

APPENDIX D – Evaluation of the Prior Housing Element

Section 65588(a) of the Government Code requires jurisdictions to evaluate the effectiveness of the previous Housing Element, the progress made towards implementing progress during the prior planning period, and the appropriateness of the housing goals, policies, and programs.

The City of Carson outlined a number of goals, policies, strategies and programs during 2014-2021 planning period. The seven goals described in the previous Housing Element include:

- Improvement and maintenance of the existing housing stock while preserving affordability.
- Maintenance and enhancement of neighborhood quality.
- The City shall seek to provide an adequate supply of housing for all economic segments of the City.
- The protection of the existing supply of affordable housing.
- Housing opportunities to all persons regardless of race, religion, ethnicity, sex, age, marital status, household composition, or other arbitrary factor.
- Long-term maintenance of private properties with common area ownership, such as condominiums and planned unit developments.
- Conservation of natural resources and reduction of energy consumption in all areas of residential development.

Each goal has specific policies that were to be accomplished to address the community's identified housing needs. Each policy describes specific actions the City would or could take to achieve the stated goals. Further, nine affordable housing strategies each with specific implementation programs were provided – including Housing Improvement, Housing Development Assistance, Support of Affordable Housing, Rental Assistance, Homeownership Assistance, Fair Housing, Energy Conservation, Foreclosure Programs, and Sites Inventory Programs. Each implementation program has a time frame for completion along with a potential funding source and a responsible agency to monitor the program. Where applicable goals, policies, and programs have been continued into the 2021-2029 Housing Element and including in the Housing Action Plan (Chapter 6).

The accomplishments of the 2014-2021 Housing Element are provided in Tables D-1 and D-2 below. Table D-1 outlines residential development by income category during the 2014 to 2021 period. Table D-2 evaluates affordable housing strategies and programs. Per Table D-1, the City accommodated about 77.3 percent of its total 5th cycle RHNA, with a surplus of above moderate-income units and shortfalls of very low-, low-, and moderate-income units.

Table D-1: Residential Permits Issued by Income Category, 2014-2020

<i>Income Category¹</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>Total to Date</i>	<i>Percent of RHNA</i>
Very Low-Income	4	0	0	24	68	0	0	96	21.5%
Low-Income	15	0	0	26	41	0	0	82	31.2%
Moderate-Income	44	0	0	46	0	0	150	240	85.7%
Above Moderate-Income	25	81	81	80	374	248	6	895	126.4%
Total	88	81	81	176	483	248	156	1,313	77.3%

I. Very low-, low-, and moderate-income totals include both deed and non-deed restricted units.

Source: City of Carson, Annual Progress Report, 2020

Table D-2: Evaluating Affordable Housing Strategies and Programs Since 2014 (Based on 2014-2021 Carson Housing Element)

<i>Program No.</i>	<i>Program</i>	<i>Objective</i>	<i>What has the City accomplished?</i>	<i>Units produced by Income Category¹</i>	<i>Should this goal/policy be retained in the update?</i>	<i>Comments and Recommendations for Program's Continuation</i>
STRATEGY I: HOUSING IMPROVEMENT						
PROGRAM I.1	Residential Rehabilitation Program (Neighborhood Pride Program)	Provide financial assistance via loans & grants to provide basic housing repairs and remedy code violations.	Loans and grants were provided for substantial rehabilitation of owner-occupied single-family dwellings. During the 2014-2020 period, the program rehabbed 188 units, including both single-family homes and mobilehomes.	N/A	Yes	Age of housing stock and community demand justify continuation of program.
PROGRAM I.2	Code Enforcement Program	Bringing properties into code compliance for protection of public's health & safety.	Responded to 11,494 total complaints during the 2014-2020 period and handled 3,290 total cases from 2013-2021.	N/A	Yes	Continue program to protect the health, safety, and welfare of residents.
PROGRAM I.3	Residential Property Report (RPR) Program	Enable City to verify that properties being sold/transferred meet zoning & building code requirements.	Processed approximately 2,995 RPRs before the program was eliminated in 2019.	N/A	No	This program was eliminated in 2019.
PROGRAM I.4	Foreclosure Registration Program	Reduce blight and code violations through penalties for irresponsible property owners, resources to track and maintain vacant properties.	The City registers over 200 foreclosed residential properties and collects registration fees annually from financial institutions and beneficiaries and contracts with a private firm to provide monitoring	N/A	Yes	Continue program to monitor foreclosures and to protect the health, safety, and welfare of residents.

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			services. On average, the City collects \$100,000 annually and spends \$40,000 on the program administration.			
PROGRAM I.5	Residential Neighborhood Safety Program	Offers a range of neighborhood safety programs through the Public Safety Division including neighborhood watch, property identification, community forums, residential security survey, crime prevention, and community relations.	There were consistently between 180 and 200 active neighborhood watch groups/block captains during the 2014-2020 period. The Division continues to offer the following services: Code Enforcement Services, Parking Enforcement, Office of Emergency Management, Community Safety Partnerships, CERT (Community Emergency Response Team), Public Safety Town Hall Meetings, and Citation Information.	N/A	Yes	Continue program to protect the health, safety, and welfare of residents.
PROGRAM I.6	Mobilehome Park Maintenance Program	Protect affordability of units through rent control & provision of loans/grant assistance for mobilehome rehabilitation.	Rehabbed 79 mobilehomes during the period. The Mobilehome Space Rent Control Ordinance was amended in 2018 to establish the CPI Rent Increase, allowing for three types of rent increases in mobile home parks. Rent	N/A	Yes	Continue program, as this serves to preserve/maintain a form of affordable housing.

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			increase applications reviewed and Mobilehome Rental Review Board hearings scheduled as applications are received and processed.			
PROGRAM 1.7	Lead-Based Paint Testing and Abatement Program	Provide testing & abatement to single-family & mobilehomes that are acquired or rehabilitated.	This inspection program is conducted in conjunction with other housing rehabilitation programs in the City. Approximately 123 units tested for lead and 27 units were abated under the lead-abatement program during the period.	N/A	Yes	Continue program to protect the health, safety, and welfare of residents.
STRATEGY 2: HOUSING DEVELOPMENT ASSISTANCE						
PROGRAM 2.1	Development Funding for Multifamily Housing	Development assistance to promote the development of affordable multifamily housing.	Development funding was provided to 4 multiple family housing projects during the period, including the Via 425 Phase II, the VEO project, Veteran's Village, and Carson Arts Colony.	EL: 14 VL: 29 L: 24 M: 44 AM/U: 169	Yes	Continue program to continue to provide and expand the supply of decent, safe, sanitary, and affordable housing to low- and moderate-income residents.

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PROGRAM 2.2	Mixed Use Development	Incorporation of residential component to a commercial development.	Three mixed use projects were assisted during the period, including the VEO project, Veteran's Village, and the Bella Vita. The City maintains two mixed-use zones, MU-CS and MU-SB, as well as the MUR mixed-use overlay district.	EL: 12 VL: 57 L: 20 M: 23 AM/U: 147	Yes	Continue program to continue to provide and expand the supply of affordable housing in a mixed-use configuration.
PROGRAM 2.3	Housing Development Through Development Agreements	Encouraging the development of affordable housing via development agreements.	Three developments were assisted during the period, including the Via 425 Phase II project.	EL: XX VL: XX L: XX M: XX AM/U: XX	Yes	Continue program to continue to provide and expand the supply of decent, safe, and sanitary housing for all segments of the population.
PROGRAM 2.4	Assess Use of City-Owned/Publicly-Owned Land for Affordable Housing	Evaluate alternative means to provide affordable housing.	Identified sites comprising approximately \$20 million in land value/projected to accommodate 150 units. The 51-unit affordable Veteran's Village project was developed partly on land owned by the Carson Successor Agency.	EL: 5 VL: 20 L: 0 M: 0 AM/U: 26	Yes	Continue program and assess feasibility of retaining a qualified development project on Agency/City land meeting Agency criteria.

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PROGRAM 2.5	Alternative Affordable Housing Finance Programs	Assess a variety of funding for the construction of new affordable housing.	Ongoing coordination with developers to obtain TCAC tax credit approval and access CDBG funding. The City received \$793,714 in CDBG funds for program year 2021, and expects to receive equivalent amount in subsequent years. Funds are used to expand affordable housing options, maintain and promote neighborhood preservation, support public services, and promote community development programs.	EL: XX VL: XX L: XX M: XX AM/U: XX	Yes	Continue program to pursue and retain several qualified financing sources and investment partners.
PROGRAM 2.6	Development of Special Needs Housing	Facilitate the development of special needs housing for seniors, homeless persons, and disabled persons.	Ongoing developer assistance to provide special needs housing as needed. The City assisted in the development of one senior housing project, the Bella Vita. According to HUD, nearly 24.6 percent of publicly supported housing units in Carson are accessible to persons with disabilities, which exceeds	EL: 7 VL: 37 L: 20 M: 0 AM/U: 1	Yes	Continue program so that the needs of these special needs housing communities are accommodated. Amend the Zoning Ordinance to reduce constraints to the development of residential

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			the proportion persons with disabilities in the city.			community care facilities.
PROGRAM 2.7	Emergency Shelters	Amend ordinance to permit emergency shelters by right in the ML & MH industrial zones.	On 7/16/13 – City Council approved the ML & MH Industrial zone districts for emergency shelters use by right for up to 30 occupants.	N/A	Yes	Identify appropriate zones for emergency shelters use by right following adoption of the General Plan. Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.
PROGRAM 2.8	Transitional and Supportive Housing	Amend ordinance to permit transitional/supportiv	On 7/16/13 – City Council approved the RA, RS and RM residential zone districts for	N/A	Yes	Following adoption of the General Plan, amend the

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		e housing in all residential zones.	transitional/supportive housing use by right.			Zoning Ordinance to remove constraints to transitional and supportive housing. Continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.
PROGRAM 2.9	Single Room Occupancy (SRO) Housing	Permit SRO's in at least one non-residential zone as permitted by right.	On 7/16/13 City Council approved the RM residential zone districts with an administrative site plan design review application.	N/A	Yes	Following adoption of the General Plan, amend the Zoning Ordinance to clarify

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						development restrictions for SRO's. Continue to monitor the inventory of sites appropriate to accommodate SRO's, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.
PROGRAM 2.10	Reasonable Accommodation (housing for the persons with disabilities)	Amend ordinance to facilitate the development of housing for persons with disabilities.	City Council approved Ordinance No. 1485 in March 2012.	N/A	Yes	Continue to carry out adopted reasonable accommodation procedures and make residents aware of funds available from the Residential Rehabilitation Program.

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PROGRAM 2.11	Housing for Persons with Developmental Disabilities	Facilitate the development and rehabilitation of housing to accommodate persons with developmental disabilities.	This program was not continued in the Annual Progress Reports.	N/A	Yes	Continue the program to provide housing for persons with developmental disabilities, a special needs group. Seek State and federal funding and provide regulatory incentives to facilitate such projects. Reach out annually to developers of supportive housing to encourage the development of such projects.
STRATEGY 3: SUPPORT OF AFFORDABLE HOUSING						
PROGRAM 3.1	Preservation of At-Risk Housing	Monitor at-risk housing & educate tenants on potential of purchase of units.	150 units have five-year renewal contracts w/HUD or Section 8 vouchers. According to the California Housing Partnership, 100 units are at moderate risk of conversion in the Carson Garden	N/A	Yes	Continue program so that at-risk units are preserved.

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			Apartments and 30 units are at very high risk of conversion in Grace Manor.			
PROGRAM 3.2	Development of Multifamily Housing	Facilitate the development of multifamily housing.	On-going coordination of assistance with developers with available financial programs or limited financial resources including land write-downs and the use of development agreements. Multifamily projects assisted by the City during the planning period include Via 425 Phase II, the VEO project, Veteran's Village, and Carson Arts Colony.	EL: 14 VL: 29 L: 24 M: 44 AM/U: 169	Yes	Continue program to increase the supply of multifamily housing, particularly affordable multifamily housing, in the community. The City will remove the requirement to obtain a conditional use permit for multifamily housing during the Zoning Ordinance update.
PROGRAM 3.3	Density Bonus Program	Incentives for development of affordable multifamily housing.	The City Council approved the Density Bonus Ordinance on 9/21/10. No projects have been	None	Yes	Continue program to encourage developers to

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			developed under the density bonus provisions during the planning period.			utilize the density bonus program in order to increase the supply of affordable units in the City. The City will amend the Density Bonus Ordinance to remain compliant with State law during the Zoning Ordinance update.
PROGRAM 3.4	Mobilehome Park Ownership/Conversion Program	Assess funding for mobilehome parks that convert to condo use.	Ongoing monitoring of potential conversion activity. A number of mobilehome parks have closed in recent years, and none have been converted to condos.	N/A		
PROGRAM 3.5	Second Unit Dwelling Program	Implement strategies to encourage the development of 2nd units on R-1 zoned properties.	41 ADUs were built during the period.	41	Yes	Continue program to increase the supply of ADUs in the City. The City will amend the Accessory Dwelling

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						Ordinance to remain compliant with State law during the Zoning Ordinance update.
PROGRAM 3.6	Incentives for Large Multifamily Units	Incentivize the development of large multifamily housing.	This program was not continued in the Annual Progress Reports.	XX	Yes	Given the lack of larger rental units, this program should be re-introduced. The City should develop a menu of incentives and advertise at City Hall and the City's website information about available development incentives and any available funding sources. Initiate this program starting in 2022 and implement on-going thereafter.

STRATEGY 4: RENTAL ASSISTANCE

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PROGRAM 4.1	Section 8 Rental Assistance Program	Provision of rental subsidies to very low-income households.	272-355 Section 8 vouchers were provided annually in Carson during the period.	N/A	No	The Section 8 Housing Choice Voucher program is not directly administered by the City, but rather by the Los Angeles County Development Authority (LACDA). Efforts to promote Section 8 vouchers should be incorporated into a general rental assistance program.
PROGRAM 4.2	Rental Assistance (General)	Maintain quality affordable rental housing for low- and very low-income households.	105-189 households received assistance valued at between \$79,297 and \$214,344 annually.	N/A	Yes	Continue providing rental subsidies to preserve housing options and assure continued decent, safe, and sanitary housing for low- and very low-income households. Incorporate the promotion of

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						Section 8 vouchers, which are administered by LACDA.
	Rental Assistance (COVID-Related)	Assist persons at risk of eviction due to loss of income.	Program instituted in 2020. By year's end, 13 families received assistance totaling \$55,967.	N/A	Yes	Continue providing rental subsidies to assist households at risk of eviction due to COVID-induced income loss. Maintain this program for the duration of the COVID-19 pandemic.
STRATEGY 5: HOMEOWNERSHIP ASSISTANCE						
PROGRAM 5.1	First Time Home Buyers Program	Provide first time home buyers with down payment assistance.	Since 2019, this program is no longer operating. No loans were closed in prior years for this program.	N/A	No	This program did not close any loans and is no longer operating.
PROGRAM 5.2	Mortgage Credit Certificate Program	Assist first time home buyers via federal tax credits to qualify for a mortgage loan.	The City currently provides information on the Mortgage Credit Certificate Program at City Hall and is involved with ongoing coordination with lenders to assist first-time home buyers.	N/A	Yes	Continue program to support home ownership opportunities for low- and moderate-income households within the City.

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						Provide information on the program on the City's website.
STRATEGY 6: FAIR HOUSING						
PROGRAM 6.1	Discrimination Investigation, Tenant/Landlord Mediation, and Legal Services Assistance (Fair Housing Services Program)	Dispute resolution on housing discrimination complaints.	The City is involved in the ongoing processing of complaints, including assisting 147 persons in 2020.	N/A	Yes	Continue program to promote and maintain fair housing opportunities within the City.
STRATEGY 7: ENERGY CONSERVATION						
PROGRAM 7.1	Energy Conservation	Encourage use of and support energy saving programs provided by utility companies.	City Center Senior Project developed as a Green housing project; City awarded SolSmart Gold certification; and Clean Power Alliance (CPA) program.	N/A	Yes	Continue and expand program to promote green housing development.
STRATEGY 8: FORECLOSURE PROGRAMS						
PROGRAM 8.1	Foreclosure Crisis Program	Refer at-risk residents to pre & post foreclosure services.	No families were assisted under this program during the period.	N/A	No	The foreclosure crisis is not as acute as it was during the implementation of the prior Housing Element.

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						As no families were assisted during the previous planning period, the program should not be continued.
PROGRAM 8.2	Neighborhood Stabilization Program	Stem neighborhood decline.	Since 2019, this program is no longer operating. No homes were rehabbed in prior years for this program.	N/A	No	The foreclosure crisis is not as acute as it was during the implementation of the prior Housing Element. As no families were assisted during the previous planning period and the program is no longer operating, the program should not be continued.
STRATEGY 9: SITES INVENTORY PROGRAMS						
PROGRAM 9.1	Sites Inventory Monitoring Program	Monitor and update a sites inventory.	The 2014-2021 Housing Sites Inventory identified sufficient land to accommodate the City's RHNA.	N/A	Yes	Continue this program to better accommodate the City's

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						RHNA. Maintain an adequate buffer of sites to satisfy "no net loss" requirements and maintain an accessible housing sites inventory available to both non-profit and for-profit developers to facilitate development.

1. EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate, U = Unrestricted. Applies to production related programs only. Units may be produced under multiple programs and should not be summed.