

## 2 Housing Needs Assessment

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This chapter discusses the components of housing need – the trends in Carson’s population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented. The Housing Needs Assessment is presented in the following nine sections:

- Community Context
- Population Characteristics
- Household Characteristics
- Employment Characteristics
- Housing Stock Characteristics
- Special Needs
- Preservation of Assisted Housing at Risk of Conversion
- Energy Conservation
- Future Housing Needs

The assessment provided in each section can be used to help identify programs that are needed to ensure that the existing and future housing stock meets the housing needs of every segment of the city’s population. Analysis in each of these subsections informs the housing programs and policies provided in Chapter 6 of this Housing Element.

The Southern California Association of Governments (SCAG) produced Local Housing Data packages for jurisdictions in the SCAG region that have been pre-approved by the State Department of Housing and Community Development (HCD). However, much of the data relies on now outdated 2014-2018 5-year American Community Survey (ACS) and 2012-2016 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates. Thus, where applicable, this chapter uses the more current 2015-2019 5-year ACS and 2013-2017 HUD CHAS estimates as opposed to the SCAG data package. Where the SCAG data package provides the most current data, this is used for analysis. In addition, alternate sources are used where the SCAG data package does not provide sufficient information. Where the SCAG data package provides the most current data, this is used for analysis.

## 2.1 Community Context

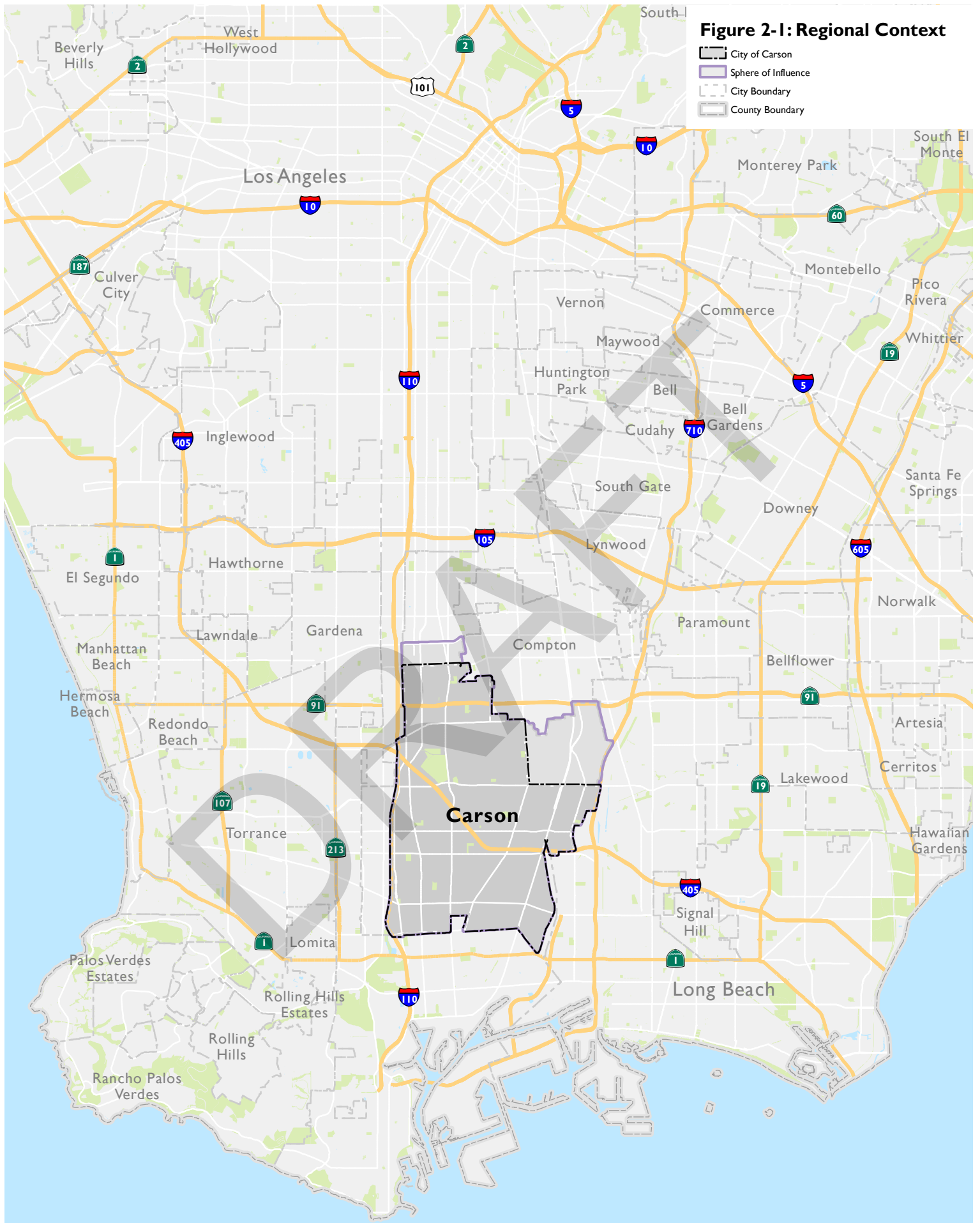
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Carson is located in the central portion of southern Los Angeles County. The city is bordered by East Alondra Boulevard and the City of Compton on the north, the City of Long Beach on the east, the Los Angeles neighborhood of Wilmington on the south, and the I-110 on the west. The city is also located about 10 miles south of downtown Los Angeles and three miles north of the Ports of Los Angeles and Long Beach. Carson is connected to the greater Los Angeles area by public transportation – like the Los Angeles Metro A Line (formerly the Blue Line) – and a number of major freeways, including the I-110, SR-91 and I-710. The regional and local settings are depicted in Figures 2-1 and 2-2, respectively.

Residents of Carson voted to incorporate as a city in 1968 in order to exert greater control over land uses in their community. Prior to incorporation, the area now known as Carson was the site of major oil refineries, as well as other industrial and residential uses. Many of these uses have continued into the present era. The area experienced a population boom between 1960 and 1970 due largely to the extension of the interstate highway system. The city has continued to grow since, and most development that exists now had already been built by 1981. As of 2021, the most prominent land designation in the city is for industrial uses (42.3 percent) with residential use second largest (28.2 percent).

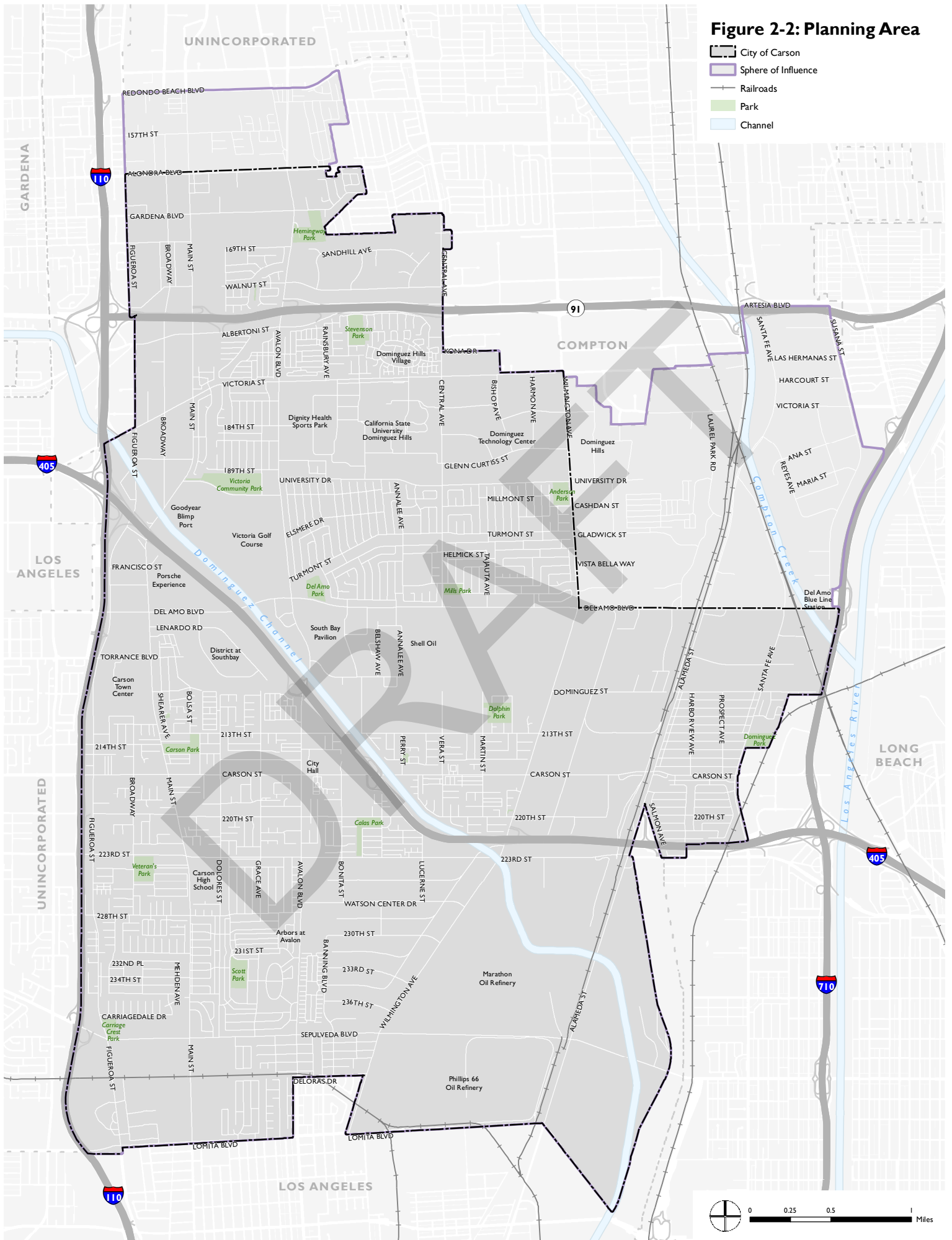
The City of Carson is preparing an update of its General Plan, which will establish the City's overall approach to development, transportation, environmental quality, and other key topics through 2040. The City's current General Plan dates to 2004, and needs to be updated to reflect the opportunities, challenges, and approaches that have emerged in recent years. The Update is being prepared in parallel with this Housing Element and helps to inform the findings of this housing needs assessment.

**Figure 2-1: Regional Context**



Source: County of Los Angeles, 2017; City of Carson, 2020; Dyett & Bhatia, 2021

**Figure 2-2: Planning Area**



Source: County of Los Angeles, 2017; City of Carson, 2020; Dyett & Bhatia, 2021

## 2.2 Population Characteristics

The 2020 population of Carson was estimated by the California Department of Finance (DOF) to be 93,108 persons. Per DOF, the population paralleled statewide trends in 2021, as it continued to decrease to 91,668 persons. The 2020 estimates are used throughout this assessment to maintain consistency with the SCAG data package and other data sources. As illustrated in Table 2-1, Carson experienced a 10.8 percent increase in population between 1990 and 2020, while Los Angeles County experienced the higher 14.8 percent. Further, Carson's population changes suggest a trend of gradually slowing rate of growth.

**Table 2-1: City of Carson and Los Angeles County Historic Population Change**

	Year	Carson	Los Angeles County
Population	1990	83,995	8,863,164
	2000	89,730	9,519,330
	2010	91,714	9,818,605
	2020	93,108	10,172,951
Percent Change	1990-2000	6.80%	7.40%
	2000-2010	2.20%	3.10%
	2010-2020	1.50%	3.60%
	<b>1990-2020</b>	<b>10.80%</b>	<b>14.80%</b>

Source: IPUMS NHGIS, 1990; SCAG Local Housing Data (California Department of Finance E-5 Population and Housing Unit Estimates)

The SCAG 2020 Connect SoCal Demographics and Growth Forecast growth projections for the City of Carson, Los Angeles County and surrounding cities are presented in Table 2-2. The highest growth rates over the 45-year period from 2000 to 2045 are projected for the entire SCAG region at 36.3 percent, Los Angeles County at 22.6 percent, and the City of Carson at 17.2 percent. Long Beach, Compton and Torrance have lower projected growth rates.

**Table 2-2: City of Carson and Los Angeles County Population Trends, 2000-2045**

Jurisdiction	2000	2010	2020	2045 Population (Projected)	2000 – 2045 Percent Change (Projected)
Carson	89,730	91,714	93,108	105,200	17.2%
Compton	93,493	96,455	98,032	103,100	10.3%
Long Beach	461,522	462,257	472,217	489,600	6.1%
Torrance	137,946	145,438	145,546	153,100	11.0%
Los Angeles County	9,519,330	9,818,605	10,172,951	11,673,600	22.6%
SCAG Region	16,516,703	18,051,534	19,021,787	22,504,100	36.3%

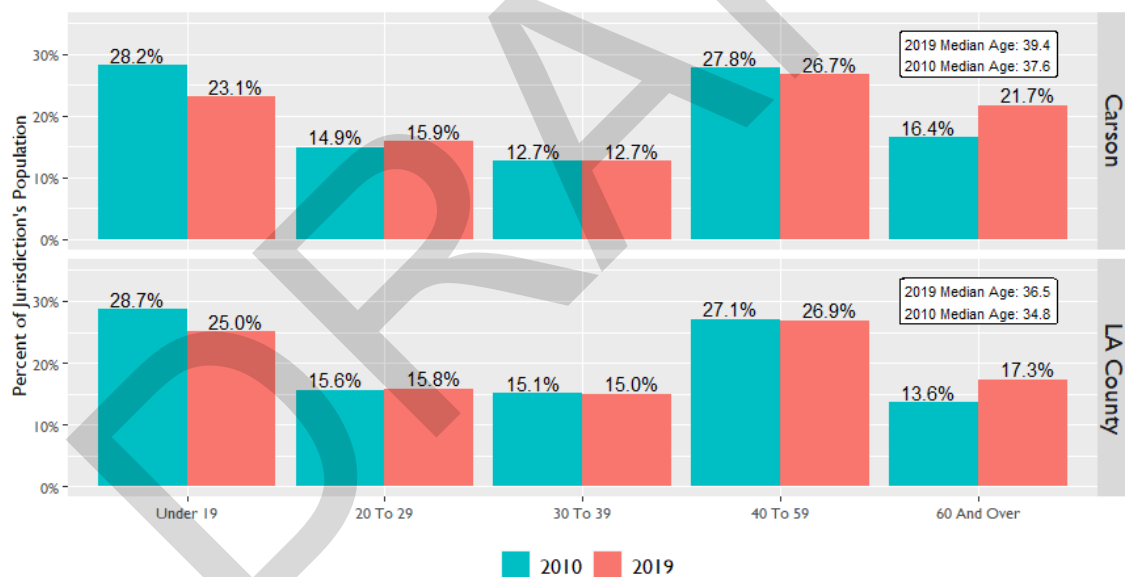
Sources: 2000 – 2020 Population: SCAG Local Housing Data (California Department of Finance E-5 Population and Housing Unit Estimates); 2045 Population: SCAG 2020 Connect SoCal Demographics and Growth Forecast

## AGE CHARACTERISTICS

The age characteristics of residents in large part shape the housing needs of a community. For example, younger adult residents may desire smaller and more affordable apartments or similar housing, while families may desire larger single-family detached or attached homes. Group quarters may be suited for seniors or college students.

With the increase in the city’s population over the previous decade, there has been a measurable increase in the age of the city’s population. The median age in Carson rose during this time period from 37.6 to 39.4 years of age (see Chart 2-1). From 2010 to 2019, the number of residents aged 60 years or older generally increased. The growing elderly population in Carson is consistent with a nationwide trend toward a growing elderly population. Senior residents in Carson constituted a higher proportion of the overall population than in the county. Notably, the proportion of young adults in the city saw a greater increase than the equivalent cohort in the county, specifically for residents in the 20 to 29 years of age range. This likely reflects the presence of California State University Dominguez Hills in the city and the students that it attracts.

**Chart 2-1: City of Carson and Los Angeles County Age Distribution, 2010 - 2019**



Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 Report and 2015-2019 American Community Survey

## RACE/ETHNICITY CHARACTERISTICS

Table 2-3 presents the race and ethnic make-up of Carson residents in 2019. As this table shows, the city has a racially and ethnically diverse population. The largest racial/ethnic grouping among the city's residents is Hispanic/Latino (any race) at 37.3 percent, with Asian (alone) and Black or African American (alone) following at 26.3 percent and 23.5 percent respectively. Only 7 percent of Carson residents are white (alone), while 0.2 percent of the population were American Indian and Alaska Native (alone), and 2.6 percent were Native Hawaiian and Other Pacific Islander (alone).

**Table 2-3: City of Carson and Los Angeles County Race and Ethnicity, 2019**

Race/Ethnicity	City of Carson		Los Angeles County	
	Number	Percent	Number	Percent
Hispanic/Latino (any race)	34,376	37.3%	4,888,434	48.5%
Asian (alone)	24,176	26.3%	1,454,769	14.4%
Black or African American (alone)	21,624	23.5%	790,252	7.8%
White (alone)	6,462	7.0%	2,641,770	26.2%
American Indian and Alaska Native (alone)	226	0.2%	20,831	0.2%
Native Hawaiian and Other Pacific Islander (alone)	2,388	2.6%	24,597	0.2%
Two or more races (alone)	2,732	3.0%	228,504	2.3%
Some other race (alone)	95	0.1%	32,413	0.3%
<b>Total</b>	<b>92,079</b>	<b>100.0%</b>	<b>10,081,570</b>	<b>100.0%</b>

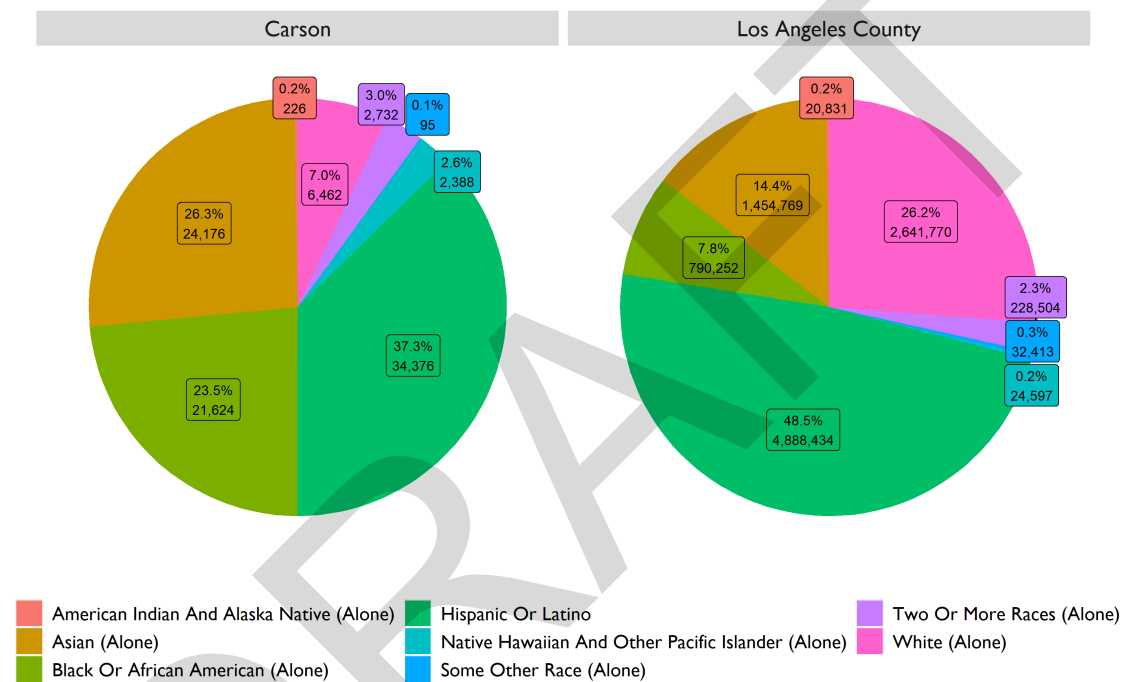
Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

According to the 2010 Census, the racial/ethnic composition for the City of Carson was comprised of 38.6 percent Hispanic/Latino (any race), 7.7 percent white (alone), 23.3 percent Black or African American (alone), 25.2 percent Asian (alone), and 2.5 percent Native Hawaiian and Other Pacific Islander (alone). Compared to the 2010 Census, the 2019 American Community Survey indicates that there were decreases in the white (alone) and Hispanic/Latino (any race) populations, and an increase in the Asian (alone) population.

It should be noted that persons of Hispanic/Latino origin are a self-designated category separate from race. The Census treats race and ethnicity as separate and independent categories. This means that within the federal system everyone is classified as both a member of one of the race groups and as either Hispanic or non-Hispanic/Latino (which is an ethnicity). For the purposes of this Housing Element, only non-Hispanic/Latino race groupings and Hispanics/Latinos of any race are considered.

The city is relatively more diverse when compared with Los Angeles County. The racial/ethnic composition of the county in 2019 was 48.5 percent Hispanic/Latino (any race), 14.4 percent Asian (alone), 7.8 percent Black or African American (alone) and 26.2 percent white (alone). Thus, the city has relatively overrepresented Asian (alone) and Black or African American (alone) populations and relatively underrepresented white (alone) and Hispanic/Latino (any race) populations when compared to the county. Chart 2-2 provides a visualization of these proportions.

**Chart 2-2: City of Carson and Los Angeles County Race and Ethnicity, 2019**



Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

## STUDENT POPULATION

Carson is home to California State University Dominguez Hills, a public university that is part of the California State University (CSU) system. According to the CSU, in fall 2020 there were 17,763 students enrolled on the Dominguez Hills campus, representing about 3.7 percent of total enrollment in the CSU system for that year. Further, the 2015-2019 American Community Survey estimates that there were 8,424 (9.1 percent) Carson residents enrolled in college or graduate school. This is a higher proportion than of the neighboring cities of Torrance (7.0 percent) and Compton (6.1 percent), but lower than that of Long Beach (9.8 percent).

CSU Dominguez Hills plans increase the student population by over 40 percent through 2040. This will necessitate an expansion of the university campus, which presents both an economic opportunity and a challenge. The expansion will continue to attract students and faculty to the city, which may influence overall population, housing and employment trends. Additional housing and amenities will be needed to provide for this population.



## 2.3 Household Characteristics

Household characteristics are important indicators of the type and size of housing needed in a city. The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

As shown in Table 2-4, there are proportionately more married-couple families in Carson (54.1 percent) than in Los Angeles County (45.1 percent). Carson also has a lower proportion of male householders with no spouse/partner present (12.6 percent) and a higher proportion of households with one or more people 65 years and over (40.7 percent) compared to Los Angeles County (19.3 percent and 28.1 percent, respectively). The proportion of female householders with no spouse/partner present is nearly equivalent across both jurisdictions.

### HOUSEHOLD SIZE

Household size is an important indicator in identifying sources of population growth, as well as overcrowding in individual housing units. A city's average household size will increase over time if trends move toward larger families. In communities where the population is aging, the average household size may actually decline.

According to the Census, the average household size in Carson increased from 3.58 persons in 2000 to 3.62 persons in 2019 (see Table 2-5). In comparison, the average household size for Los Angeles County has remained relatively consistent from 2000 to 2019 at just below 3.0 persons per household. While owner-occupied units tend to have higher average sizes than renter-occupied ones in Los Angeles County, the opposite is true of Carson. The fact that the city's population is aging while household size remains relatively high indicates that overcrowding may be a problem, especially in renter-occupied units.

**Table 2-4: Household Characteristics in Carson and Los Angeles County, 2019**

	<i>Carson</i>		<i>Los Angeles County</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
<b>Total Households</b>	<b>25,211</b>	<b>100.0%</b>	<b>3,316,795</b>	<b>100.0%</b>
<b>Total Family Households</b>	<b>20,501</b>	<b>81.3%</b>	<b>2,210,939</b>	<b>66.7%</b>
<b>Married-couple family</b>	<b>13,634</b>	<b>54.1%</b>	<b>1,495,658</b>	<b>45.1%</b>
With own children of the householder under 18 years	5,162	20.5%	639,936	19.3%
<b>Cohabiting couple household</b>	<b>1,217</b>	<b>4.8%</b>	<b>225,057</b>	<b>6.8%</b>
With own children of the householder under 18 years	561	2.2%	86,802	2.6%
<b>Male householder, no spouse/partner present</b>	<b>3,183</b>	<b>12.6%</b>	<b>640,636</b>	<b>19.3%</b>

	Carson		Los Angeles County	
	Number	Percent	Number	Percent
With own children of the householder under 18 years	305	1.2%	40,974	1.2%
Householder living alone 65 years and over	1,442	5.7%	391,454	11.8%
	678	2.7%	97,099	2.9%
<b>Female householder, no spouse/partner present</b>	<b>7,177</b>	<b>28.5%</b>	<b>955,444</b>	<b>28.8%</b>
With own children of the householder under 18 years	1,289	5.1%	170,488	5.1%
Householder living alone 65 years and over	2,537	10.1%	459,850	13.9%
	1,674	6.6%	195,688	5.9%
<b>Households with one or more people under 18 years</b>	<b>9,183</b>	<b>36.4%</b>	<b>1,094,289</b>	<b>33.0%</b>
<b>Households with one or more people 65 years and over</b>	<b>10,266</b>	<b>40.7%</b>	<b>930,438</b>	<b>28.1%</b>
<b>Average household size</b>	<b>3.62</b>	-	<b>2.99</b>	-
<b>Average family size</b>	<b>4.03</b>	-	<b>3.66</b>	-

Source: U.S. Census Bureau, 2015-2019 American Community Survey

**Table 2-5: City of Carson Average Household Size, 2000 - 2019**

Tenure	Carson	Los Angeles County
<b>2000</b>		
Owner-Occupied	3.56	3.14
Renter-Occupied	3.67	2.84
Overall	3.59	2.98
<b>2010</b>		
Owner-Occupied	3.60	3.17
Renter-Occupied	3.72	2.79
Overall	3.63	2.97
<b>2019</b>		
Owner-Occupied	3.58	3.17
Renter-Occupied	3.73	2.83
Overall	3.62	2.99

Source: U.S. Dept. of Commerce, Bureau of the Census 2000 Report, and 2006-2010, 2015-2019 American Community Survey

## TENURE BY HOUSEHOLD

Tenure, and the ratio between homeowner and renter households, can be affected by many factors including housing cost, housing type, housing availability, and job availability. From 2000 to 2019, generally, about three quarters of all households in the city owned their homes. In comparison less than half of all households in the county owned their homes for the same timeframe. In both regions, however, homeownership rates have decreased throughout the period. According to the 2019 American Community Survey, 73.1 percent of the households in the City of Carson owned their homes, as compared with 26.9 percent of the households that were renters (see Table 2-6).

**Table 2-6: City of Carson Household Tenure, 2000 - 2019**

Tenure	Number	Carson		Los Angeles County	
		Percent	Number	Percent	Number
<b>2000</b>					
Owners	19,205	77.9%	1,499,744	47.9%	
Renters	5,443	22.1%	1,634,030	52.1%	
<b>2010</b>					
Owners	18,982	76.2%	1,552,091	48.2%	
Renters	5,921	23.8%	1,665,798	51.8%	
<b>2019</b>					
Owners	18,440	73.1%	1,519,516	45.8%	
Renters	6,771	26.9%	1,797,279	54.2%	

Source: U.S. Dept. of Commerce, Bureau of the Census, 2000 Census Report and 2006-2010, 2015-2019 American Community Survey

## OVERCROWDING

The Census defines overcrowded households as units with more than one (1) person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded is defined as over 1.5 persons per room. The 2019 American Community Survey indicated that about 2,422 households (9.6 percent) in Carson were overcrowded. As shown in Table 2-7, overcrowding was a greater problem for renters, with 17.1 percent of renter households reporting some level of overcrowding (i.e., including both overcrowded and severely overcrowded households), as compared to 6.8 percent of owners. Renters were also more likely to be living in severely overcrowded conditions.

**Table 2-7: City of Carson Overcrowding by Tenure<sup>1</sup>, 2019**

Tenure	Total Housing Units	Overcrowded Households		Severely Overcrowded Households	
		Number	Percent	Number	Percent
Owners	18,440	1,072	5.8%	191	1.0%
Renters	6,771	774	11.4%	385	5.7%

1. The Census defines overcrowded households as units with more than one (1) person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded is identified as over 1.5 persons per room.

Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

The city's existing housing stock consists of primarily owner-occupied units that contain a greater number of bedrooms compared to the rental housing stock (Table 2-25). In 2019, about 35.7 percent of owner-occupied units and about 13.0 percent of rental units consisted of four bedrooms or more. Greater overcrowding conditions for renters compared to owners may reflect the need for larger units with a greater number of bedrooms within the rental housing stock.

## INCOME

A major factor determining the ability of a household to obtain adequate housing is income. Table 2-8 shows that in 2019, the median household income in Carson was \$82,305. This was higher than the county median income of \$68,044. While Carson's median income was less than that of Torrance (\$93,492) it was significantly higher than the median incomes of surrounding cities including Compton (\$52,883) and Long Beach (\$63,017), as indicated in Table 2-8. The percent change in median income between 2010 and 2019 was about 20.3 percent for Carson, which lags behind the 22.7 percent increase at the county level as well as the increases in neighboring jurisdictions. The relatively large student population in Carson may be one factor in accounting for the lower rates of median income increases.

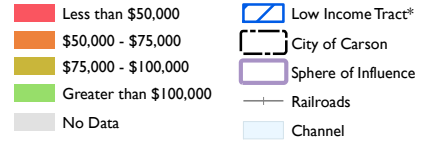
**Table 2-8: City of Carson and Surrounding Areas Median Income, 2010 - 2019**

Jurisdiction	2010 Median Income	2019 Median Income	Percent Change
Carson	\$68,425	\$82,305	20.3%
Torrance	\$74,163	\$93,492	26.1%
Compton	\$43,201	\$52,883	22.4%
Long Beach	\$51,173	\$63,017	23.1%
Los Angeles County	\$55,476	\$68,044	22.7%

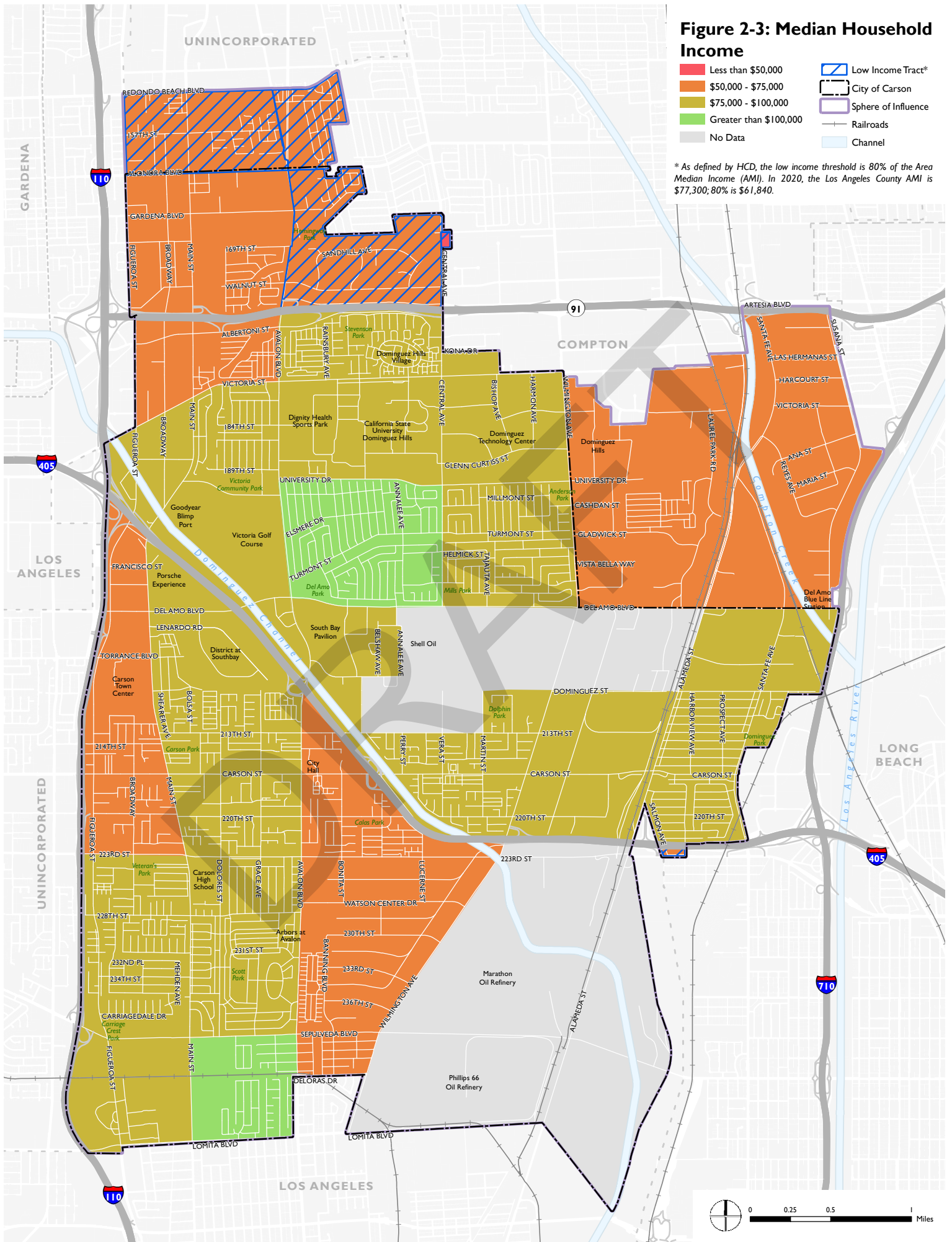
Source: U.S. Dept. of Commerce, Bureau of the Census, 2006-2010 and 2015-2019 American Community Survey

Per the 2019 American Community Survey, there is a relatively even distribution of household income levels in Carson. Table 2-9 presents the number and percentage of households within the city that fall within a series of ten income ranges. About 27.3 percent of the city's households earn annual incomes up to \$49,999. At the opposite end of the spectrum, about 55.7 percent of Carson's households earned \$75,000 or more annually. Figure 2-3 shows median household incomes in the city by census tract.

**Figure 2-3: Median Household Income**



\* As defined by HCD, the low income threshold is 80% of the Area Median Income (AMI). In 2020, the Los Angeles County AMI was \$77,300; 80% is \$61,840.



**Table 2-9: City of Carson Household Income, 2019**

<i>Income Range</i>	<i>Number of Households</i>		<i>Percent of Households</i>
Under \$10,000	756		3.0%
\$10,000 - \$14,999	958		3.8%
\$15,000 - \$24,999	1,336		5.3%
\$25,000 - \$34,999	1,513		6.0%
\$35,000 - \$49,999	2,319		9.2%
\$50,000 - \$74,999	4,286		17.0%
\$75,000 - \$99,999	3,882		15.4%
\$100,000 - \$149,999	5,370		21.3%
\$150,000 - \$199,999	2,546		10.1%
\$200,000 or more	2,244		8.9%
<b>Total</b>	<b>25,211</b>		<b>100.0%</b>

Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

The U.S. Department of Housing and Urban Development, and the State Department of Housing and Community Development, have developed the following income categories and their definitions:

- Very low-income - less than 50 percent of the county median income.
- Low-income - between 51 and 80 percent of the county median income.
- Moderate-income - between 81 and 120 percent of the county median income.
- Above moderate-income - greater than 120 percent of the county median income.

Carson’s 2010 and 2019 income distributions can be divided into these four income groups through interpolation, as presented in Table 2-10. Comparing the city’s income distribution in these two years provides insight into the changing income characteristics of the city’s population. While very low- and moderate-income households decreased, low- and above moderate-income households increased over the period. There was an overall increase of 308 households during the period. The change in income distribution is likely due to several factors, including the increased county Area Median Income (AMI), the movement of moderate-income households into either the above moderate- or low-income categories, and the upward movement of very low-income households into the low-income category.

**Table 2-10: City of Carson Income Groups<sup>1</sup>, 2010 - 2019**

<i>Income Level</i>	<i>2010 (Households)</i>		<i>2019 (Households)</i>		<i>Change 2000-2019</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Very Low-Income (0% - 50% AMI)	4,751	19.1%	3,051	12.1%	-1,700	-35.8%
Low-Income (51% - 80% AMI)	2,823	11.3%	3,832	15.2%	1,009	35.7%
Moderate-Income	6,118	24.6%	4,286	17.0%	-1,832	-29.9%

**Table 2-10: City of Carson Income Groups<sup>1</sup>, 2010 - 2019**

Income Level	2010 (Households)		2019 (Households)		Change 2000-2019	
	Number	Percent	Number	Percent	Number	Percent
(81% - 120% AMI)						
Above Moderate-Income (>120% AMI)	11,211	45.0%	14,043	55.7%	2,832	25.3%
<b>Total</b>	<b>24,903</b>	<b>100.0%</b>	<b>25,211</b>	<b>100.0%</b>	<b>308</b>	<b>1.2%</b>

1. Based on Los Angeles County 2010 Area Median Income of \$55,476 and 2019 Area Median Income of \$68,044.

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 Census Report and 2015-2019 American Community Survey

## HOUSING COST BURDEN

State and federal standards for housing overpayment are based on an income-to-housing cost ratio of 30 percent and above. Households paying greater than 30 percent of their income have less income available for other necessities such as food, clothing, utilities, and health care. Households that spend 30 percent or more of gross income on housing costs are considered “cost burdened,” while those that spend 50 percent or more are considered “severely cost burdened.”

According to 2013-2017 HUD CHAS estimates, 8,710 (34.3 percent) Carson households are paying more than 30 percent of their income for housing. As shown in Table 2-11, an estimated 6,540 (59.2 percent) of Carson's lower-income households, those making 80 percent or less of the HUD Area Median Family Income (HAMFI), were experiencing cost burden. Further, about 32.4 percent of lower-income households were experiencing severe cost burden. About 3,260 (37.4 percent) of all cost burdened households are renter-occupied, while 5,450 (62.6 percent) are owner-occupied. Cost burden is generally greater for renters, as 50.4 percent of renters and 28.8 percent of owners faced some level of cost burden. Further, 70.2 percent of lower-income renters were cost-burdened compared with 52.7 percent of owners.

**Table 2-11: City of Carson Cost-Burdened Households**

Income Category <sup>1</sup>	Renters		Owners		Total Households	
	Number	Percent	Number	Percent	Number	Percent
<b>Extremely Low-Income (Under 30% HAMFI<sup>2</sup>)</b>						
No Cost Burden/Not Computed	255	16.8%	460	26.4%	715	21.9%
Cost Burden	260	17.1%	335	19.2%	595	18.2%
Severe Cost Burden	1,005	66.1%	950	54.4%	1,955	59.9%
<b>Very Low-Income (30% - 50% HAMFI)</b>						
No Cost Burden/Not Computed	230	19.2%	835	45.9%	1,065	35.3%
Cost Burden	555	46.3%	275	15.1%	830	27.5%
Severe Cost Burden	415	34.6%	710	39.0%	1,125	37.3%
<b>Low-Income (50% - 80% HAMFI)</b>						
No Cost Burden/Not Computed	750	53.0%	1,975	59.0%	2,725	57.2%
Cost Burden	540	38.2%	1,000	29.9%	1,540	32.4%

Income Category <sup>1</sup>	Renters		Owners		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Severe Cost Burden	125	8.8%	370	11.1%	495	10.4%
<b>All Lower-Income (Under 80% HAMFI)</b>						
No Cost Burden/Not Computed	1,235	29.9%	3,270	47.3%	4,505	40.8%
Cost Burden	1,355	32.8%	1,610	23.3%	2,965	26.8%
Severe Cost Burden	1,545	37.4%	2,030	29.4%	3,575	32.4%
<b>Moderate- and Above Moderate-Income (Over 80% HAMFI)</b>						
No Cost Burden/Not Computed	1,970	84.5%	10,190	84.9%	12,160	84.9%
Cost Burden	315	13.5%	1,565	13.0%	1,880	13.1%
Severe Cost Burden	45	1.9%	245	2.0%	290	2.0%
<b>All Incomes</b>						
No Cost Burden/Not Computed	3,205	49.6%	13,460	71.2%	16,665	65.7%
Cost Burden	1,670	25.8%	3,175	16.8%	4,845	19.1%
Severe Cost Burden	1,590	24.6%	2,275	12.0%	3,865	15.2%
<b>Total</b>	<b>6,465</b>		<b>18,910</b>		<b>25,375</b>	

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.

2. HUD Area Median Family Income (HAMFI).

Source: 2013-2017 HUD CHAS

## 2.4 Employment Characteristics

The 2015-2019 American Community Survey classified 47,785 persons living within Carson as being part of the labor force (this includes employed and unemployed persons aged 16 years and above). Of this total, 47,762 persons were in the civilian labor force with a total of 44,911 persons employed. According to the California Employment Development Department (EDD), the annual average unemployment rate in 2020 for Carson was 13.6 percent, while it was 12.8 percent for the county. These relatively high rates are likely the result of the COVID-19 economic crisis, as Carson saw the much lower unemployment rate of 6.3 percent in September 2017.

Industry sectors where Carson residents are employed reflect the presence of CSU Dominguez Hills and other educational institutions, major medical institutions in close proximity to the city, and the expansive industrial and warehousing uses in the community. In 2019, 27.2 percent of the city's employed residents were employed in educational services, health care and social assistance, and about 10.9 percent were employed in the manufacturing sector. The next largest employment industries in Carson were the professional, scientific, management, administrative, and waste management services sector at 10.1 percent followed by the retail trade sector at 9.6 percent. See Table 2-12 for the complete breakdown by industry.



**Table 2-12: Carson Labor Force by Industry, 2019**

<i>Industry</i>	<i>Number</i>	<i>Percent</i>
Agriculture, forestry, fishing and hunting, and mining	242	0.5%
Construction	2,405	5.4%
Manufacturing	4,903	10.9%
Wholesale trade	1,468	3.3%
Retail trade	4,291	9.6%
Transportation, warehousing, and utilities	3,591	8.0%
Information	907	2.0%
Finance and insurance, and real estate, and rental and leasing	2,158	4.8%
Professional, scientific, and management, and administrative, and waste management services	4,523	10.1%
Educational services, and health care and social assistance	12,202	27.2%
Arts, entertainment, and recreation, and accommodation and food services	4,082	9.1%
Other services, except public administration	2,075	4.6%
Public administration	2,064	4.6%
<b>Total</b>	<b>44,911</b>	<b>100.0%</b>

Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

Table 2-13 provides employment by occupation for the City of Carson, based on the 2015-2019 American Community Survey. Management, business, science, and arts occupations comprised 33.4 percent of the labor force. The next two highest occupational categories were sales and office occupations at 23.3 percent and service occupations at 19.7 percent.

**Table 2-13: Carson Residents' Employment by Occupation, 2019**

<i>Occupation</i>	<i>Number</i>	<i>Percent</i>
Management, business, science, and arts occupations	14,984	33.4%
Service occupations	8,830	19.7%
Sales and office occupations	10,483	23.3%
Natural resources, construction, and maintenance occupations	3,290	7.3%
Production, transportation, and material moving occupations	7,324	16.3%
<b>Total</b>	<b>44,911</b>	<b>100.0%</b>

Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

Another consideration of employment opportunities within the city is through the use of the "jobs-employed residents" ratio. The State Legislature established Government Code Section 65890.1, the intent of which is to encourage land use patterns which balance the location of employment-generating uses with residential uses. A balanced community would have a match between the number of employed residents and employment opportunities, enabling most residents to also work in the community. Per the 2040 General Plan, buildout calculations are projected to result in 106,500 jobs and a population of about 144,600 in 2040, which translates to a jobs-employed

residents ratio of 1.65, which is 7 percent less than the current ratio of 1.77 (Table 2-14). This implies that there is an abundance of jobs compared to employed residents of Carson, reflecting the city’s role as an employment center in the region. While this imbalance is expected to decrease over the next few decades, Carson is likely to remain an employment hub.

**Table 2-14: City of Carson Jobs to Employed Residents, Existing to 2040**

	Existing <sup>1</sup>	Change	2040 Total <sup>2</sup>	Percent Change
Total Population	98,900	46,000	144,900	47%
Employed Residents	43,900	22,200	66,100	51%
Jobs	77,600	31,500	109,100	41%
Jobs/Employed Residents	1.77	-	1.65	-7%

1. Population and jobs are rounded to the nearest 100. Population estimates are from 2020, while job estimates are from 2018.

2. Estimates are based on 2040 General Plan buildout projections.

Source: CA DOF E-5 Population and Housing Unit Estimates, 2020; U.S. Census Bureau, OnTheMap LEHD Origin-Destination Employment Statistics, 2018; Dyett & Bhatia, 2021

## 2.5 Housing Stock Characteristics

In order to determine the extent of housing need in the City of Carson, the analysis must also include the type of housing available. Housing need is defined as the difference between the type of housing required by the city's existing and projected population and the type of housing available. The size, price, and condition of existing units are the major factors in determining suitability. With a DOF estimated housing stock of 26,451 units in 2020, Carson represents a mid-sized community in Los Angeles County. During the 2010 to 2020 period, the number of housing units in Carson grew 0.9 percent, which was much lower than both the county and the SCAG region (see Table 2-15).

**Table 2-15: City of Carson and Surrounding Areas Housing Growth, 2010 - 2020**

Jurisdiction	2010 Housing Units	2020 Housing Units	2010 – 2020 Percent Change
Carson	26,226	26,451	0.9%
Torrance	58,377	58,591	0.4%
Compton	24,523	24,637	0.5%
Long Beach	176,032	177,783	1.0%
Los Angeles County	3,443,087	3,590,574	4.3%
SCAG Region	6,327,311	6,634,320	4.9%

Source: SCAG Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

## HOUSING TYPE AND TENURE

The city's 2020 housing stock is comprised of 78.4 percent single-family, 12.3 percent multifamily, and 9.3 percent mobile homes. During the 2010 to 2020 period, the city's multifamily housing stock increased by 14.0 percent while its single-family stock decreased by 0.8 percent (Table 2-16). The predominance of single-family homes is consistent with Carson's generally older adult population.

**Table 2-16: City of Carson Household Type, 2010 - 2020**

Housing Type	2010		2020		2010 – 2020 Percent Change
	Number	Percent	Number	Percent	
<b>Mobile home</b>	<b>2,456</b>	<b>9.36%</b>	<b>2,456</b>	<b>9.29%</b>	<b>0.0%</b>
<b>Multifamily</b>	<b>2,852</b>	<b>10.87%</b>	<b>3,250</b>	<b>12.29%</b>	<b>14.0%</b>
5+ units	2,164	8.25%	2,544	9.62%	17.6%
2-4 units	688	2.62%	706	2.67%	2.6%
<b>Single-family</b>	<b>20,918</b>	<b>79.76%</b>	<b>20,745</b>	<b>78.43%</b>	<b>-0.8%</b>
Attached	2,398	9.14%	2,404	9.09%	0.3%
Detached	18,520	70.62%	18,341	69.34%	-1.0%
<b>Total</b>	<b>26,226</b>	<b>100.00%</b>	<b>26,451</b>	<b>100.00%</b>	<b>0.9%</b>

Source: SCAG Local Housing Data (California Department of Finance E-5 Population and Housing Unit Estimates)

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market, like residential mobility. Owner-occupied housing evidences a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and the age of the householder.

The housing stock in Carson has historically been majority owner-occupied units, although the proportion of owner-occupied units has somewhat decreased in recent years. As seen in Table 2-6, the ratio of owner-occupied to renter-occupied units decreased slightly from 76.2 percent owners and 23.8 percent renters in 2010 to 73.1 percent owners and 26.9 percent renters in 2019. This is likely due to the construction of new apartment buildings in the city's core, as the 17.6 percent growth of 5+ unit multifamily housing during the 2010 to 2020 period shown in Table 2-16 suggests.

## VACANCY RATE

According to the 2019 American Community Survey, the percentage of vacant housing units was 2.5 percent for Carson and 6.4 percent for Los Angeles County. In Carson, 4.7 percent of vacant units were for rent and 5.8 percent were for sale.

## HOUSING CONDITIONS

The accepted standard for major housing rehabilitation needs is normally a 30-year timeframe. According to the 2015-2019 American Community Survey, about 90 percent of Carson's housing stock was 30 years or older in 2019 (i.e., built in or before 1989). This suggests that a number of Carson homes may need to be rehabilitated.

Precise quantifications of housing rehabilitation needs are difficult to estimate. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Households living in substandard conditions are in need of housing assistance even if they are not actively seeking alternative housing arrangements. In addition to structural deficiency and standards, the lack of certain infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2019 American Community Survey, as shown in Table 2-17, there were 61 housing units in the city lacking complete plumbing facilities and 70 housing units lacking complete kitchen facilities.

**Table 2-17: City of Carson Plumbing and Kitchen Facilities by Tenure, 2019**

	Owner		Renter	
	Number	Percent	Number	Percent
<b>Plumbing</b>				
Complete plumbing facilities	18,399	99.8%	6,751	99.7%
Lacking complete plumbing facilities	41	0.2%	20	0.3%
<b>Kitchen</b>				
Complete kitchen facilities	18,408	99.8%	6,733	99.4%
Lacking complete kitchen facilities	32	0.2%	38	0.6%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

## HOUSING COSTS

The cost of housing determines whether or not a household will be able to obtain an adequately-sized unit in good condition in the area in which they wish to locate. Table 2-18 uses HCD's 2020 State Income Limits to estimate the maximum affordable mortgage payments and rents for households of various sizes in Carson. Affordable housing cost is based on a maximum of 30 percent (35 percent for moderate-income owners) of gross household income devoted to mortgage or rental costs. For instance, the maximum affordable sales price for a low-income household of four is \$308,131, while the maximum affordable rent for that same household would be \$2,043.

**Table 2-18: City of Carson Housing Affordability by Income Group**

Household Size	AMI Limits <sup>1</sup>	Affordable Monthly Payment <sup>2</sup>		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities <sup>3</sup>	Taxes & Insurance <sup>4</sup>	Renter	Owner <sup>5</sup>
<b>Extremely Low-Income (&lt;30% AMI)</b>							
1 Person (Studio)	\$23,700	\$593	\$593	\$126	\$207	\$467	\$63,800
2 Person (1 Bedroom)	\$27,050	\$676	\$676	\$150	\$237	\$526	\$70,984
3 Person (2 Bedroom)	\$30,450	\$761	\$761	\$176	\$266	\$585	\$78,414
4 Person (3 Bedroom)	\$33,800	\$845	\$845	\$210	\$296	\$635	\$83,265
5 Person (4 Bedroom)	\$36,550	\$914	\$914	\$253	\$320	\$661	\$83,695
<b>Very Low-Income (31%-50% AMI)</b>							
1 Person (Studio)	\$39,450	\$986	\$986	\$126	\$345	\$861	\$126,617
2 Person (1 Bedroom)	\$45,050	\$1,126	\$1,126	\$150	\$394	\$976	\$142,951
3 Person	\$50,700	\$1,268	\$1,268	\$176	\$444	\$1,092	\$159,039

**Table 2-18: City of Carson Housing Affordability by Income Group**

Household Size	AMI Limits <sup>1</sup>	Affordable Monthly Payment <sup>2</sup>		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities <sup>3</sup>	Taxes & Insurance <sup>4</sup>	Renter	Owner <sup>5</sup>
(2 Bedroom)							
4 Person (3 Bedroom)	\$56,300	\$1,408	\$1,408	\$210	\$493	\$1,198	\$173,040
5 Person (4 Bedroom)	\$60,850	\$1,521	\$1,521	\$253	\$532	\$1,268	\$180,838
<b>Low-Income (51%-80% AMI)</b>							
1 Person (Studio)	\$63,100	\$1,578	\$1,578	\$126	\$552	\$1,452	\$220,997
2 Person (1 Bedroom)	\$72,100	\$1,803	\$1,803	\$150	\$631	\$1,652	\$250,840
3 Person (2 Bedroom)	\$81,100	\$2,028	\$2,028	\$176	\$710	\$1,852	\$280,376
4 Person (3 Bedroom)	\$90,100	\$2,253	\$2,253	\$210	\$788	\$2,043	\$308,131
5 Person (4 Bedroom)	\$97,350	\$2,434	\$2,434	\$253	\$852	\$2,181	\$326,368
<b>Moderate-Income (81%-120% AMI)</b>							
1 Person (Studio)	\$64,900	\$1,623	\$1,893	\$126	\$663	\$1,497	\$271,206
2 Person (1 Bedroom)	\$74,200	\$1,855	\$2,164	\$150	\$757	\$1,705	\$308,724
3 Person (2 Bedroom)	\$83,500	\$2,088	\$2,435	\$176	\$852	\$1,912	\$345,690
4 Person (3 Bedroom)	\$92,750	\$2,319	\$2,705	\$210	\$947	\$2,109	\$380,272
5 Person (4 Bedroom)	\$100,150	\$2,504	\$2,921	\$253	\$1,022	\$2,251	\$404,302

**Table 2-18: City of Carson Housing Affordability by Income Group**

Household Size	AMI Limits <sup>1</sup>	Affordable Monthly Payment <sup>2</sup>		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities <sup>3</sup>	Taxes & Insurance <sup>4</sup>	Renter	Owner <sup>5</sup>

1. AMI limits based on 2020 HCD State Income Limits, other assumptions derived from City of Carson 2020 Affordable Ownership Condominium Price Table (City of Carson Housing Authority).
2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).
3. Utilities are estimated according to the 2020 County of Los Angeles Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as basic electric, water, trash, air conditioning, refrigeration and range across multi- and single-family homes. Assumed equivalent for owners and renters.
4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.
5. Assumed 30-year amortization, 3.17% interest rate, 3.5% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2020; County of Los Angeles Utility Allowance Schedule, 2020; City of Carson Housing Authority, 2020 Affordable Ownership Condominium Price Table; Dyett & Bhatia, 2021

Housing costs have seen a steady rise over the previous decade, reflected in higher median home values in Carson and other jurisdictions. As shown in Table 2-19, Carson’s median home value in 2019 was \$462,600, which was about a 9.6 percent increase from 2010. Housing sales price data is also available from SCAG Core Logic/Data Quick estimates. Between 2010 and 2018 the median housing sales price in Carson increased by 68.9 percent, from \$305,000 to \$515,000. This estimate reflects the actual sale price of homes, while the Census-derived median home value represents the respondent’s estimate of how much the property would sell for if it were for sale.

**Table 2-19: City of Carson and Surrounding Areas Housing Values, 2010 - 2019**

Jurisdiction	2010 Median Housing Value	2019 Median Housing Value	2010 – 2019 Percent Change
Carson	\$422,100	\$462,600	9.6%
Torrance	\$657,700	\$762,700	16.0%
Compton	\$330,100	\$355,200	7.6%
Long Beach	\$508,900	\$556,100	9.3%
Los Angeles County	\$508,800	\$583,200	14.6%
SCAG Region	\$417,050	\$466,650	11.9%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2006-2010 and 2015-2019 American Community Survey

More detailed information on housing values in Carson can be tracked using Zillow’s housing data. The Zillow Home Value Index (ZHVI) gives the “typical home value for the region,” which is distinct from the “median home value.” The ZHVI provides a smoothed, seasonally adjusted

measure of the typical home value for homes in the 35<sup>th</sup> to 65<sup>th</sup> percentile range. Thus, while a useful measure of current market patterns in Carson, the ZHVI should not be used in direct comparison with median home values or median sales prices. Table 2-20 provides a breakdown of ZHVI metrics across different housing types within the city during the 2010 to 2021 period.

**Table 2-20: City of Carson ZHVI, 2010 - 2021**

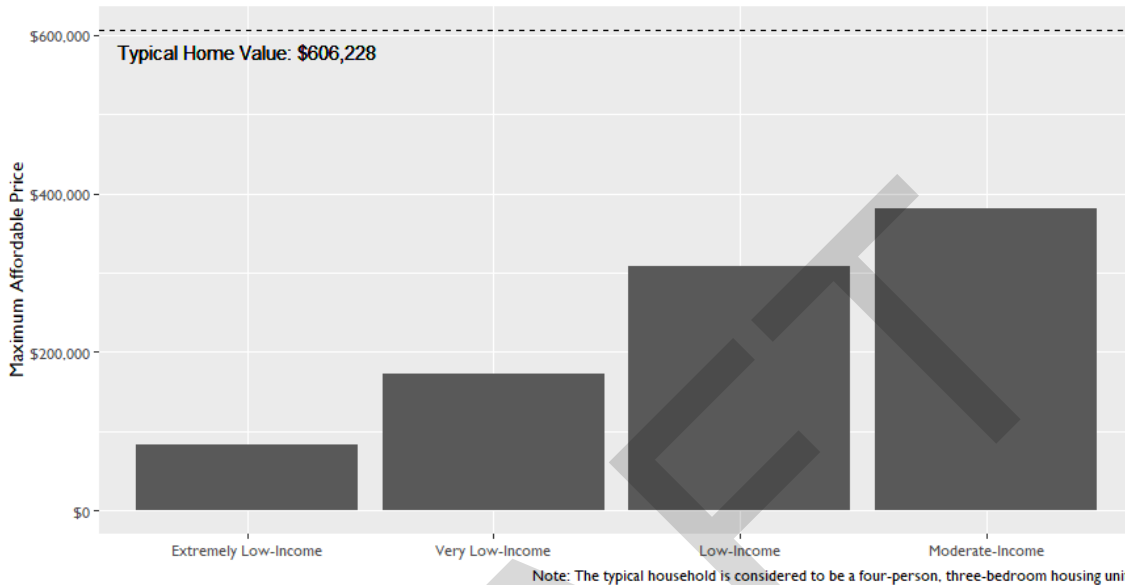
<i>Housing Type</i>	<i>January 2010 ZHVI</i>	<i>January 2021 ZHVI</i>	<i>2010 – 2021 Percent Change</i>
<b>Total</b>	<b>\$331,035</b>	<b>\$634,463</b>	<b>91.7%</b>
Single-Family	\$338,707	\$643,804	90.1%
Condo	\$259,897	\$462,635	78.0%
1 Bedroom	\$162,655	\$286,701	76.3%
2 Bedroom	\$230,059	\$478,059	107.8%
3 Bedroom	\$320,894	\$606,228	88.9%
4 Bedroom	\$364,969	\$679,414	86.2%
5+ Bedrooms	\$395,350	\$715,644	81.0%

*Source: Zillow Home Value Index, January 31, 2010 and January 31, 2021*

When compared with affordability estimates from Table 2-18, it is apparent that the 2019 median housing value of \$462,600 is unaffordable for all income levels and household sizes. According to 2021 ZHVI estimates, a moderate-income four-person household would only be able to afford a one-bedroom unit (\$286,701). This demonstrates that there is an affordability gap in Carson, as homeownership at appropriate sizes and affordability levels is generally out of reach for Carson households. Per Chart 2-3, the typical household – a four-person, three-bedroom unit – cannot afford housing prices at any income level.



**Chart 2-3: Homeownership Affordability Gap for the Typical Household**



Source: Zillow Home Value Index, January 31, 2021; HCD State Income Limits, 2020; County of Los Angeles Utility Allowance Schedule, 2020; City of Carson Housing Authority, 2020 Affordable Ownership Condominium Price Table; Dyett & Bhatia, 2021

## RENTAL HOUSING

In 2019, the median monthly rent in Carson was \$1,524. Table 2-21 illustrates that rents in Carson were generally higher than those of surrounding jurisdictions except Torrance. This may be in part due to the relatively small stock of rental housing compared to owner-occupied units in Carson.

**Table 2-21: City of Carson and Surrounding Areas Monthly Rents: 2019**

Jurisdiction	2019 Median Monthly Rent
Carson	\$1,524
Torrance	\$1,736
Compton	\$1,219
Long Beach	\$1,324
Los Angeles County	\$1,460
SCAG Region	\$1,418

Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

To better understand rental costs in Carson, U.S. Census microdata compiled by IPUMS USA can be used. IPUMS data corresponds to the Public Use Microdata Area (PUMA) for Carson, which does not necessarily have the same boundaries as other Census-derived estimates. Additionally, estimates are weighted by the representativeness of the sampled household given IPUMS-derived weights. Table 2-22 provides estimated median monthly gross rents in the city by the number of bedrooms using this data. Estimates of gross rent include additional expenses like utilities.

**Table 2-22: City of Carson Monthly Rental Rates: 2019**

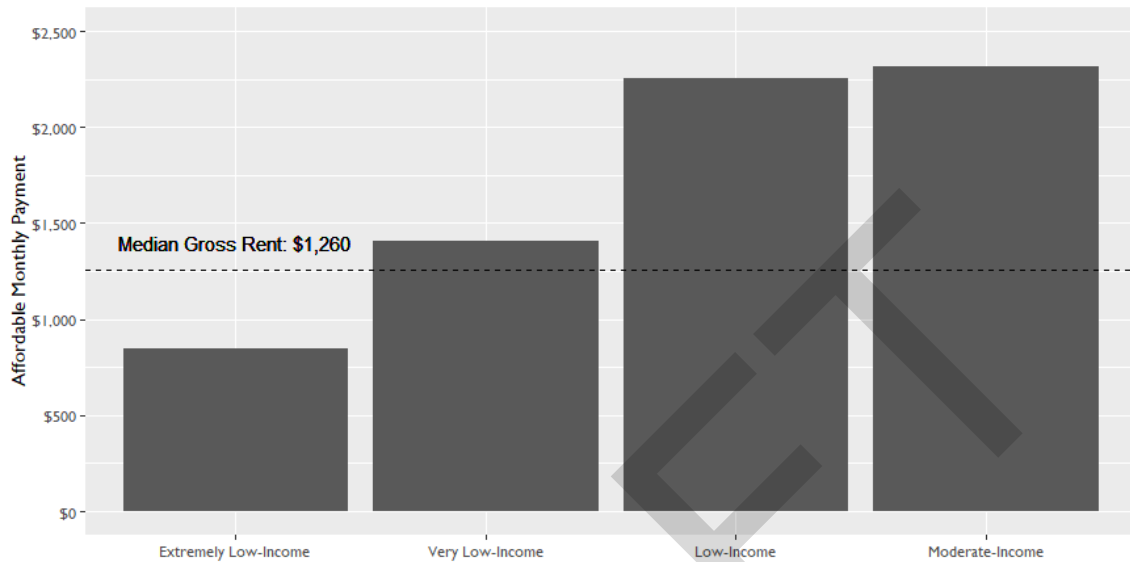
<i>Number of Bedrooms</i>	<i>Estimated Number of Households<sup>1</sup></i>	<i>2019 Median Monthly Gross Rent<sup>2</sup></i>
0	881	-
1	577	\$1,000
2	1,906	\$1,265
3	7,925	\$1,260
4	13,389	\$1,797
5	7,275	\$2,235
6	1,411	\$2,323
7	13	-
8	36	-

1. Household count is based on the Public Use Microdata Area (PUMA) for Los Angeles County (South Central) – Carson City. While PUMAs generally follow the boundaries of census-defined “places,” total household counts may differ from other Census-derived estimates.

2. Estimates of median gross rent are weighted by an IPUMS-derived household weight.

Source: IPUMS USA, 2015-2019 ACS

Existing housing affordability in Carson can be determined by comparing the maximum affordable monthly payments (see Table 2-18) to median monthly rents for the typical household. The maximum affordable monthly payment, as opposed to maximum affordable price, should be considered in determining affordability since that estimate includes utility costs and is therefore a more appropriate comparison for median monthly gross rent. Considering these affordability estimates, rental rates in Carson are not affordable to the typical extremely low-income household in the city. The median monthly gross rent for a three-bedroom unit is \$1,260, while the maximum affordable monthly payment for the typical extremely low-income household is \$845. However, the typical very low-, low-, and moderate-income household would be able to afford the monthly gross rent of an appropriately sized unit. The maximum affordable monthly payment is \$1,408 for a very low-income household, \$2,253 for a low-income household, and \$2,319 for a moderate-income household. These all exceed the median monthly gross rent of \$1,260 for a three-bedroom unit. Chart 2-4 below demonstrates the rental affordability gap in Carson.

**Chart 2-4: Rental Affordability Gap for the Typical Household**

Source: Zillow Home Value Index, January 31, 2021; HCD State Income Limits, 2020; County of Los Angeles Utility Allowance Schedule, 2020; City of Carson Housing Authority, 2020 Affordable Ownership Condominium Price Table; Dyett & Bhatia, 2021

## 2.6 Special Needs

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. Thus, some residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households, homeless people, and farmworkers. Many households within these special needs groups also fall within the extremely low-income category. The number of special-needs households and/or persons in Carson is summarized in Table 2-23.

**Table 2-23: City of Carson Special Needs Groups**

<i>Needs Group</i>	<i>Number of Households/Persons</i>	<i>Percent of Total Households/Persons<sup>1</sup></i>
Elderly Persons (65+)	15,397	16.7%
Persons with Disabilities <sup>2</sup>	11,251	12.2%
<i>Independent Living</i>	4,945	5.4%
<i>Self-Care</i>	3,006	3.3%
<i>Ambulatory</i>	6,220	6.8%
<i>Cognitive</i>	4,413	4.8%
<i>Vision</i>	1,970	2.1%
<i>Hearing</i>	3,110	3.4%
Persons with Developmental Disabilities	2,520	2.7%
Extremely Low-Income Households (less than or equal to 30% HAMFI) <sup>3</sup>	3,265	12.9%
Large Households (5 or more persons)	5,516	21.9%
Female-Headed Households	7,177	28.5%
Farmworkers <sup>4</sup>	242	0.3%
Homeless Persons <sup>5</sup>	386	0.4%

1. Based on City of Carson 2019 total population of 92,079 and 2019 total households of 25,211.

2. Since some disabilities are only recorded for populations above a certain age (e.g. 5 or 18), population percentages may not be accurate. As individuals may declare more than one disability, specific disability types should not be summed.

3. Percentage based on the 2013-2017 HUD CHAS estimate of 25,380 households.

4. Persons employed in Agriculture, forestry, fishing and hunting, and mining.

5. Includes both sheltered and unsheltered, based on 2019 point-in-time counts – total percentage may not be accurate.

*Source: SCAG Local Housing Data (June 2019 CA DDS, 2019 city and county homelessness point-in-time counts); U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey; 2013-2017 HUD CHAS*

Carson has been able to satisfy some of the needs of various special needs residents in the city through the licensing of group homes and other similar facilities that can accommodate special needs housing. For example, according to the California Department of Social Services (CDSS), there are 82 licensed or license pending Community Care Facilities in Carson as of March 2021. This includes group homes, small family homes, adult residential care centers, and elderly residential care centers. There are 57 licensed adult residential care facilities, of which 56 accommodate six or fewer adults. The only facility that accommodates more than six adults is the Olivia Isabel Manor adult residential care facility which accommodates 110 residents. There are, in addition, 18 residential care facilities for the elderly, 16 of which accommodate six or fewer adults, while the Carson Senior Assisted Living Facility which accommodates 230 residents and the Bayside Guest Home accommodates 10 residents. Finally, there is one small-family home in Carson, the Ugalde Small Family Home which accommodates one person. There are currently no

group homes in Carson. All of these types of facilities and their locations are included in Appendix B.

## **ELDERLY**

The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. An estimated 15,397 elderly persons (65 years and over) resided in Carson in 2019, representing 16.7 percent of the total population. The proportion of elderly residents can be expected to increase as those persons in the middle age groups grow older. Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly, who are usually on fixed incomes. In Carson, however, approximately 85 percent of elderly households own their homes while only 15 percent rent. According to the 2019 American Community Survey, in Carson there are 1,369 seniors, or about 8.9 percent of the elderly population, whose incomes fell below the poverty level.

## **PERSONS WITH DISABILITIES**

Disabilities can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. In 2019, approximately 12.2 percent of Carson's population reported having at least one of the six Census-defined disabilities. This includes hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Housing opportunities for persons with physical or other disabilities can be maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators and the acceptance of service animals.

### **Persons with Developmental Disabilities**

According to Section 4512 of the California Welfare and Institutions Code a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability but shall not include other handicapping conditions that are solely physical in nature.”

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

As of February 2021, the State Department of Developmental Services (DDS) provides community-based services to more than 330,000 persons with developmental disabilities and their families

through a statewide system of 21 regional centers, two state-operated developmental centers and one state-operated community facility. The Harbor Regional Center and the South Central Los Angeles Regional Center are the two regional centers currently providing point of entry services to people with developmental disabilities in the City of Carson. Table 2-24 provides information from DDS compiled by SCAG on the number of individuals with developmental disabilities in Carson. In June 2019, according to SCAG’s estimates, there were approximately 2,520 individuals actively utilizing services provided by DDS.

**Table 2-24: City of Carson Residents with Developmental Disabilities<sup>1</sup>**

	<i>Residents</i>
<b>By Residence</b>	
Home of Parent/Family/Guardian	764
Independent/Supported Living	30
Community Care Facility	188
Intermediate Care Facility	26
Foster/Family Home	30
Other	10
<b>By Age</b>	
0 – 17 Years	1,048
18+ Years	424
<b>Total Residents</b>	<b>2,520</b>

1. Total residents does not match as counts below 11 individuals are unavailable and some entries were not matched to a zip-code, necessitating approximation.

Source: SCAG Local Housing Data (June 2019 CA DDS)

## LARGE HOUSEHOLDS

Large households are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are those with five or more members. Approximately 21.9 percent of Carson's households in 2019 had five or more members, about 5,516 households. This represents a slight decrease from 2010 when large households comprised 22.9 percent of the city's total households.

According to the 2019 American Community Survey, there is a disparity between the number of larger rental units and owner-occupied units available in the city. For example, as shown in Table 2-25, only about 13.0 percent of the city's rental units have four or more bedrooms while about 35.7 owner-occupied units do. The housing needs of large households can be addressed through the provision of new, affordably-priced larger units or the development of secondary units.

**Table 2-25: City of Carson Housing Stock by Bedroom Mix, 2019**

<i>Number of Bedrooms</i>	<i>Rental Units</i>	<i>Owner Units</i>	<i>Total</i>
0	78	104	182
1	1,092	320	1,412
2	2,332	3,235	5,567
3	2,392	8,193	10,585
4	705	5,610	6,315
5+	172	978	1,150
<b>Total</b>	<b>6,771</b>	<b>18,440</b>	<b>25,211</b>

Source: U.S. Dept. of Commerce, Bureau of the Census, 2015-2019 American Community Survey

## FEMALE-HEADED HOUSEHOLDS

According to the U.S. Census Bureau, beginning with the 1980 Current Population Survey the terms “head of household” and “head of family” have been discontinued and replaced with the terms “householder” and “family householder.” Per the Census, “Recent social changes have resulted in greater sharing of household responsibilities among the adult members and, therefore, have made the term ‘head’ increasingly inappropriate in the analysis of household and family data.” To conform with Census definitions “female family households” and “male family households” will be use instead of “female-headed households” or “male-headed households.” A family household is one maintained by a householder within a family of two or more people and includes any other unrelated people who may be living there. A family household is one type of household as defined by the Census, and households may also include persons living alone or a group of unrelated people sharing a housing unit (i.e., nonfamily households).

Female householders generally tend to have lower incomes or may be subject to discrimination, thus limiting housing availability for this group. Providing housing opportunities for female family households particularly relates both to affordability and services related to the care of children, such as day care, schools, and recreational facilities. According to the 2019 American Community Survey, 7,177 family and nonfamily households (28.5 percent) in Carson had a female householder with no spouse/partner present, see Table 2-26. Of these, approximately 1,289 have dependent children under 18 years of age.

Further, there were 4,800 family households with a female householder, no spouse present. Approximately 2,297 (46.9 percent) of female family households contained at least on child under 18 years. Further, there were about 651 female family households living below the poverty line in 2019 (13.6 percent of female family households), 493 of which contained at least one child under the age of 18 years (21.5 percent of female family households with children). Per Table 2-26, the female family households living under the poverty level constituted nearly half of all family households living under the poverty level. Further, among female family households, about 64.2 percent of were owner-occupied while 35.8 percent were renter-occupied. According to the 2019 American Community Survey, this homeownership rate is lower than that of Carson households overall (73.1 percent). Higher relative poverty rates and lower homeownership rates for female family households likely reflect the fact that female-headed households are generally low-income.

Male householders make up 12.6 percent of all Carson households and constitute 0.9 percent of family households living under the poverty level.

**Table 2-26: Female and Male Householders in Carson, 2019**

Householder Type	Number	Percent <sup>1</sup>
<b>Total households</b>	<b>25,211</b>	<b>100%</b>
Female householder, no spouse/partner present	7,177	28.5%
With own children of the householder under 18 years	1,289	5.1%
Without children under 18 years	2,537	10.1%
Male householder, no spouse/partner present	3,183	12.6%
With own children of the householder under 18 years	305	1.2%
Without children under 18 years	1,442	5.7%
<b>Total family households</b>	<b>20,501</b>	<b>100%</b>
Total families under the poverty level	1,331	6.5%
Married-couple family households under the poverty level	503	2.5%
Female family households under the poverty level	651	3.2%
Male family households under the poverty level	177	0.9%

1. Householder proportions are considered out of total household count, while family household proportions are considered out of total family household count.

Source: U.S. Census Bureau, 2015-2019 American Community Survey

## EXTREMELY LOW-INCOME HOUSEHOLDS

State law requires the quantification and analysis of existing and projected housing needs of extremely low-income households. These encompass households earning less than 30 percent of AMI, adjusted for household size. Given that the median income of Los Angeles County was \$68,044 in 2019, this implies extremely low-income households are those making \$20,413 or less for a four-person household annually. Projected housing needs for these households is assumed to be 50 percent of the very low-income region housing need of 1,770. Thus, there is a projected need for 885 extremely low-income housing units in the city during the 2021-2019 planning period.

Estimates from 2013-2017 CHAS data reported that Carson had a total of 1,520 renter households and 1,745 owner households that were extremely low-income (i.e., had a household income less than 30 percent of HAMFI). The combined total of 3,265 households represents about 12.9 percent of the city’s households, compared to the CHAS-estimated 25,380 total households. Extremely low-income households represent the highest need group in terms of affordable housing as the greatest amounts of subsidies are needed to assist this group.

## FARMWORKERS

The special housing needs of many farmworkers stem from their low wages and the insecure nature of their employment. While it can be difficult to estimate the number of farmworkers due to a lack of consistency of definitions across government agencies, the Census “agriculture, forestry, fishing



and hunting, and mining” industry provides one method of doing so. The 2019 American Community Survey identified 242 farmworkers living in Carson.

Seasonal farm work can also create unique housing challenges in a region, as many traditional affordable housing units cannot accommodate seasonal workers. While local data is not available, per the 2017 Census of Agriculture conducted by the U.S. Department of Agriculture (USDA), there were 1,517 seasonal (i.e., worked for less than 150 days) farmworkers on 238 farms and 1,749 permanent workers on 292 farms in Los Angeles County. Since Carson is located in the urban core of Los Angeles County, it is likely that few seasonal farmworkers live within the city. In Carson, like for other lower income individuals, the housing needs of farmworkers can be addressed through the provision of affordable housing opportunities.

## **PERSONS EXPERIENCING HOMELESSNESS**

Throughout the country, and Los Angeles County in particular, homelessness is an increasing problem. Factors contributing to homelessness include the general lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill. The particular economic challenges instigated by the COVID-19 pandemic has exacerbated many of these previously existing conditions.

As of 2019, there were 386 unsheltered persons experiencing homelessness and 0 sheltered persons in Carson (Table 2-23). These estimates were derived from city and county homelessness point-in-time counts processed by SCAG.

The Los Angeles County Homeless Services Authority (LAHSA) is an independent joint powers authority created by the City of Los Angeles and Los Angeles County for the purpose of planning, coordinating, and managing resources for homeless programs. LAHSA is the lead agency for developing the HUD-funded Continuum of Care (CoC) strategy for the region to meet the needs for emergency shelters for homeless persons and to provide services and housing to transition homeless from emergency housing to transitional and permanent housing. For a variety of services, Los Angeles County is divided into eight Service Planning Areas (SPAs). LAHSA utilizes these SPAs in planning, coordinating, and managing resources for homeless programs. The City of Carson is located in SPA 8—South Bay. Throughout the COVID-19 public health emergency LAHSA has worked with key partners to establish and facilitate the “Project Roomkey” effort. Project Roomkey is a coordinated County-wide effort to secure hotel and motel rooms for people experiencing homelessness who are at a high-risk for hospitalization.

Parallel to LAHSA’s efforts and responsibilities as the lead agency in the County’s CoC, the Los Angeles County Board of Supervisors launched the Homeless Initiative in 2015. The Initiative identified key strategies to prevent and reduce homelessness in the County and received funding for those strategies with the passage of Measure H in 2017. Through coordination with a number of County departments, cities (including Carson), public agencies, and community partners and stakeholders, the Initiative identified 48 strategies to combat homelessness. These were condensed into the following six areas:

1. Prevent homelessness.
2. Subsidize housing.
3. Increase income.
4. Provide case management and services.
5. Create a coordinated care system.
6. Increase affordable/homeless housing.

The City obtained a planning grant from the county in 2017 to develop a comprehensive homelessness plan with the services of Shelter Partnership, Inc. In addition, the City has 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.

Support services are also necessary to address the needs of homeless persons. Support services include case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, childcare, transportation, housing placement, medical and dental care, and other services. Supportive services are accessed at all levels of the CoC. Generally, non-profit service providers target a particular community and population with appropriate social services. Services are accessed in different ways through various homeless programs. For example, job development programs are available to residents of housing programs or may be referred by case managers. Life skills training programs are typically accessed through residential programs offering case management services. Childcare services are often accessed through emergency and transitional shelters that sponsor on- and off-site childcare. Substance abuse programs often receive referrals from Drop-In Centers, Access Centers, LAHSA Emergency Response Team, the court system, Veterans Administration, health and mental health care systems, emergency shelters, transitional shelters and through self-referral. Most services are accessed directly through residential programs that offer these services, or by referral to an off-site program. Mental health services are also an important part of many transitional and permanent programs offered by non-profit providers of the CoC.

There are numerous homeless service providers that are part of the county's CoC. These service providers offer a range of services that extend beyond housing and shelter, including employment training, counseling, financial literacy, legal aid, childcare and transportation services. Homeless persons require special needs housing such as emergency shelters to meet their immediate needs and transitional housing to stabilize their lives and move them toward permanent housing. California Government Code Section 65662 requires that navigation centers for homeless persons transitioning to permanent housing be provided "by right" and CEQA-exempt approvals by local jurisdictions.

## 2.7 Preservation of Assisted Housing at Risk of Conversion

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As required by Government Code Section 65583, the City must analyze the extent to which low-income, multifamily rental units are at risk of becoming market rate housing and, if necessary, develop programs to preserve or replace these assisted housing units. There are several low- to moderate-income housing projects in the city that have existing affordability controls, which are listed in Table 2-27. Further, the California Housing Partnership (CHP) has determined the risk level of units as of August 2021. While the CHP also provides unit estimates and affordability end year estimates, Table 2-27 uses local data provided by the Carson Housing Authority (CHA) or HUD's Multifamily Assistance & Section 8 Database if estimates differ. Affordability end years are based on project covenants and restrictions for CHA projects and the loan, contract, or regulatory agreement end date on HUD-assisted projects. The CHP risk levels are defined below.

- Low Risk – At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.
- Moderate Risk – At-risk of converting to market rate in the next five to 10 years.
- High Risk – At-risk of converting to market rate in the next one to five years.
- Very High Risk – At-risk of converting to market rate within the next year.

While the majority of assisted units are at a low risk of conversion, there are a number of units considered to be at moderate to very high risk. All projects assisted by the CHA are at low risk of conversion, while the two Section 8 based projects face some level of risk. The Carson Gardens Apartments contains 100 assisted units and is considered at moderate risk of conversion, since its Section 8 contract with HUD will expire in 2031. Grace Manor contains 30 assisted units and is considered at very high risk, since its Section 8 contract expires in 2021. However, according to contract renewal information provided by HUD's Multifamily Property/Contract/Rent & Utility Allowance Datasets, the Grace Manor project has a 12-month contract with HUD that, as of July 2021, was in the process of being renewed. Further, 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.

**Table 2-27: City of Carson Assisted Housing Inventory**

Project	Affordable Units <sup>1</sup>				Total Units	Source of Funding <sup>2</sup>	Affordability End Year	Risk Level
	ELI	VLI	LI	MI				
Via 425 - Phase I	0	7	39	18	65	CHA	2067	Low
Via 425 - Phase II	0	4	15	21	40	CHA	2070	Low
Arbor Green	0	4	18	17	40	CHA	2069	Low
Magnolia Walk	0	0	0	12	12	CHA	2058	Low
Villagio I and II	0	15	36	96	276	CHA	2040	Low
VEO	0	0	0	23	143	CHA	2059	Low
Carson City Center	0	9	51	25	86	CHA	2065	Low
Carson Terrace Apts.	0	30	0	30	61	CHA	2055	Low
Avalon Courtyard	0	46	45	0	92	CHA	2050	Low
Bella Vita (Affirmed Housing)	7	37	20	0	65	CHA	2073	Low
Veteran's Village	5	20	0	0	51	CHA	2074	Low
Carson Arts Colony	9	5	9	0	46	CHA	2074	Low
Carson Gardens Apartments	100				101	HUD; Section 8	2031	Moderate
Grace Manor	30				38	HUD; Section 8 (LMSA)	2021	Very High

1. ELI – extremely low-income; VLI – very low-income; LI – low-income; MI – moderate-income.

2. CHA – Carson Housing Authority; LMSA – Loan Management Set-Aside program

Source: Carson Housing Authority, Annual Report FY 2019-2020; HUD, Multifamily Assistance & Section 8 Database, July 29, 2021; California Housing Partnership, August 2021

## COST ANALYSIS

State law requires the analysis of at-risk housing to identify “the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.” The typical development cost of multifamily housing projects in Carson is about \$404,015 per unit. Estimates are derived from the average projected development costs per unit provided in California Tax Credit Allocation Committee (TCAC) applications for multifamily CHA-assisted projects built since 2015, see Table 2-28. If the 130 units identified by the CHP as facing some level of risk converted to market rate housing during the 10-year period, the total replacement cost would be about \$52,521,993.

**Table 2-28: Typical Development Costs of Affordable Housing**

<i>Project Name</i>	<i>Year Built</i>	<i>Per Unit Cost<sup>I</sup></i>
Carson Arts Colony	2019	\$466,261
Bella Vita	2018	\$315,340
Via 425 – Phase II	2015	\$430,455
<b>Average</b>		<b>\$404,015</b>

I. Derived from stated “true cash per unit cost” or “effective per unit costs”, where applicable, in TCAC project applications.

Source: Carson Housing Authority, Annual Report FY 2019-2020; California Tax Credit Allocation Committee, Project Staff Reports 2015-2019

The cost of preservation for typical affordable housing project can be estimated by finding the difference between market rent and affordable rent. As shown in Table 2-18 the affordable monthly rental payment for a very low-income, one-bedroom unit in Carson is \$1,126. In FY 2021 the HUD Fair Market Rent, or gross rent estimate, in the Los Angeles-Long Beach-Glendale metropolitan statistical area (MSA) for a one-bedroom unit was \$1,605. The difference between these two prices is the “affordability gap”, which is about \$479 in Carson. Given this affordability gap, the total cost of preserving all 130 at-risk units would be approximately \$62,270 per month or \$747,240 per year. Preserving affordability for the 10-year period would be about \$7,472,400. Preservation costs are therefore lower than replacement costs in the city.

## RESOURCES FOR PRESERVATION

The City has an ongoing housing program to facilitate the preservation of at-risk housing units. This program is continued in Chapter 6 of this Housing Element. The City has provided funding assistance in the past, through Redevelopment Low- and Moderate-Income Housing Funds, to assist in the development of a variety of affordable housing projects. The City’s Housing Authority and Successor Agency are responsible for all remaining obligations and programs, including the Low- and Moderate-Income Housing Funds. The Carson Housing Authority assists 673 units available to extremely low- to moderate-income households. None of these units are at risk of converting to market rate during the planning period.

In addition to public financing from the Carson Housing Authority, HUD-based financing and subsidy programs can also preserve at-risk units. This includes projects under the Section 8 program, which have the option of either terminating or renewing their contract with HUD. Property owners with Section 8 contracts may be incentivized to terminate if market conditions would lead to higher returns without the government subsidy. To successfully terminate a Section 8 contract the property owner must meet certain procedural requirements, including filing a Notice of Intent (NOI). Failure to file a NOI with HUD one year before the termination date or to meet other procedures will result in an automatic Section 8 contract rollover for five years. If a property owner files a NOI, HUD may offer a number of incentives for that owner to remain in or renew their contracts. Options include refinancing the property mortgage or established high rents.

Further, pursuant to Government Code Section 65863.10, a property owner intending to terminate a Section 8 contract must also provide six months advance notice to each tenant household. This

notice must include the anticipated date of conversion and rent increase, the possibility of the unit remaining subsidized, the owner's intentions, and the appropriate contacts for additional information. The property owner must also send a copy of the statement to the city or county where the property is located, to the appropriate local housing authority, and to HCD. The statement must indicate the number, age, and income of affected tenants, the type of assistance, and the owner's plans for the project. Like HUD, a city may choose to contact the owner and offer financial or other incentives to induce the owner to maintain the contract. The city may also encourage the owner to sell the property to another owner who will maintain affordability restrictions, including a non-profit, mission-driven developer. While the city cannot block an owner from terminating the contract, they can monitor the process to ensure that all state and federal requirements are met.

Public agencies, non-profit housing corporations, and tenant groups may also be a resource for the preservation of at-risk units. A list of resources available for community and housing development is provided in Chapter 5 of this Housing Element. The City of Carson can continue to work with these organizations to preserve assisted units at risk of conversion to market rate.

## **2.8 Energy Conservation**

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The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating/cooling. The high cost of energy and the environmental impacts of energy consumption demand that efforts be taken to reduce or minimize the overall level of urban energy consumption.

Significant reduction in energy use can be achieved through the coordination of land development and transportation infrastructure, a fundamental component of smart growth. Current citywide zoning regulations encourage low- to medium-density development, such as single-family residential or two- to three-story townhomes, and does not permit residential apartment or condominium towers. Further, industrial uses dominate much of the city's current development. Future development, as identified in the Preferred Plan of the Carson General Plan Update, will be concentrated along the downtown Carson core and in centers outside the core. These centers will contain a mix of uses around major streets, including housing, employment, and neighborhood commercial uses. Connections between centers will be redeveloped as greenways to improve mobility throughout the city and create a more vibrant, connected core area with a diverse mix of uses. This is meant to promote "complete neighborhoods" with a range of everyday amenities within walkable distances. The General Plan Update also seeks to reduce greenhouse gas emissions from energy use and transportation – the two largest sources of emissions in Carson – by promoting green building techniques, renewable energy, and energy efficiency in construction, and the retrofit of existing buildings. Further, denser housing and an emphasis on a diversity of transportation modes and choices will help to reduce vehicle miles traveled (VMT) in private automobiles.

To achieve energy conservation goals, the City will continue strict enforcement of the building standards of the 2019 Title 24 Part 2, California Building Code and Title 24 Building Energy Efficiency Standards (Title 24, Parts 6 and 11) related to energy conservation. Title 24 establishes energy budgets or maximum energy use levels for dwelling units. The standards of Title 24 supersede local regulations and mandate implementation by local jurisdictions.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, the need for costly new energy supplies, and the social and economic hardships associated with any future shortages of conventional energy sources, will be minimized.

The City has prepared greenhouse gas (GHG) inventories based on emissions in 2005, 2007, 2010 and 2012. The baseline year is 2005, which means that the future emissions reductions will be measured against emissions that occurred in 2005. According to the City's 2005 baseline GHG emissions inventory, roughly 67 percent of Carson's GHG emissions were generated by commercial energy and 15 percent by on-road transportation. Residential energy accounted for only 4 percent of total emissions. Although state law does not require that GHG emissions be addressed in the General Plan, the California Environmental Quality Act requires that GHG emissions be assessed and mitigated as part of environmental review of any proposed changes to the general plan.

On November 13, 2017, the City Council approved a Climate Action Plan (CAP). The CAP proposes a range of selected strategies with specific actions intended to reduce GHG emissions in a manner consistent with state goals. These strategies include land use and transportation, energy efficiency, solid waste, urban greening, and energy generation and storage. According to the CAP, existing sustainability efforts include land use strategies through the General Plan and energy efficiency strategies. Energy efficient strategies include the following:

- Energy Leadership Partnership – The Southern California Edison's (SCE) Energy Leader Partnership program provides a framework that offers enhanced rebates and incentives to cities that achieve measurable energy savings, reduce peak-time electricity demand and plan for energy efficiency. The program has a tiered incentive structure with threshold criteria required to trigger advancement to the next level of participation. The City of Carson is a Silver Member in the program based on their energy efficiency accomplishments to date.
- Beacon Award Program – The Beacon Award program is sponsored by the Institute for Local Government and the Statewide Energy Efficiency Collaborative (SEEC). The Beacon Award recognizes California cities and counties that have achieved measurable reductions in GHG emissions and energy savings, adopted policies and programs to address climate change, and promote sustainability. On January 10, 2012, City Council adopted the program to become a Beacon Award Proud Participant, and continues to work towards achieving the Silver, Gold, and/or Platinum Beacon Award levels.
- Master Plan of Bikeways – The City developed a Master Plan of Bikeways, which was approved in 2013. The Plan includes projects that, when built, will allow short commute trips to be biked instead of driven, improving local air quality and reducing GHG emissions.

## 2.9 Future Housing Needs

State law mandates that a Housing Element Update provide an assessment of a jurisdiction’s efforts to meet its “fair share” of housing needs, as set forth by the Department of Housing and Community Development’s (HCD) Regional Housing Needs Allocation (RHNA) determinations. This section provides such an assessment as required by law.

California’s Housing Element law requires that each city and county develop local housing programs designed to meet its fair share of existing and future housing needs for all income groups, as determined by the jurisdiction’s Council of Governments (COG) and HCD. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of newly constructed units needed to accommodate the projected increase in households, in addition to the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

In the six-county southern California region, of which Carson is a part, the COG responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance’s (DOF) projection of statewide housing demand for a multi-year planning period, which is then apportioned by HCD among each of the State’s official regions.

SCAG has developed the 6th cycle Final RHNA Plan for the 2021-2029 period. SCAG’s adopted 2020 Final RHNA figures identify an overall construction need of 5,618 new units in Carson, a significant increase from the prior cycle’s allocation of 1,698 new units. Table 2-28 shows the income breakdown of these units.

**Table 2-29: City of Carson Regional Housing Needs Assessment**

<i>Income Level<sup>1</sup></i>	<i>Needed Units</i>	<i>Percent of Needed Units</i>
<i>Extremely Low-Income (&lt;30% AMI)<sup>2</sup></i>	885	-
<i>Very Low-Income (0-50% AMI)</i>	1,770	31.5%
<i>Low-Income (51-80% AMI)</i>	913	16.3%
<i>Moderate-Income (81-120% AMI)</i>	875	15.6%
<i>Above Moderate-Income (120% AMI)</i>	2,060	36.7%
<b>Total</b>	<b>5,618</b>	<b>100%</b>

1. Income levels were determined by county median household income. Based on 2013-2017 ACS data, SCAG used a median income of \$61,015 in Los Angeles County to determine allocations.

2. Development needs of extremely low-income units are assumed to be 50 percent of very low-income housing needs.

Source: SCAG Regional Housing Needs Assessment, 2021

The SCAG Planning Period runs from October 15, 2021 to October 15, 2029. The Projection Period runs from June 20, 2021 to October 15, 2029. This means that all new units built after June



30, 2021 are credited toward the RHNA for this period. A discussion of the city's growth needs and potential development sites that could accommodate this need is provided in Chapter 5 and Appendix C.

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