priority needs in the City's Five-Year Consolidated Plan; provide decent affordable housing; and maintain and promote neighborhood preservation. Program funds may be used to complete approved and required housing rehabilitation activities and to address lead-based paint hazards. Eligible items include roofing, driveway replacement, exterior painting, stucco work, correction of faulty plumbing and heating, replacement of deteriorated stairs, hazardous wiring repairs, and security lighting. The NPP provides financial assistance in the form of loans or grants to eligible households whose income does not exceed 80% of area median income, adjusted for household size. The program provides grants of up to 30,000 for single-family detached dwellings, and up to \$20,000 for mobile homes. For single-family homes, amounts over \$30,000 up to \$50,000 are eligible for a loan at 3% simple interest. A participating household may receive a loan or a grant, but not both. This allocation includes funding for inspection services related to the rehabilitation projects and for lead and asbestos testing and abatement services (both handled by contract).
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that this program will rehabilitate a minimum of 20 single-family units and mobile home units (20 low- and moderate-income households) during Program Year 2025.
	Location Description	All target areas are included, but this can take place anywhere in the city provided that the applicant meets the low- to moderate-income guidelines as this is a direct benefit activity.
	Planned Activities	None at this time. Applications are reviewed upon submittal.
2	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Maintain and Promote Affordable Housing Deliver Community Services
	Needs Addressed	Decent affordable housing Fair housing
	Funding	CDBG: [INSERT AMOUNT]
	Description	As part of its obligation to affirmatively further fair housing, the City of Carson offers a Fair Housing Services program, under an annual contract with the Los Angeles-based Housing Rights Center. This program is designed to combat discrimination in housing on the basis of race, color, national origin, handicap, gender, sexual orientation, marital status, creed, or any other protected category. Since 2014, the City has included fair housing services within its CDBG public services allocation, rather than its administration allocation. Presently, the Housing Rights Center provides fair housing workshops for property owners, management, and tenants, education, outreach, complaint handling, and enforcement in accordance with State and Federal civil/housing rights laws. HRC's program consists of the following components: Housing Discrimination Complaint Investigation. HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, or through research surveys. HRC resolves cases in a number of ways including conciliation, litigation or referrals. HRC's litigation department has been very successful at winning strong judgments and settlements for its clients. Fair Housing Education and Outreach. HRC has established an effective and comprehensive outreach and education program by continuously developing and

		distributing written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. Tenant and Landlord Counseling. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client's matter and/or provide sample letters that discuss a particular issue. When a client's matter is outside the scope of HRC's services, HRC provides appropriate referral information. These referrals include, but are not limited to local housing authorities, health, and building and safety departments, legal assistance agencies, and other social service providers.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that Fair Housing services will be provided to a minimum of 45 low- and moderate-income households, both existing and prospective residents of Carson.
	Location Description	Services are provided on a citywide basis
	Planned Activities	None at this time. Program activity is generated through referrals, walk-ins and individual contact by persons perceiving potential discrimination, and through testing.
3	Project Name	Boys and Girls Clubs of Carson
	Target Area	Citywide
	Goals Supported	Deliver Community Services
	Needs Addressed	Services for special needs and LMI households
	Funding	CDBG: [INSERT AMOUNT]
	Description	This activity will provide a variety of after-school development and educational support programming for youth.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 low- to moderate-income households
	Location Description	21502 South Main Street, Carson, CA 90745

	Planned Activities	This activity will provide a variety of after-school development and educational support programming for youth.
4	Project Name	Venice Family Clinic
	Target Area	Citywide
	Goals Supported	Deliver Community Services
	Needs Addressed	Services for special needs and LMI households
	Funding	CDBG: [INSERT AMOUNT]
	Description	Venice Family Clinic (which has taken over from South Bay Family Health Care, with which it merged) operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,000 low- and moderate-income families
	Location Description	270 West 223 rd Street, Carson, CA 90745
	Planned Activities	Venice Family Clinic operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
5	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Expand affordable housing options Maintain and promote neighborhood preservation Improve public facilities and infrastructure Deliver community services
	Needs Addressed	Decent affordable housing Neighborhood preservation Services for special needs and LMI households Priority public facilities and infrastructure Fair housing
	Funding	CDBG: [INSERT AMOUNT]
	Description	This budget allocation is used to cover a portion of the personnel and non-personnel costs associated with the administration of the CDBG entitlement program for the City of Carson. The activities and staff functions covered under this allocation include general administration,

	<p>planning (including housing, economic development, public improvement, capital improvement, and neighborhood planning), performance reporting and monitoring, equal opportunity compliance and programming, the implementation of the public outreach and citizen participation for the Five-Year Consolidated Plan planning process as well as the dissemination of information and facilitation of public participation needed to further the goals and objectives of Annual Action Plans. In addition to salary and benefit reimbursement for staff, this administration allocation includes other costs related to the administration of the CDBG program such as computer hardware/software, office supplies, support materials and staff training.</p>
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Not applicable
Location Description	Administration activities are carried out at the Carson Community Center, 801 East Carson Street (as the Housing Division has been relocated from City Hall).
Planned Activities	Planned activities for administration include administering the CDBG program including monitoring visits, monthly review of program reports and fiscal reimbursement documentation, drawdowns, communication with agencies, directing RFP processes, and completing and executing subrecipient agreements and other contracts, among other activities.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City generally distributes funds on a project-by-project basis and does not distribute funds geographically, with the exception of the Commercial Façade/Rehabilitation program and selected public facility/infrastructure projects.

Geographic Distribution

Not applicable. Please see discussion above.

Rationale for the priorities for allocating investments geographically

Not applicable. Please see discussion above.

Discussion

Not applicable. Please see discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In addition to federal funding, the City will continue to seek additional funding sources to support as many Carson households as possible.

Table AP-55.01: One-Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	0
Total	9

Table AP-55.02: One-Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

Discussion

The above tables reflect the projected activity for the Neighborhood Pride housing rehabilitation program (single-family homes and mobile homes).

AP-60 Public Housing – 91.220(h)

Introduction

In the wake of the statewide dissolution of redevelopment agencies (which, under the California Redevelopment Law, were required to allocate 20% of the tax increment revenues they received toward affordable housing), the City of Carson created a Carson Housing Authority to carry out the remaining affordable housing obligations. In that role, the Carson Housing Authority reviews proposals from prospective housing developers and determines to what extent it will provide assistance (primarily financial) to those developers.

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. In Carson, the role of a “public housing authority” (PHA), as the term is commonly understood, is carried out by the Los Angeles County Development Authority (LACDA, formerly the Housing Authority of the County of Los Angeles, or HACoLA). LACDA manages over 3,600 units of public housing in properties located throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the County.

Actions planned during the next year to address the needs to public housing

Not applicable, as the City of Carson does not own, operate, or manage any public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The public housing agency operating in Carson is the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles Community Development Authority (LACDA). HACoLA is not designated as troubled.

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the HUD-funded Los Angeles Continuum of Care (CoC), coordinating federal, state, county, and city funds to provide shelter, housing, and supportive services for individuals and families experiencing homelessness. The City of Carson works closely with LAHSA to align its efforts with the CoC's strategic initiatives, leveraging resources and programs to address the needs of homeless residents, including chronically homeless individuals, families with children, veterans, and unaccompanied youth, as well as those at risk of homelessness.

As previously mentioned, the City also collaborates with LAHSA on the annual Point-in-Time (PIT) count to engage and survey individuals experiencing homelessness to provide an accurate count of the region's unsheltered and sheltered homeless populations.

- Continued involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness;
- Ongoing participation in the Los Angeles County Homeless Initiative;
- Continued participation in a joint program of the South Bay Cities Council of Governments (SBCCOG) to coordinate the following activities: outreach services; a South Bay Cities homeless hotline, screenings, and coordinated entry system assessments; case management; linkages to interim housing; housing location services; outreach to local landlords; and ongoing supportive services; and Regular meetings of the City's Homeless Task Force, which is coordinated by the Assistant City Manager and includes the Community Development, Community Services, and Public Safety Departments, as well as the County Sheriff's Department (the law enforcement agency in Carson).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As noted previously, LAHSA conducts point-in-time counts on an annual basis. In the 2024 PIT Count for Service Planning Area 8 (SPA 8)—which covers the South Bay region within the Los Angeles Continuum of Care (excluding Long Beach)—there were 1,436 sheltered individuals and

3,992 unsheltered individuals, totaling 5,428 individuals experiencing homelessness.

The City of Carson collaborates with the South Bay Cities Council of Governments (SBCCOG) to conduct targeted outreach to individuals experiencing homelessness, particularly those who are unsheltered. SBCCOG has partnered with People Assisting the Homeless (PATH), a statewide network of service providers specializing in homelessness response. PATH's outreach teams engage directly with unsheltered individuals, building trusting relationships to assess their specific needs and connect them to essential services. These services include housing assistance, interim housing, veterans' services, mental health care, medical services, employment support, and benefits enrollment. By providing comprehensive, person-centered support, PATH aims to help individuals transition from homelessness to stable housing and improved well-being.

Addressing the emergency shelter and transitional housing needs of homeless persons

At present, there are no emergency shelters or transitional housing facilities located in the city of Carson. Since there is an obvious need for such facilities, the City is exploring two avenues: a) outreach to a provider or providers of emergency shelters and/or transitional housing facilities who may be interested in operating such facilities within the city; or b) becoming such a provider itself.

The City recently prepared and adopted amendments to its Zoning Code that accomplished the following:

- Permitting emergency shelters by right in the ML (Manufacturing Light) and MH (Manufacturing Heavy) zones, and providing for development and operational standards;
- Identifying transitional and supportive housing as a residential use and permitting it in all residential zones, subject only to those standards /regulations that apply to other residential uses of the same type in the same zone; and
- Permitting single-room occupancy (SRO) units in at least one zone.

These changes will enable to City to monitor the inventory of sites appropriate to accommodate emergency, transitional, and supportive housing facilities and work with appropriate organizations to ensure that the needs of the homeless and extremely low income households are met.

As a result of participation in the Los Angeles County Homeless Initiative, City staff has become aware of SB (Senate Bill) 2, a State law requiring each city or county to identify at least one zone

where emergency shelters are permitted by right and treating transitional and supportive housing as residential uses of property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone, so one of the tasks ahead for the Carson Homelessness Task Force would be to monitor the existing planning and zoning regulations to ensure the City's compliance with SB 2.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Time-Limited Subsidy Programs within the Permanent Housing Department of LAHSA play a critical role in helping individuals and families experiencing homelessness transition to permanent housing. These programs include Rapid Re-Housing, Recovery Re-Housing, and Shallow Subsidy/Street to Subsidy, all of which provide temporary financial assistance and housing support to help households secure stable housing quickly.

Time-Limited Subsidies are a key component of the LA Continuum of Care's permanent housing portfolio, designed to assist individuals and families who do not require deeper, long-term support, such as Permanent Supportive Housing (PSH). These programs operate under a Housing First approach, meaning they serve individuals regardless of housing barriers and incorporate trauma-informed care and harm reduction strategies to ensure accessibility and effectiveness.

By providing flexible, short-term assistance, these programs help prevent returns to homelessness and support individuals in maintaining stable housing after their initial placement.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

One of the local social service providers that has received CDBG public service funds in the past,

the Office of Samoan Affairs, has incorporated a program of services to the homeless and persons at risk of becoming homeless (primarily counseling, referral to appropriate agencies, and assistance in applying for and obtaining benefits) into its multifaceted portfolio of services.

Through the City's membership in the South Bay Cities Council of Governments (SBCCOG), the City is participating in SBCCOG's program of outreach to the local homeless community and referral to services. SBCCOG contracts with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort.

Additionally, the City entered into its own contract with PATH (using funding other than CDBG) for additional outreach services within Carson.

Discussion

See above.



AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Both market and governmental factors can pose constraints to the provision of adequate and affordable housing. Two of the greatest barriers to affordable housing continue to be cost and supply. As demonstrated in the 2025-2029 Consolidated Plan, there is a great need for affordable housing in Carson. The City of Carson will continue to remove any barriers to affordable housing possible through the implementation of the Housing Element in compliance with State law, and by reducing development and cost constraints to developing housing when possible. Additionally, the City will continue to leverage available funding sources to support the development and preservation of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Carson does experience barriers to affordable housing as identified in the 2025-2029 Consolidated Plan, including governmental constraints, market conditions, lack of funding sources, and land and construction costs. Many of the barriers are not controlled by the City, such as land and construction costs and state/federal constraints.

The City of Carson initiated an update of its Housing Element in 2022. The City will follow up on any governmental constraints to housing development that are identified in the Housing Element, including appropriate amendments to the Zoning Code.

The City continues to pursue the following strategies:

- Employ several policies to provide greater flexibility in site planning and promote more intense development. The City continuously monitors available sites that may be appropriate for residential uses. A density floor is a tool that can be used to promote maximum land use, establishing a minimum density within a given residential land use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.
- Continue considering alternate forms of development, including small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen developments offering various types of care and assistance; mixed use

residential/office/commercial developments; and planned unit developments (the latter being a form long in existence in the city, and the mixed-use residential/office/commercial model is seen to an increasing degree, for example, along Carson Street and Avalon Boulevard).

- To encourage developers to pursue low- and moderate-income housing projects, California provides regulatory tools to govern approval processes, permitting greater density for affordable housing projects that include additional development incentives. The City employs a Density Bonus Ordinance to encourage developers to develop a portion of an otherwise market-rate product as affordable for low and moderate incomes, in order to meet the State-mandated affordable housing responsibilities.
- Monitor all housing built prior to 1980 for lead-based paint and other hazardous or unsafe housing issues.
- Continue monitoring low- to moderate-income housing developments that have existing affordability controls for their risk of conversion to market rate.
- Continue offering financial assistance to households that cannot qualify for conventional home improvement loans, in order to encourage and support the preservation of the affordable housing stock.
- Continue efforts to combat blighted and substandard housing through a combination of tools including enforcement, citation, and referral to the City's housing rehabilitation programs.
- Continue, through the Carson Housing Authority, assisting the development of affordable multi-family housing.
- Encourage the development of mixed-use projects, including the development of specific plans that require housing as a key component of those developments.
- Implement a 2012 Zoning Code amendment to facilitate development of housing for persons with disabilities. Housing opportunities for persons with disabilities can be addressed by the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for necessary unit modifications.
- Seek State and Federal funds in support of housing construction and rehabilitation targeted toward persons with developmental disabilities. Also, provide regulatory incentives, such as expedited permit processing and fee waivers/deferrals, to projects targeted toward such persons. To further facilitate the development of housing units to accommodate persons with these disabilities, reach out annually to developers of supportive housing to encourage development of projects targeted toward special

needs groups.

Discussion

Please see above.

AP-85 Other Actions – 91.220(k)

Introduction

This section discusses the City’s underserved needs and institutional structure for delivering housing and community development activities, as identified in the 2025-2029 Consolidated Plan.

The most pressing underserved need in the community is affordable housing. Additionally, there is a significant need for housing and support services for populations with special needs, including seniors, large families, single-parent households, individuals with HIV/AIDS, and those with mental, physical, or emotional disabilities.

Actions planned to address obstacles to meeting underserved needs

Limited resource availability remains one of the greatest challenges in addressing the needs of underserved populations. To maximize impact, the City prioritizes collaboration and leveraging of funds, working with governmental agencies, nonprofits, businesses, and other entities to coordinate the provision of services in Carson.

Many residents face economic hardship due to barriers such as unemployment, underemployment, limited education, and lack of job skills training. Other contributing factors include low wages, a shortage of affordable childcare, and a lack of nearby affordable housing options, all of which make it difficult for lower-income households and single parents to enter or remain in the workforce. To help address employability and job training challenges, the City partners with the South Bay Workforce Investment Board (SBWIB), a local Workforce Innovation and Opportunity Act (WIOA) consortium that provides job placement, training, and workforce development services.

Transportation access also remains a significant obstacle, particularly for residents who rely on public transit for employment, education, and essential services. The City operates the Carson Circuit bus system, which coordinates with multiple regional transit providers, including the Los Angeles County Metropolitan Transportation Authority (Metro), Long Beach Transit, Compton Renaissance Transit, Torrance Transit, and Gardena Municipal Bus Lines. These efforts help

improve mobility and expand economic opportunities for Carson residents.

Actions planned to foster and maintain affordable housing

As noted in the Projects section of this Annual Action Plan, over one-third of the proposed allocation of the City's CDBG funds will be directed toward a major housing rehabilitation program aimed at maintaining and preserving the supply of affordable housing units in the city, the Neighborhood Pride Program.

In response to the State action eliminating local redevelopment agencies, the City of Carson created a Carson Housing Authority (CHA), which is assuming the housing programs of the former Carson Redevelopment Agency. The principal activities of the CHA are:

- Continuing rental assistance payments to two affordable multi-tenant residential developments (Avalon Courtyard, 92 units located at 22127 South Avalon Boulevard, and Carson Terrace Senior Apartments, 62 units located at 632 East 219th Street).
- Monitoring Carson's existing affordable housing projects for compliance with terms of their development agreements. Most of these projects were made possible by Redevelopment Agency loans.
- Seeing projects to completion, such as projects at 2525 East Carson Street and 21227-21237 South Figueroa Street.
- Moving projects with existing development agreements forward to completion. This includes the soon-to-be completed Veterans Village at Carson (51 units at the corner of Carson and Figueroa Streets) and Carson Arts Colony (46 units at 21205 South Main Street).
- With any remaining funds, the CHA will form or assist new projects on other sites.

At present, the CHA's functions do not include the operation of public housing (such as the Federally-assisted Section 8 program). That role within the boundaries of the city will continue to be carried out by the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Development Authority (LACDA).

The City will also continue to seek new HOME Investment Partnership Program funding. Though not an entitlement community for HOME, the City has in the past obtained HOME funding through the California Department of Housing and Community Development (HCD), and is currently (until July 2020) utilizing a \$500,000 HOME grant from HCD with which it is operating a housing rehabilitation program targeted toward low- and very low-income

homeowners.

Actions planned to reduce lead-based paint hazards



The City realizes that lead-based paint poses a serious health hazard and therefore must be addressed. The City is attempting to minimize the incidence of lead paint poisoning by implementing the following:

- Ensuring that home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards;
- Considering annual programs and materials that educate residents on the health dangers of lead-based paint and encourage the screening of children for elevated blood levels;
- Including lead-based paint hazard reduction as an eligible activity in rehabilitation programs;
- Reviewing current housing and rehabilitation cases to ensure that lead-based paint hazard reduction is incorporated; and
- Promoting awareness and elimination of lead-based paint hazards among other housing providers, including local non-profit housing developers.

The City's efforts to conform to (24 CFR) Section 570.608 regarding the notification, inspection, testing, and abatement procedures concerning lead-based paint as required in the CDBG certifications have most recently included the engagement of a consultant to conduct lead hazard inspections/evaluations, paint testing, risk assessments, and final clearance inspections. All properties served by the City's housing rehabilitation programs undergo an initial lead hazard assessment, with subsequent actions to be determined according to the results of that assessment.

Actions planned to reduce the number of poverty-level families

Carson's anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services.

The City plans to allocate federal funding to support affordable housing initiatives, strengthen neighborhoods, and expand essential community resources. This includes partnering with public and private organizations to provide a continuum of services that address housing, job training, and supportive programs for low- and moderate-income households. By coordinating

housing policies with economic development and social services, the City ensures a comprehensive approach to poverty reduction, helping residents achieve long-term financial stability and self-sufficiency while strengthening the overall community.

Actions planned to develop institutional structure

The City of Carson Community Development Department will ensure the effective administration of HUD entitlement grants and oversee the implementation of activities outlined in the Annual Action Plan. The department will continue to enhance operational efficiencies through improved coordination, technical assistance, and oversight of housing and community development programs.

The City will maintain ongoing collaboration with other municipal departments, government agencies, non-profit organizations, and private sector partners to facilitate the provision of housing, public services, and infrastructure improvements. The Community Development Department works closely with external agencies such as the California Department of Housing and Community Development (HCD) and the Housing Authority of the County of Los Angeles (HACoLA) to ensure that low-income residents have access to safe and stable housing. Through strong interagency coordination, the City will continue to administer CDBG and other funding programs while seeking opportunities to enhance service delivery.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Carson is committed to strengthening coordination between public and private housing providers and social service agencies to ensure the efficient delivery of housing and support services for residents in need. The City relies on a network of nonprofit social service organizations to provide essential services and collaborates with affordable housing developers to implement its housing goals.

To enhance coordination, the City will continue engaging with public agencies, housing providers, and service organizations throughout the year to plan and maximize the use of available resources. Regular communication will be maintained to facilitate the review and endorsement of funding applications, discuss opportunities for cooperative initiatives, and ensure that service providers and housing developers work together effectively. The City has historically allocated up to 15% of its annual CDBG funding for social services, reinforcing its

commitment to supporting vulnerable populations.

Housing developments serving specific populations will also play a role in strengthening service coordination by informing residents about available local services and ensuring that service agencies are aware of upcoming housing opportunities during the project approval process.

Discussion

See above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,024
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	1,024

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%