



**CITY OF CARSON**

**2024-2025 ANNUAL ACTION PLAN**

**DRAFT FOR PUBLIC REVIEW**

**Housing Division  
Office of the City Manager**

**Carson Community Center  
801 East Carson Street  
Carson, California 90745**

# Executive Summary

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

### 1. Introduction

This draft Annual Action Plan represents the fifth and final year of Carson's Five-Year Consolidated Plan. CDBG-funded programs have aided our community and its low-to-moderate income residents by rehabilitating housing, funding human services, and enhancing the local economy. The City's Housing Division coordinates the Strategic Plan and Annual Action Plans. (It should be noted that the Housing Division has been transitioned from the Department of Community Development to the Office of the City Manager.)

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's Five-Year Consolidated Plan is shaped around serving low- to moderate income individuals, families, and areas in the city of Carson by meeting several basic goals. These goals include: expand affordable housing options; maintaining and promote neighborhood preservation; support public services; promote community development programs; and prevent, prepare, and respond to the COVID-19 pandemic.

The summary below provides an overview of the objectives and outcomes for the goals identified in this Annual Action Plan. Please see the budget in the Appendices for a breakdown of current and prior year entitlement funds as well as program income and recaptured funds (if applicable) available toward the achievement of goals.

#### Goal/Funding/Outcome

Expand affordable housing options/\$471,160/20 household units

Maintain and promote neighborhood preservation/no resources allocated this cycle

Supporting public services/\$102,633/1,000 persons assisted

Promote community development programs/\$171,742/45 persons assisted

Prevent, prepare, and respond to the COVID-19 pandemic/no resources allocated this cycle

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In order to provide context for this Annual Action Plan, the City reviewed the fourth year of the five-year Consolidated Plan (PY 2023) accomplishments. These results are preliminary due to the program year ending June 30, 2024.

Much of staff's activity in PY 2023 has been oriented toward addressing the effects of the Coronavirus pandemic on Carson residents and businesses. The City received two allocations of supplemental CDBG funding (referred to as CDBG-CV) totaling \$1,152,051 under the Coronavirus Aid, Relief, and Economic Security (CARES) Act. Through this funding, the City allocated the following:

- \$210,310 to a program of emergency rental assistance to Carson residents facing the threat of eviction due to loss of income as a result of the pandemic;
- \$120,000 to a program to provide homelessness prevention services to persons displaced or at risk of homelessness as a result of the pandemic;
- \$284,606 to a program to provide assistance to small Carson businesses who are experiencing negative economic impacts from the pandemic;
- \$171,113 to a program to provide delivery of meals and essential household supplies to seniors and disabled individuals who are homebound as a result of the potential effects of the pandemic on their vulnerable medical conditions;
- \$376,022 to a program of residential rehabilitation to prevent and inhibit the spread of coronavirus (specifically focusing on heating/ventilation/air conditioning systems, windows, doors, roofing, and mold abatement).

With the City's annually recurring CDBG entitlement allocation, the City has been able to provide the following in PY 2023:

- CDBG funds assisted four local non-profits to provide services to over 1,100 Carson low- to moderate-income households.
- Fair housing services, provided under a contract with the Los Angeles-based Housing Rights Center (HRC) as part of the City's obligation to affirmatively further fair housing, continued to be provided to Carson residents, and HRC has resumed its Walk-In Clinics at the Juanita Millender-McDonald Community Center (these had been suspended at the onset of the pandemic).
- A Substantial Amendment to the 2023-2024 Annual Action Plan reallocated \$220,000 that originally had been allocated for the Anderson Park capital project, and \$643,631 in accumulated

prior years' funds, to the Neighborhood Pride Program (housing rehabilitation), augmenting \$208,439 that initially had been allocated there.

City staff continued its participation in regional efforts to address homelessness including the South Bay Coalition to End Homelessness and the South Bay Cities Council of Governments' Homeless Services Working Group. The Los Angeles Homeless Services Authority's Point-in-Time Count continued its regular schedule in January 2024. Staff resumed its interaction with the Los Angeles County Homeless Initiative. The City applied new focus to its efforts to combat homelessness, bringing on a Housing and Homelessness Coordinator in the Housing Division and two Engagement Officers in the Public Safety Division.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Federal regulations require the City to provide for citizen participation in the preparation of the Annual Action Plan. Though required by regulation, the City values this as a tool for understanding the true needs of the community. The City of Carson anticipates holding a public hearing on the draft Annual Action Plan before City Council on June 18, 2024. Following that hearing, Council is expected to make revisions to the Plan and approve its submission.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The draft Annual Action Plan is being made available for public review and comment for a period beginning May 16, 2024 and ending June 18, 2024.

Comments from the public received during this review and comment period and during the aforementioned public hearing will be summarized in the Appendices to the submitted Plan..

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

Not applicable, as all comments that were presented were accepted.

#### **7. Summary**

The draft Annual Action Plan is being made available for public review and comment for a period beginning May 16, 2024 and ending June 18, 2024.

Comments from the public received during this review and comment period and during the aforementioned public hearing will be summarized in the Appendices to the submitted Plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
CDBG Administrator	CARSON	Housing Division (see narrative below)

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Community Development Block Grant agreements are with the City of Carson as an entitlement recipient. The City of Carson's Housing Division is responsible for overseeing the development of the Five-Year Consolidated Plan, subsequent Annual Actions Plans, and annual CAPERs. Further, the Housing Division is also responsible for oversight of the program and for monitoring subrecipients.

PY 2023 marks the first year that the City's Housing Division has operated as a part of the City Manager’s Office, having been transitioned from the Department of Community Development.

Within City government, the Housing Division is able to draw on the expertise of other departments to help deliver programs and ensure the achievement of identified outcomes. The Department of Public Works assists with public infrastructure and public improvement projects. The Department of Community Services oversees park, recreation, cultural, transportation, and a wide variety of social services, particularly to the youth, elderly, and disabled populations. The City's zoning and building codes are overseen by the Planning Division within the Community Development Department and the Code Enforcement Division (another arm of the City Manager's Office), as well as through a contract with a private firm (replacing the Los Angeles County Department of Building and Safety). The Department of Finance assists with the accounting and disbursement processing for the CDBG program. Further, the City works with a variety of local community-based organizations and regional entities to assist with the delivery of programs and services.

## **Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

#### **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))**

The statewide abolition of redevelopment agencies severely hampered the City of Carson's ability to assist developers of affordable housing. The City had committed the bulk of the required 20% of tax increment financing proceeds that its former Redevelopment Agency received toward the development and maintenance of affordable housing as required by the former California Redevelopment Law (a portion of those proceeds went to fund residential rehabilitation programs and a down payment assistance program for first-time home buyers). In the wake of the redevelopment agency dissolution, the City of Carson created a Carson Housing Authority to carry out the remaining local government affordable housing obligations that remained with the remaining 20% Housing Set-Aside funds. Consequently, the City and its Housing Authority will continue to meet with assisted housing providers to plan and use all available resources. Communication between these parties will occur throughout the year to review and endorse applications for funding (for example, with the State Tax Credit Allocation Committee) and to discuss cooperative ventures.

Coordination with private and governmental health, mental health, and service agencies on the part of the City is primarily spearheaded by the Department of Community Services. The City has consistently allocated up to 15% of its CDBG allocation each year for social services. The CDBG-funded public service agencies providing health and mental health services in current and past years have included Venice Family Clinic (which, through merger, absorbed the former South Bay Family Health Care), TCC Family Health (formerly The Children's Clinic), the Carson Child Guidance Program, and the Office of Samoan Affairs.

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. That function in Carson is carried out by the Los Angeles County Development Authority (LACDA; until formerly known as 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 (298 in Carson through the Section 8 program, based on the most recent information available from LACDA).



**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 local CoC lead agency is the Los Angeles Homeless Services Authority, a joint powers agency of Los Angeles City and Los Angeles County. LAHSA began biennial homeless counts in 2005, and switched to annual counts in 2016. As cities sought local data, LAHSA developed local counts. Homeless totals in Carson, as measured by this annual count, have fluctuated markedly. The first such count in Carson was in 2013 (158 homeless). The 2015 count showed an increase to 192, but the 2016 count saw a decline to 157. The 2017 count saw a dramatic increase to 378, primarily due to a large encampment consisting of over 100 persons. Results from the 2018 count showed a total of 462 homeless in Carson, with vehicular homeless comprising the vast majority. The total for 2019 showed a decline to 326, and 2020 showed a sharp drop to 158 (nearly matching the total for 2016). The 2021 count was canceled due to the COVID-19 pandemic, but the 2022 count showed a further decline to 133.

As in past counts, vehicular homelessness continued to be the primary issue as evidenced in the 2022 count, though that mode of homelessness showed a 31% decrease. The 2022 breakdown was as follows: adults on the street 42, in makeshift shelters 15, in tents 4, in cars 20, in vans 22, and in RVs 30. Recent reports from the Sheriff's Department (confirmed by such outreach providers as PATH and Harbor Interfaith Services) are that no significant encampments currently exist in the city.

The 2023 homeless count showed 6,476 homeless in Service Planning Area (SPA) 8 (South Bay), but LAHSA did not break this total out by locality. Local data for SPA 8 is usually generated by the South Bay Coalition to End Homelessness, but such local data was not available from SBCEH. LAHSA conducted a 2024 count in January, but results from that count are not yet available.

Recent developments by the City in the area of homelessness include:

- Continuation of services provided by Family Promise of the South Bay (funded through the City's CDBG-CV allocation) to assist Carson residents who are homeless or at risk of homelessness with shelter expenses, move-in assistance, case management, and financial literacy instruction.
- 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; working with local landlords; ongoing supportive services; and collaborations.
- The staff resources added by the City (a Housing and Homeless Coordinator and two Public Safety Engagement Officers) combined to place 40 previously unhoused persons into housing

The SBCCOG homelessness effort is being coordinated by People Assisting the Homeless, and is based on a similar program PATH has been operating in the San Gabriel Valley. The City and PATH forged a

linkage with the United Way of Los Angeles' Home for Good Funders Collaborative, and thus leveraged additional funding to support these homelessness services in Carson.

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

The City of Carson is not itself a recipient of ESG funds. As LAHSA is the lead agency for the Los Angeles Continuum of Care, it administers ESG funding for the CoC and establishes the standards for measuring the performance and evaluating the outcomes of projects and activities assisted by ESG funds, as well as develops funding, policies, and procedures for the operation and administration of HMIS.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	LOS ANGELES HOMELESS SERVICES AUTHORITY
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Updated information on local homelessness
2	<b>Agency/Group/Organization</b>	South Bay Coalition to End Homelessnes
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Updated information on local homelessness
3	<b>Agency/Group/Organization</b>	Harbor Interfaith Services
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information on local homelessness and coordinated entry system
4	<b>Agency/Group/Organization</b>	Los Angeles County Board of Supervisors
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Health Agency Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Los Angeles County Homeless Initiative, under the auspices of the County Board of Supervisors, has been coordinating and developing a countywide strategy to address and combat homelessness.

5	<b>Agency/Group/Organization</b>	Los Angeles County Development Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information regarding the availability of and resources for public housing within the jurisdiction
6	<b>Agency/Group/Organization</b>	PATH (People Assisting the Homeless)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless outreach and services
7	<b>Agency/Group/Organization</b>	Family Promise of the South Bay
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless outreach and services
8	<b>Agency/Group/Organization</b>	HOUSING RIGHTS CENTER
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fair housing services provider; assisting jurisdiction's efforts in affirmatively furthering fair housing
9	<b>Agency/Group/Organization</b>	Gang Alternatives Program
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services
10	<b>Agency/Group/Organization</b>	Venice Family Clinic
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services

11	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB OF CARSON
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services
12	<b>Agency/Group/Organization</b>	Office of Samoan Affairs
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services
13	<b>Agency/Group/Organization</b>	South Bay Workforce Investment Board
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy Workforce development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regional consortium for workforce development and employment training; also provides economic analyses and related information
14	<b>Agency/Group/Organization</b>	Fair Housing Foundation
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fair housing services provider; assisting jurisdiction's efforts in affirmatively furthering fair housing

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

The City consulted a majority of local agencies, and did not deliberately omit any from the process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Los Angeles Homeless Services Authority	Assessment of local homeless needs and development of related strategies
City of Carson General Plan	City of Carson	Planning, zoning, and land use policy; revitalizing neighborhoods, including protecting the quality of existing neighborhoods and neighborhood character; economic development; shaping business growth around Carson
City of Carson Housing Element	City of Carson	Affordable housing strategy



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	City of Carson	Fair housing; barriers to choice and to affordable housing

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

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

It is anticipated that City Council will hold a public hearing on the draft Annual Action Plan during a regular Council meeting on June 18, 2024, after which Council is expected to make revisions to the Plan and approve its submission.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public hearing (livestreamed over internet and on City's public access cable channel): in-person attendance to be determined	Comments pending the actual public hearing, and will be summarized in the appendices	Not applicable	<a href="https://ci.carson.ca.us">https://ci.carson.ca.us</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Carson receives federal funds through the U. S. Department of Housing and Urban Development on an annual basis. During the fifth and final program year of this Five-Year Plan, the City estimates that it will receive \$684,223.00 in CDBG entitlement funding, which represents a 9.65% decrease from the previous year’s allocation of \$709,223.00. (See narrative description below for explanation.)

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	717,241	0	0	717,241	0	The City’s estimated allocation of CDBG funds for PY 2024 is \$717.241. The City is uncertain of future CDBG funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Public Improvements Public Services Other	196,789	0	0	196,789	0	Anticipated uses of CDBG-CV funds include continuation of existing public service and homelessness prevention programs, as well a residential improvement project aimed at preventing the Covid-19 virus..

Table 5 - Expected Resources – Priority Table

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

Housing

The Carson Housing Authority (which was constituted to take over the remaining affordable housing support obligations of the former Carson Redevelopment Agency, dissolved by action of the State) continues to entertain proposals from developers of affordable housing regarding financial assistance to new projects within the city. Two such projects recently completed are Veterans Village of Carson, located at the corner of Carson and Figueroa Streets (consisting of 50 one- to three-bedroom units, targeted to veterans, above ground-level retail), and Carson Arts Colony (a 46-unit affordable apartment community for artists and families at 21205 South Main Street).

Homeless Services

The City of Carson has been involved in a regional, multijurisdictional homelessness initiative organized by Los Angeles County. Some 18 policy summits convened by the office of the County Chief Executive Officer in the fall of 2015 resulted in the development of 47 strategies. This

provides an opportunity for the local jurisdictions to work in partnership in such areas as contributing City funding toward rapid re-housing; dedicating federal housing subsidies to permanent supportive housing for the chronically homeless; ensuring that law enforcement and first responders effectively engage homeless families and individuals; and using land use policy to maximize the availability of affordable housing to address homelessness. The County made an initial funding commitment in excess of \$100 million to this effort. Recognizing that the magnitude of the problem was much greater than that initial funding, the County placed a ballot measure before the voters in March, 2017 calling for an increase of one-fourth of a per cent in the sales tax, which is expected to generate over \$350 million annually to be dedicated to combat homelessness. The City obtained a planning grant from the County, which it used to secure the services of Shelter Partnership, Inc. to assist in developing a comprehensive homelessness plan. Implementation of that City plan lagged for several reasons including the coronavirus pandemic. However, during PY 2022 the City took the first steps toward implementation by bringing on a Housing and Homeless Coordinator and two Public Safety Engagement Officers. Those efforts have resulted in finding housing for 40 previously homeless individuals. Additionally, there is a provision in the State legislation that dissolved local redevelopment agencies that reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds (proceeds that derived from a requirement of the now-defunct California Redevelopment Law that required redevelopment agencies to reserve 20% of their revenues to the development of affordable housing) for programs that combat homelessness.

The City has also partnered with the South Bay Cities Council of Governments and the South Bay Coalition to End Homelessness on an application to the United Way of Los Angeles' Home for Good program, which resulted in additional funding for a program of outreach to the homeless community and referral to services in the SBCCOG service area (which coincides with Los Angeles County Service Planning Area 8-South Bay) administered by People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless. Additionally, as noted earlier, the City allocated \$60,000 of its CDBG-CV funding to Family Promise of the South Bay for homeless services for persons impacted by the coronavirus pandemic.

#### Public Services

For PY 2024, this draft Annual Action Plan allocates \$102,633 to five providers, including a fair housing services provider. This represents slightly less than the maximum allowable 15% for public services.

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

Not applicable.

**Discussion**

The resources are estimated as accurately as possible. These numbers may fluctuate if more loans are awarded or paid off early, which would increase program income.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### 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	2024	2025	Affordable Housing	CITY WIDE	Decent affordable housing	CDBG: \$471,160	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Maintain and Promote Neighborhood Preservation	2024	2025	Non-Housing Community Development	CITY WIDE	Neighborhood Preservation Priority public facilities and infrastructure	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
3	Support Public Services	2024	2025	Non-Housing Community Development	CITY WIDE	Services for special needs and LMI households	CDBG: \$102,633	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Promote Community Development Programs	2024	2025	Non-Housing Community Development	CITY WIDE	Decent affordable housing Neighborhood Preservation Services for special needs and LMI households Priority public facilities and infrastructure Fair Housing	CDBG-CV: \$171,472	Public service activities for Low/Moderate Income Housing Benefit: 45 Households Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Expand Affordable Housing Options
	<b>Goal Description</b>	Implement the Neighborhood Pride Program to assist low- and moderate-income owners with critical repairs and general property improvements.
2	<b>Goal Name</b>	Maintain and Promote Neighborhood Preservation
	<b>Goal Description</b>	No resources allocated this cycle
3	<b>Goal Name</b>	Support Public Services
	<b>Goal Description</b>	Contract with various subrecipients to provide services to low- and moderate-income residents.



<b>4</b>	<b>Goal Name</b>	Promote Community Development Programs
	<b>Goal Description</b>	Implement the Neighborhood Pride Program to assist low- and moderate-income owners with CDBG-CV eligible improvements.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Carson allocates 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 ranked according to project number followed by the project's name and needs that are addressed. Funding for each program is also identified in the following table.

### Projects

#	Project Name
1	Neighborhood Pride Program
2	Fair Housing
3	Boys & Girls Clubs of Carson
4	Harbor Area Gang Alternatives Program
5	Office of Samoan Affairs
6	Venice Family Clinic
7	Program Administration

**Table 7 - Project Information**

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

The Housing Division will consider all public comments submitted during the public hearing and public comment period. The above priorities will be the result of the public participation process for the PY 2024 Annual Action Plan and are meant to meet the community's needs. The greatest obstacle to meeting all of the community's underserved needs continues to be limited financial resources with which to finance programs and projects.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Neighborhood Pride Program
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Expand Affordable Housing Options Maintain and Promote Neighborhood Preservation
	<b>Needs Addressed</b>	Decent affordable housing Neighborhood Preservation
	<b>Funding</b>	CDBG: \$471,160
	<b>Description</b>	The Neighborhood Pride Program (NPP) is designed to assist low- and moderate-income owners of single-family detached dwellings and mobilehomes 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 and grants to eligible households whose income does not exceed 80% of area median income, adjusted for household size. Deferred loans of up to \$30,000 at 3% simple interest are available for single-family homes. Alternatively, the program provides grants of up to \$30,000 for single-family detached dwellings, and up to \$20,000 for mobilehomes. 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).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that this program will rehabilitate a minimum of 20 single-family units and mobilehome units (20 low-and moderate-income households) during program year 2024.

	<b>Location Description</b>	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.
	<b>Planned Activities</b>	None at this time. Applications are reviewed upon submittal.
2	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Expand Affordable Housing Options Promote Community Development Programs
	<b>Needs Addressed</b>	Decent affordable housing Fair Housing
	<b>Funding</b>	CDBG: \$34,627
	<b>Description</b>	<p>As part of its obligation to affirmatively further fair housing the City of Carson offers a Fair Housing Services program, under an annual contract. 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. The Fair Housing program specifically targets, promotes, and addresses the needs of specific groups including:</p> <ul style="list-style-type: none"> <li>• Extremely low- and low-income households</li> <li>• Those with physical, mental, and emotional disabilities</li> <li>• Non-English speaking individuals</li> <li>• Female-headed households</li> <li>• Seniors</li> </ul>
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	Services are provided on a citywide basis.
	<b>Planned Activities</b>	None at this time. Program activity is generated through referrals, walk-ins and individual contact by persons perceiving potential discrimination, and through testing.

<b>3</b>	<b>Project Name</b>	Boys & Girls Clubs of Carson
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Support Public Services
	<b>Needs Addressed</b>	Services for special needs and LMI households
	<b>Funding</b>	CDBG: \$23,006
	<b>Description</b>	This activity will provide a variety of after-school and summer development and educational support programming for youth.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low- to moderate-income households
	<b>Location Description</b>	21502 South Main Street, Carson, CA 90745
	<b>Planned Activities</b>	This activity will provide a variety of after-school and summer development and educational support programming for youth.
<b>4</b>	<b>Project Name</b>	Harbor Area Gang Alternatives Program
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Support Public Services
	<b>Needs Addressed</b>	Services for special needs and LMI households
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Gang prevention curriculum for fourth grade students in selected elementary schools in Carson
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 low- and moderate-income households
	<b>Location Description</b>	309 West Opp Street, Wilmington, CA 90744, and six elementary schools in Carson
	<b>Planned Activities</b>	This activity will provide a gang prevention curriculum for all fourth grade students in designated elementary schools in Carson to educate at-risk youth about the dangers of gang lifestyles before these lifestyles become attractive.

5	<b>Project Name</b>	Office of Samoan Affairs
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Support Public Services
	<b>Needs Addressed</b>	Services for special needs and LMI households
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	This activity will provide a multifaceted program of social services to youth, elderly, and families, including such services as advocacy and referral, job assistance, life skills management assistance, domestic violence counseling and prevention, and counseling to the homeless and persons at risk of homelessness.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	90 low- to moderate-income families
	<b>Location Description</b>	454 East Carson Plaza Drive, Suite 109, Carson, CA 90745
	<b>Planned Activities</b>	This activity will provide a multifaceted program of social services to youth, elderly, and families, including such services as advocacy and referral, job assistance, life skills management assistance, domestic violence counseling and prevention, and counseling to the homeless and persons at risk of homelessness.
6	<b>Project Name</b>	Venice Family Clinic
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Support Public Services
	<b>Needs Addressed</b>	Services for special needs and LMI households
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,000 low- and moderate-income families
	<b>Location Description</b>	270 West 223rd Street, Carson, CA 90745
	<b>Planned Activities</b>	Venice Family Clinic operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
7	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Promote Community Development Programs
	<b>Needs Addressed</b>	Decent affordable housing Neighborhood Preservation Services for special needs and LMI households Priority public facilities and infrastructure Fair Housing
	<b>Funding</b>	CDBG: \$143,448
	<b>Description</b>	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, 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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable



	<b>Location Description</b>	Administration activities are carried out at the Carson Community Center, 801 East Carson Street (as the Housing Division has been relocated from City Hall).
	<b>Planned Activities</b>	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**

This would appear to not be applicable, since geography was not used to determine funding allocation priorities.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CITY WIDE	100
Eligible Census Tracts	0

**Table 8 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

Carson will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low- and moderate-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit category. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents of a particular area, where at least 51% of the residents are low- and moderate-income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominantly low- and moderate-income neighborhood.

While some activities (example: Commercial Loans and Grants, not included in this Annual Action Plan) do have designated target areas, all of the activities described in this draft Annual Action Plan are provided on a citywide basis, to persons of low and moderate income regardless of where in the city they reside.

#### **Discussion**

As noted above, the activities proposed for funding in this Annual Action Plan have not been specifically distributed on a geographic percentage basis.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

The non-homeless and rehabilitation information listed above reflects the projected activity for the Neighborhood Pride housing rehabilitation program (single-family homes and mobilehomes).

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

As noted in section AP-10, 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 (298 in Carson through the Section 8 program).

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

As the City of Carson does not own, operate, or manage any public housing within its boundaries, this section is not applicable to the City.

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

As the City of Carson does not own, operate, or manage any public housing within its boundaries, this section is not applicable to the City.

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

The Los Angeles County Development Authority (LACDA) is not designated as troubled.

### **Discussion**

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

### **Introduction**

The CoC lead agency is the Los Angeles Homeless Services Authority, a joint powers agency of Los Angeles City and Los Angeles County. LAHSA began biennial homeless counts in 2005, and switched to annual counts in 2016. As cities sought local data, LAHSA developed local counts. The first Carson count was in 2013 (158 homeless). The 2015 count showed a rise to 192, but the 2016 count saw a drop to 157. 2017 saw a rise to 378, primarily due to a large encampment. The 2018 count showed 462 homeless, with vehicular homeless comprising the vast majority. 2019 showed a drop to 326, and 2020 showed a sharp drop to 158. The 2021 count was canceled due to the COVID-19 pandemic, but the 2022 count showed a 16% decline to 133.

Vehicular homelessness was again the primary issue as shown in the 2022 count, though that mode of homelessness fell 31%. The 2022 tally was as follows: adults on street 45, in makeshift shelters 15, in tents 4, in cars 20, in vans 22, and in RVs 304. Recent reports from the Sheriff's Department and such providers as PATH and Harbor Interfaith Services are that there are no significant encampments in the city. LAHSA's 2023 count showed 6,476 homeless in Service Planning Area (SPA) 8 (South Bay), but LAHSA did not break this total out by locality. Local data within the SPA is usually generated by the South Bay Coalition to End Homelessness, but such local data was not available from SBCEH.

The Coordinated Entry System (CES) facilitates coordination and management of resources and services through the crisis response system. CES allows users to efficiently and effectively connect people to interventions that aim to rapidly resolve their housing crises. CES connects the highest need, most vulnerable persons to available housing and supportive services. Cumulative CES statistics for Carson from 7/1/2020 to 12/31/2020 (staff has been unable to locate more recent data on LAHSA's website) are as follows:

CES Assessments: Total persons 113, individuals 51, youth 7, families 55, veterans 4, persons aged 62+ 6

Types of Services Provided: Interim Housing 46, Rapid Re-Housing 51, Street Outreach (Contacts) 17, Street Outreach (Engagements) 9, Other (Non-Permanent) 43

Persons Placed into Permanent Housing: 39

Recent developments on homelessness by the City include:

- Continuation of services provided by Family Promise of the South Bay (funded through the City's CDBG-CV allocation) to assist Carson residents who are homeless or are at risk of homelessness with shelter expenses, move-in assistance, case management, and financial literacy instruction;
- Continued participation in a joint program of the South Bay Cities Council of Governments to coordinate the following activities: outreach services; a South Bay Cities Homeless Hotline;

screenings and CES assessments; case management; linkages to interim housing; housing location services; working with landlords; ongoing supportive services; and collaborations.

- The SBCCOG homelessness effort is being coordinated by People Assisting the Homeless. The City and PATH forged a linkage with the United Way of Los Angeles, and thus leveraged additional funding to support these services in Carson.

Other linkages on homelessness that had been forged such as with the Los Angeles County Homeless Initiative, continued during PY 2023. The implementation of a homelessness plan that had been developed with the assistance of Shelter Partnership, Inc. under the auspices of the County Homeless Initiative began taking root with bringing on board a Housing and Homeless Coordinator and two Public Safety Engagement Officers for street outreach. These efforts resulted in bringing 40 formerly unhoused individuals off the street.

### **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**

The near tripling of homeless numbers seen in Carson between 2016 and 2018 appears to have reversed itself based on 2022 results, though it is difficult to draw conclusions given the transient nature of that population. As noted, we were unable to obtain local homeless count results for 2023, and results for 2024 are not yet available.

The partnership with the South Bay Cities Council of Governments (SBCCOG) includes a program of outreach to the local homeless community and referral to services. SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. PATH has brought on board three street outreach navigators, an outreach mental health specialist and street outreach worker, established homelessness and domestic violence telephone hotlines, and is making referrals for housing assistance, interim housing, veterans' services, mental health care, medical services, employment services, and benefits enrollment.

The City utilized \$60,000 of its CDBG-CV allocation to enter into a contract with Family Promise of the South Bay to provide the following homelessness and homelessness prevention services:

- Move-in assistance, including but not limited to application fees, security deposits, first month's rent, and furniture;
- Shelter, transportation, and food expenses;
- Employment readiness, including but not limited to certification programs and educational

requirements for employment growth;

- Financial literacy instruction and related educational materials;
- Short-term motel stays for gap shelter; and
- Case management services for homelessness prevention, diversion, housing navigation, placement, and retention.

The City's Homelessness Task Force will continue their monitoring of and providing input into regional collaborative and intergovernmental efforts such as those of LAHSA, the County Homeless Initiative, SBCCOG, and SBCEH, as well as positioning the City to take advantage of non-governmental resources and programs such as the United Way of Greater Los Angeles' Home For Good effort.

### **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. However, Los Angeles County recently moved forward with plans to acquire the Extended Stay America (401 East Albertoni Street), to be converted into an undetermined number of units of permanent supportive housing under Project Homekey.

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**

Among the strategies that emerged from the Los Angeles County Homeless Initiative is one in which the County's Department of Mental Health (DMH) and the Los Angeles Homeless Services Authority (LAHSA) are directed to partner with the cities to expand the availability of rapid re-housing programs. In this concept, those two agencies would increase the funding they devote to this effort, and there would be a matching funds requirement on the part of participating cities. The details of how the funds would flow from DMH and LAHSA to the cities, and the scope of the matching funds the participating cities would have to commit, remain to be worked out. However, one feature of the State-mandated dissolution of local redevelopment agencies reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds for programs that combat homelessness.

**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 previous years, 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. As noted earlier, the City has contracted (using CDBG-CV funding) with Family Promise of the South Bay to provide a variety of homelessness and homelessness prevention 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. For the past three years, SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort.

## **Discussion**



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

### **Introduction:**

The City's Housing Element Update identifies constraints to the development of new housing as including land costs, construction costs, financing costs, adequate infrastructure, processing and permitting requirements, development standards, and fees. Of the constraints examined, provision of adequate infrastructure and flood control improvements are the most costly impediments to new development.

Development standards sometime add to the problem of affordable housing. The constraints with the greatest impact are those contained in the City's zoning ordinance. In order to reflect the community's development goals and objectives, zoning regulates a mix of residential, commercial, and industrial projects, and the use, density, floor area, setbacks, and parking. Zoning reduces the supply of land available for residential development and regulates the intensity of residential land use through minimum lot size requirements. Although zoning can be a constraint, its purpose is to create functional residential, commercial, and industrial projects and areas. The City of Carson provides consultative services to aid private developers in understanding the city's housing needs and pertinent City ordinances, thus expanding housing opportunities. Additionally, the City has revamped its permitting processing system seeking to reduce overall processing time, provide "one-stop" permitting, and improve case management.

### **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**

Actions recommended in the 2020-2024 Five-Year Consolidated Plan and 2020 Analysis of Impediments include:

- 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; mobilehome 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:**

The City embarked on “Carson 2040”, an update of its General Plan, during PY 2017. The City published the draft document December 16, 2022, and issued revisions February 14, 2023. City Council held a study session on the General Plan on February 15, 2023, and adopted the final Plan on April 4, 2023. The General Plan builds upon the community’s shared vision for the future: that Carson in 2040 is a vibrant, diverse, and energetic place that embraces technology, creativity, and innovation. Residents have access to quality jobs, housing, education, services, and a fiscally-sound government. Businesses have access to infrastructure, investment, workforce training, and a collaborative environment. The community is filled with thriving neighborhoods and strategically located new development with inviting

spaces for working, living, learning, dining, gathering, and recreation.

The Zoning Code will continue to be reviewed for deficiencies and inconsistencies during PY 2023, and amendments will be proposed and implemented to address any such deficiencies and inconsistencies found.

The City is again providing funding to the a contracted service provider for enforcement and education services regarding fair housing in Carson. This provider will provide counseling, landlord/tenant dispute resolution, advocacy, complaint investigation, and (as necessary) litigation services. This provider will also conduct training sessions for service providers in order to educate them on how to recognize when their clients may be experiencing discrimination. Additionally, this provider will conduct testing to ensure that discrimination is not occurring and to uncover such discriminatory practices when they do occur. A robust enforcement system will serve as a deterrent against housing providers that may illegally discriminate against residents and will also decrease the number of illegal evictions.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The most serious underserved need in the community is related to housing affordability. Other underserved special housing needs include those of the elderly, large families, single-parent households, persons with HIV/AIDS, and persons with mental, physical, or emotional disabilities.

Several other obstacles in attempting to meet underserved needs include unfavorable market conditions, land use and zoning regulations, development fees, State and Federal laws, and the “not in my back yard” factor. The most significant obstacles to meeting underserved housing needs are the lack of sufficient funds and lack of available vacant land. This is true for any government agency or non-profit developer trying to assist low-income families. As the disparity between wages and affordability increases, the number of persons unable to maintain their own housing costs increases.

### **Actions planned to address obstacles to meeting underserved needs**

Factors contributing to the presence of impoverished persons among the city’s population include unemployment or underemployment due to a generally low level of education, lack of job skills training, minimum wage, lack of effective transportation, shortage of affordable child care presenting two wage-earner families or single parents from joining the workforce, and lack of nearby affordable housing for lower-income households. To address the employability and job skills issues, the City is affiliated with the South Bay Workforce Investment Board (SBWIB), a local Workforce Innovation and Opportunity Act (WIOA) consortium comprised of several neighboring cities. Transportation issues are partially addressed by the City-operated Carson Circuit bus system, which coordinates its routes and services with other local public transportation providers serving the area with routes into and within Carson, such as the Los Angeles County Metropolitan Transportation Authority (MTA or Metro), Long Beach Transit, Compton Renaissance Transit, Torrance Transit, and Gardena Municipal Bus Lines.

### **Actions planned to foster and maintain affordable housing**

As noted in the Projects section of this Annual Action Plan, a significant portion 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 assumed 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. Examples would include the recently-completed Veterans Village at Carson (50 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 Los Angeles County Development Authority (LACDA; formerly known as the Housing Authority of the County of Los Angeles, or HACoLA).

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). The City also has signed an agreement with HCD for nearly \$2.5 million in funding through the Permanent Local Housing Allocation (PLHA) program.

### **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. The mission statement for the City's anti-poverty strategy is to "Enhance the quality of life in the City of Carson through promotion of a strong local economy that offers growing employment and business opportunities and supports a healthy and diversified tax base vital to the long-term viability of the City and its citizens."

The City's Economic Development Strategy contains goals, objectives for each goal, and action steps for each objective. Goals, objectives, and action steps are directly related towards accomplishing the Economic Development Strategy mission statement. 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 action steps are activities that will increase the opportunities to raise family income, resulting in greater access to affordable housing and reduce the number of families overpaying for their housing. Increased family income will also assist lower income families meet the cost of child care and other services that are presently out of reach for many lower-income families. Additionally, the City will continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

Together with mobilehome park space rent control and incentives to develop new affordable housing, the Economic Development Strategy is a major component of the City's anti-poverty efforts.

### **Actions planned to develop institutional structure**

The City of Carson Housing Division will administer all of the activities specifically identified in this Annual Action Plan. (The Housing Division recently transitioned from the Community Development Department to the City Manager's Office.) The City works closely with other housing-related organizations and service providers locally and within Los Angeles County to ensure that the housing needs of city residents are addressed to the best ability of the network of such providers given available resources.

The Housing Division works in conjunction with external agencies such as California HCD and LACDA to ensure quality housing for all low-income city residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather are due to

shortcomings in available resources. While the present institutional structure is considered satisfactory, the City will monitor and reevaluate as necessary.

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

To enhance the coordination and delivery of housing and related services provided by public and private organizations as well as other agencies, Carson depends on a number of non-profit social service organizations for the delivery of support services to persons in need of assistance. Partnerships with developers of affordable housing are necessary to implement the City's ambitious housing plan.

The City will continue to meet with public agencies along with other assisted housing providers and service agencies to plan and use all available resources. Communication between these parties will occur throughout the year in order to review and endorse applications for funding and to discuss cooperative ventures. The City has customarily allocated up to 15% of its CDBG allocation annually for social services. (Program years 2022 and 2023 were the exception to that, with public services in both years comprising 12.1% of the CDBG allocation.)

Depending on the population being served, housing developments will inform residents of local services, as well as inform service agencies of potential new housing developments during the approval process.

### **Discussion:**

# 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	0
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
<b>Total Program Income:</b>	<b>0</b>

#### 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% 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%



The three-year period for determining that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income will consist of program years 2023, 2024, and 2025.

## **Attachments**

(To be included with the adopted Plan)

**Citizen Participation Comments**

(To be included with the adopted Plan)

**Grantee Unique Appendices**

CDBG Program Year 2024--Action Plan

Draft Budget 6/18/24

	<b>Proposed Budget</b>
2024 Entitlement Grant (Estimated)	
<b>Subtotal</b>	<b>\$ 717,241</b>
Program Income PY 2023 (Received year-to-date, available)	\$ -
Program Income PY 2024 (Estimated, 20% available for Admin.)	\$ -
Prior Years' Funds (Reprogrammed Funds--Estimate)	\$ -
<b>Subtotal</b>	<b>\$ 717,241</b>
<b>Total 2024 Estimated Funds Available</b>	<b>\$ 717,241</b>

**Administration** (Limited to 20% of PY 2024 Grant + 20% of PY 2024 Program Income) = \$143,448+ \$0 = \$143,448

Administrative Expenses	\$ 143,448
<b>Administration Total</b>	<b>\$ 143,448</b>

**Physical Development Activities**

Neighborhood Pride Program	\$ 471,160
<b>Capital Improvement Subtotal</b>	<b>\$ 471,160</b>

**Public Services** (Limited to 15% of PY 2024 Grant + 15% of PY 2023 Program Income) = \$107,586 + \$0 = \$107,586

Fair Housing	\$ 34,627
Boys & Girls Clubs of Carson	\$ 23,006
Harbor Area Gang Alternatives Program	\$ 15,000
Office of Samoan Affairs	\$ 15,000
Venice Family Clinic	\$ 15,000
<b>Public Services Total</b>	<b>\$ 102,633</b>

**Summary**

**TOTAL 2024 ALLOCATION \$ 717,241**

Annual Action Plan  
2024 (DRAFT)

**Grantee SF-424's and Certification(s)**

(To be included with adopted Plan)