

5 Housing Resources

This chapter describes and analyzes resources available for the development, rehabilitation and preservation of housing in Carson. The following sections provide an overview of the availability of residential sites for future housing, financial and administrative resources to support the provision of affordable housing, and additional housing resources or considerations relevant for the provision of housing in the city.

5.1 Availability of Sites for Housing

A critical component of the Housing Element is the inventory of housing opportunity sites and an analysis of the capacity of those sites to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation as determined by the Department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG). The 2021-2029 Carson Housing Sites Inventory (Inventory) is included in Appendix C together with a detailed explanation of methodology and figures showing the location and spatial distribution of sites throughout the community.

LEGAL REQUIREMENTS FOR INVENTORY AND SITES

To meet RHNA allocations, State law requires that a jurisdiction identify an adequate number of sites to accommodate and facilitate housing production. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Land considered suitable for residential development includes the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allow residential development;
- Residentially zoned sites that are capable of being developed at a higher density (non-vacant sites, including underutilized sites);
- Sites owned or leased by a city, county, or city and county; and
- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included in the Housing Element to rezone the site to permit residential use within three years of adoption.

Further, State law stipulates criteria for the adequacy of sites included on the inventory, including that they be zoned to accommodate housing, have appropriate development standards, and be served by public facilities as needed to facilitate the development of a variety of housing products suitable for all income levels. Sites must also be identified in a manner that is consistent with a jurisdiction's duty to affirmatively further fair housing, which is further discussed in Chapter 3 of this element. A detailed discussion on the methodology of site selection and the determination of realistic capacity is available in Appendix C.

COMPARISON OF SITE INVENTORY WITH RHNA

According to SCAG, Carson has a regional housing need of 5,618 units during the 2021-2029 planning period. This includes 1,770 units for very low-income households, 913 units for low-income households, 875 units for moderate-income households, and 2,060 units for above moderate-income households. Per AB 2634, jurisdictions are mandated to calculate the subset of the very low-income regional need that constitutes the needs for extremely low-income housing. To determine this subset, jurisdictions may assume that 50 percent of the very low-income category is represented by extremely low-income households, or those making less than 30 percent of Area Median Income (AMI). The extremely low-income housing need in Carson is approximately 885 units. The City’s progress toward RHNA for the 2021-2029 planning period as well as its remaining need is summarized in Table 5-1 below.

Table 5-1: Progress Toward the 2021-2029 RHNA

<i>Income Category¹</i>	<i>Under Construction</i>	<i>Approved</i>	<i>Under Review</i>	<i>Projected ADUs²</i>	<i>Total Credits</i>	<i>Number of Units</i>	<i>Remaining Need</i>
Very Low Income (0-50% AMI)	0	0	0	48	48	1,770	1,722
Low Income (51-80% AMI)	0	0	0	120	120	913	793
Moderate Income (81-120% AMI)	0	0	1,138	17	1,155	875	-280
Above Moderate Income (>120% AMI)	0	292	1,727	95	2,114	2,060	-54
Total	0	292	2,865	280	3,437	5,618	2,181

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. ADU – accessory dwelling unit.

Source: SCAG Regional Housing Needs Assessment, 2020; City of Carson, 2021

Table 5-2: Sites Inventory Summary

City of Carson 2021-29 Housing Element Sites Inventory Summary Pipeline, Projected ADUs and Remaining Vacant/Non-Vacant Sites																											
	Low and Very Low Income								Moderate Income								Above Moderate Income										
	LDR	MDR	HDR	DMU	CMU	FLX	Subtotal	% RHNA	LDR	MDR	HDR	DMU	CMU	FLX	Subtotal	% RHNA	LDR	MDR	HDR	DMU	CMU	FLX	Subtotal	% RHNA			
<i>Under Construction</i>	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%			
<i>Approved</i>	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	76	184	0	32	0	292	14.2%			
<i>Under Review</i>	0	0	0	0	0	0	0	0.0%	0	0	0	496	0	642	1,138	130.1%	0	0	0	744	19	964	1,727	83.8%			
Total Pipeline	0	0	0	0	0	0	0	0.0%	0	0	0	496	0	642	1,138	130.1%	0	76	184	744	51	964	2,019	98.0%			
Projected ADUs								168	6.3%								17	1.9%								95	4.6%
Total RHNA Credits								168	6.3%								1,155	132.0%								2,114	102.6%
RHNA								2,683									875									2,060	
Surplus/Shortfall								-2,515									280									54	
Vacant	0	0	0	16	75	76	167	6.2%	0	0	0	14	0	0	14	1.6%	14	28	0	0	0	0	42	2.0%			
Non-Vacant	0	0	18	1,852	278	450	2,598	96.8%	0	0	0	170	5	0	175	20.0%	0	0	0	219	11	0	230	11.2%			
Realistic Capacity								2,765	103.1%								189	21.6%								272	13.2%
Total Site Capacity	2,933							109.3%	1,344							153.6%	2,386							115.8%			
GRAND TOTAL																				6,663							
TOTAL RHNA																				5,618							
% TOTAL RHNA																				118.6%							

Notes:

BRMU removed from summary table - no sites included in the Inventory.

No pipeline projects contain Low and Very Low Income units.

While sufficient credit towards the moderate- and above moderate-income RHNA has been met, there is a shortfall of lower-income units. The City has identified sufficient sites to meet its remaining RHNA need for this income category based on the land use designations of the General Plan Update. The applicable zones will be updated in the Zoning Ordinance following adoption of the General Plan within three years of the Housing Element statutory deadline of October 15, 2021. Based on a parcel-level analysis discussed in detail in Appendix C, the inventory contains both vacant and non-vacant sites with the potential for redevelopment. In addition to the required sites, a sufficient buffer of units has been included to ensure that the City will have the continued ability to meet the RHNA by income group throughout the planning period. As shown in Table 5-2, the Inventory has identified enough sites to accommodate overall 6,663 units or 118.6 percent of RHNA for the planning period, with sufficient buffers for each income category.

5.2 Financial Resources

There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. The following describes in detail the two primary local funding sources for housing currently used in the City of Carson including Carson Housing Authority Funds and City CDBG funds. These sources could potentially be used to assist in the support and development of affordable housing.

CARSON HOUSING AUTHORITY FUNDS

Low- and moderate-income housing set-aside funds are one of the primary sources of financing used for the preservation, improvement, and development of affordable housing. Following the dissolution of Redevelopment Agencies statewide in 2012, the Carson Housing Authority (CHA) was elected as successor agency in charge of the management of these set-aside funds and all housing assets of the former Carson Redevelopment Agency.

The CHA provides assistance through the use of federal, State and local funds, to partner with developers to create and preserve affordable housing in the City of Carson. Projects assisted by the CHA include multifamily, senior and for-sale housing. As part of the Low and Moderate Income Asset Fund (also referred to as the Carson Housing Authority Special Revenue Fund), the CHA had about \$6.64 million in cash balances, including about \$3.77 million in bond proceeds, to be used for the development and preservation of affordable housing during Fiscal Year 2019-2020. Projects assisted by the CHA are available in Table 5-3 below.

Table 5-3: Carson Housing Authority Projects

<i>Name</i>	<i>Type</i>	<i>Number of Units</i>
Existing Affordable Housing Sites		
Carson City Center	Senior Affordable (Rental)	86
Villagio	Family Affordable (Rental)	149
Carson Terrace	Senior Affordable (Rental)	61
Avalon Courtyard	Senior Affordable (Rental), 62+ years	91
Via 425	Family Affordable (Rental)	105
Arbor Green	Family Affordable (Rental)	40
Bella Vita/Sepulveda Senior Housing	Senior Affordable (Rental)	65
Newly Completed Affordable Projects		
Veterans Village	Family Affordable (Rental)	50
Carson Arts Colony	Family Affordable Housing	46
Market Rate		
The Renaissance at City Center	Market Rate Apts. (Rental)	150
Veo/Sold Out	Single Family Residential & Condominiums (For Sale)	129
Other Housing Opportunities		
Carson Garden Retirement Apartments	Senior	-
Camino Village Senior Complex	Senior	-

Source: Carson Housing Authority, September 2020

CHA Funds and other grant funds will be used in a variety of ways to facilitate the development and preservation of affordable housing. The City recognizes that the development of affordable housing cannot be accomplished through the efforts of the City alone. Partnerships must be developed with other private and governmental funding agencies, as well as with private for-profit and non-profit housing developers.

The most recent projects assisted by the CHA are the Carson Arts Colony and Veteran's Village. Carson Arts is an affordable apartment community for working artists and their families, offering art-creation space and amenities, a peer-to-peer learning environment, and a purpose-built gallery and performance space with a curated exhibition and event schedule. The 46-unit apartment project has set aside 23 units, including one-, two-, and three-bedroom units, for households earning 60 percent or less of the area median income. Buildings two and three of the three-building complex are completed. The CHA provided financial assistance to enable the owner to offer units that will serve extremely low- and low-income households. The complex was issued its certificate of occupancy December 24, 2019.

Veteran's Village features a four-story building with 51 apartments including one-, two- and three-bedroom units reserved for veterans earning up to 60 percent of the area median income. The CHA's financial assistance to the project was limited to households earning 30 to 50 percent of the median income. The project also includes 2,500 square feet of ground-floor retail, a community room, and a 73-car garage. A certificate of occupancy was issued December 30, 2019.

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Through the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities. Carson anticipates receiving approximately \$793,000 in CDBG entitlement funds during program year 2021, per the 2021-2022 Annual Action Plan. The CDBG funds are utilized to fund housing rehabilitation programs, public service activities, capital improvement projects and administration. The Neighborhood Pride Program (NPP) is one of the programs which receives funding from the City's annual allocation of CDBG funds. The NPP is designed to assist low- and moderate-income owners of single-family detached dwellings and mobile homes with the preservation of decent, safe and sanitary housing. The NPP corrects hazardous structural conditions, makes improvements considered necessary to eliminate blight, promotes the construction of healthy, sustainable and resource-efficient housing, improves disabled access, and corrects building, and health and safety code violations. Program funds may be used to complete required and approved housing rehabilitation construction repair activities and addressing lead-based paint hazards, and includes all CDBG eligible project-related soft costs, including but not limited to, hazardous materials testing fees, title fees, and document recordation fees. The City estimates that at least 25 single-family units and mobile home units (25 low- and moderate-income households) will be rehabilitated during program year 2021.

OTHER SOURCES OF FUNDING

Another source of housing assistance in the City of Carson is through the local Public Housing Authority (PHA). The Los Angeles County Development Authority (LACDA) carries out the role of the PHA in Carson. LACDA manages over 3,600 units of public housing in properties throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the county. Rental assistance includes the Section 8 Housing Choice Voucher rental subsidy program for both tenant-based and project-based assistance. LACDA provides rental assistance through the Section 8 program to about 300 families in Carson.

The HCD-administered Home Investment Partnerships Program (HOME) is also another source of funding in Carson. HOME funds are used to preserve and improve existing housing through the Owner-Occupied Rehabilitation (OOR) Program. In 2020, the City of Carson received \$500,000.00 in a HOME program grant award from HCD. All program funds were required to be expended by June 30, 2021. The City offered deferred payment loans to low income owner-occupants to pay for rehabilitation to single-family homes located within the boundaries of the city. The City has received this funding in the past and will continue to seek new HOME Investment Partnership Program funding.

In December 2020, the City entered into a Memorandum of Agreement (MOA) with Los Angeles County to form the Carson Enhanced Infrastructure Financing District (EIFD). In concept, the EIFD would implement a 20 percent affordable housing set-aside for the acquisition, construction, or rehabilitation of lower- and moderate-income housing. The Carson EIFD Public Financing Authority will coordinate with the CHA for the implementation and administration of these funds and projects.

In addition, Carson has allocated CARES Act emergency funding to provide rental assistance grants to income eligible individuals and families residing in the city and economically impacted during the COVID-19 pandemic through job loss, furloughs or deduction in hours or pay. Rental Emergency grants of up to a maximum of \$10,000 are made on behalf of the income eligible applicant, to maintain housing and/or to reduce rental payments in arrears as a result of the economic downturn during the COVID-19 pandemic.

Table 5-4 provides a non-exhaustive list of additional potential funding sources that are available for housing activities and community development activities. Resources are divided into four categories: federal, State, county, and private.

Table 5-4: Resources Available for Housing and Community Development Activities

<i>Program Name</i>	<i>Description</i>
Federal Programs	
Community Development Block Grant (CDBG)	HUD-provided annual grant program for housing and community development activities.
Housing Choice Voucher (Section 8) Program	Rental vouchers administered by local public housing agencies and funded by HUD. The vouchers can be used by lower-income families in any eligible housing unit, including private market rate units.
Section 202 Supportive Housing for the Elderly	HUD-provided funding to non-profit developers of supportive housing for the elderly.
Section 811 Supportive Housing for Persons with Disabilities	HUD-provided funding to non-profit developers of rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities.

Table 5-4: Resources Available for Housing and Community Development Activities

<i>Program Name</i>	<i>Description</i>
Federal Housing Administration (FHA) Mortgage Insurance Origination	HUD-administered programs to insure mortgages for various types of housing, including Section 207 Rental Housing, Section 207 Manufactured Home Parks, Section 231 Cooperative Units, Section 220 Rental Housing for Urban Renewal and Concentrated Development Areas, Section 221(d)(4) New Construction or Substantial Rehabilitation of Rental Housing, Section 207/223(f) Purchase or Refinancing of Existing Multifamily Housing Projects, Section 223(a)(7) Refinancing of Existing Multifamily Rental Housing, Section 231 Rental Housing for the Elderly, Section 234(d) Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects, Section 241(a) Supplemental Loan Insurance for Multifamily Rental Housing, Section 542(b) Qualified Participating Entities Risk-Sharing Program, Section 542(c) Housing Finance Agency Risk-Sharing Program, Section 232 and Section 232/223(f) Mortgage Insurance for Nursing Homes, Intermediate Care, Board & Care and Assisted-living facilities.
Low Income Housing Tax Credit (LIHTC)	Established in 1986, the LIHTC program makes tax credits available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing. The program is able to finance the construction and rehabilitation of low-income housing by providing sufficient incentive to private developers and investors.
State Programs¹	
Home Investment Partnerships (HOME) Funds	HCD-administered program that uses HUD funding to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low- and very low-income households. Funds are available in California communities that do not receive HOME funding directly from HUD.
SB2 Planning Grants	In 2017, Governor Brown signed the Building Homes and Jobs Act (SB2) to provide funding and technical assistance to local governments in California to streamline housing approvals and accelerate housing production.
Affordable Housing and Sustainable Communities (AHSC)	AHSC funds projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available annually in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas.
CalHome	Grants to enable very low- and low-income households to become or remain homeowners. The City must apply for funds through HCD in response to periodic Notices of Funding Availability (NOFAs).
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at-risk of homelessness.

Table 5-4: Resources Available for Housing and Community Development Activities

<i>Program Name</i>	<i>Description</i>
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF was seeded with \$23 million from the HCD's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
Homekey	Homekey provides grants to local to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
Housing for a Healthy California (HHC)	HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans.
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program assist cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as downpayment assistance to first-time homebuyers.
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP) ²	MPRRP makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic NOFA.

Table 5-4: Resources Available for Housing and Community Development Activities

<i>Program Name</i>	<i>Description</i>
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
No Place Like Home (NPLH)	NPLH dedicates up to \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness.
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding to local governments to implement plans to increase the affordable housing stock through both formula grants and competitive grants.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans available for preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA.
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Applications are accepted in response to a periodic NOFA.
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP provides long-term loans to for-profit, non-profit and public agencies to develop or preserve rental housing for very low- and low-income veterans and their families.
California Tax Credit Allocation Committee (TCAC) State Tax Credits	TCAC facilitates the investment of private capital into the development of affordable rental housing for low-income Californians through State and federal tax credits. Tax credits are available to both individuals and corporations. The tax credits are sold to individuals or corporations with a high tax liability and the proceeds from the sale are used to create affordable housing.
California Housing Finance Agency (CalHFA) Multifamily Programs	CalHFA provides a variety of loan programs for different project types and income levels. Permanent Loan Programs include competitive long-term financing for affordable multifamily rental housing projects, where the Agency must be the Bond Issuer. CalHFA also offers the Conduit Issuer Program, which facilitates access to tax-exempt and taxable bonds by developers seeking financing for eligible projects that provide affordable multifamily rental housing, which can be used when another lender is involved. CalHFA offers the Bond Recycling Program to preserve and recycle prior years tax-exempt private activity bond volume cap to be accessed by developers that seek construction/rehabilitation financing for eligible projects that provide affordable multifamily rental housing.

Table 5-4: Resources Available for Housing and Community Development Activities

<i>Program Name</i>	<i>Description</i>
California Housing Finance Agency (CalHFA) Loan Programs	CalHFA provides a number of loan programs, including First Mortgage Programs and the Down Payment Assistance Program. The First Mortgage Programs include both government and conventional loans, while the Down Payment Assistance Program provides several options for down payment and closing cost assistance.
Independent Cities Lease Finance Authority (ICFA)	Carson is an associate member of the ICFA which provides down payment and/or closing cost assistance and assists qualified nonprofit organizations to acquire and manage multi-family housing communities, including manufactured home parks.
County Programs	
Los Angeles County Development Agency (LACDA) Programs	LACDA offers a variety of programs targeted towards homeowners, potential homebuyers, low-income renters, and those experiencing homelessness. This includes home improvement programs, the First-Time Homebuyers Assistance program, the Mortgage Credit Certificate (MCC) program, public housing, Section 8 administration, and funding for homeless services.
Private Resources/Financing Programs	
Federal National Mortgage Association (Fannie Mae)	A government-sponsored enterprise that provides a reliable source of affordable mortgage financing nationwide. Fannie Mae purchases mortgages from lenders and facilitates the flow of capital into the housing market.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that operates in the secondary mortgage market to ensure a reliable and affordable supply of mortgage funds.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for-profit developers contact member banks.
Federal Home Loan Bank (FHLB) Affordable Housing Program	Direct subsidies to non-profit developers, for-profit developers and public agencies for affordable low-income ownership and rental projects.
Community Reinvestment Act (CRA)	Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. This includes meeting the needs of borrowers in all segments of the communities, including low- and moderate-income neighborhoods.
<ol style="list-style-type: none"> 1. State programs include those considered active and either have funding currently available for application or will be announcing a notice of funding availability (NOFA) in the next 12 months. 2. MPRROP is currently accepting applications on an over-the-counter basis. 	

5.3 Administrative Resources

The provision of affordable housing in any community requires both financial resources as well as administrative resources. Housing programs require that a number of entities work together in partnership to bring the necessary resources together to provide for affordable housing. Provided below is a brief discussion of some of the administrative resources that the City has available to provide for housing programs.

With the dissolution of the Carson Redevelopment Agency along with all statewide Redevelopment Agencies, the CHA now administers the Agency's low-mod housing set-aside funds and remaining obligations. Housing units developed by the CHA must remain affordable to the targeted income group for a period of time not less than 55 years for rental housing and 45 years for owner housing. CHA staff meets with for-profit and non-profit housing developers for the purpose of discussing potential low- and moderate-income housing projects.

Housing development projects within Carson are managed by the Community Development Department. Through the coordinated effort of these divisions, the needs for affordable housing are assessed and planned for, proposed developments are regulated in accordance with the City's planning and zoning codes, and funding is available through the CHA. For-profit and non-profit housing developers are valuable resource partners in the development of affordable housing. The City has successfully worked with housing developers to complete affordable housing projects, including the Carson Arts Colony apartment project, the Veteran's Village project, and the conversion of 150 units at The Renaissance at City Center project into moderate-income workforce housing. In 2021, the City also successfully converted the 357-unit Union South Bay project into moderate-income workforce housing through a public-private partnership.

5.4 Other Housing Resources and Considerations

SURPLUS LANDS

The 2021-29 Housing Element Sites Inventory includes a number of sites owned by a local public entity. These sites include parcels in the Carson Civic Center (APNs 7337005927, 7337006919, and 7337007904; owned by the City of Carson and Los Angeles County), the remaining available land on the Victoria Golf Course (APN 7339017902; owned by Los Angeles County), the Brandywine pipeline project (APN 7319038900; owned by the City of Carson), the under review District at South Bay 2021 (APN 7336010903; owned by the Carson Reclamation Authority), two vacant small sites appropriate for Moderate Income housing (APNs 7343019900 and 7343019901; owned by the Carson Housing Authority), and two vacant small sites appropriate for Above Moderate Income housing (APNs 7404015905 and 7404015907; owned by the Los Angeles County Sanitation District No. 8). AB 1486 and AB 1255 seek to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households.

Pursuant to Government Code section 54221, "surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. As of the

compilation of this Housing Element (September 2021), based on records from the Los Angeles County Assessor, the City has identified 605 sites, representing about 2,076.2 acres, within city limits that have local agency ownership. The existing use of 134 of these sites is for railroad facilities or right-of-way, representing about 411.4 acres. The remaining 471 sites are owned by local agencies, including:

- City of Carson (100 sites; 136.5 acres)
- Carson Housing Authority (42 sites; 17.6 acres)
- Carson Successor Agency (9 sites; 7.2 acres)
- Carson Reclamation Authority (2 sites; 147.6 acres)
- Los Angeles County (37 sites; 249.4 acres)
- Los Angeles County Flood Control District (85 sites; 184.1 acres)
- Los Angeles County Sanitation District No. 8 (53 sites; 345.5 acres)
- Los Angeles County Metropolitan Transportation Authority (29 sites; 53.9 acres)
- Los Angeles City Department of Water and Power (60 sites; 81.2 acres)
- City of Los Angeles (21 sites; 42.9 acres)
- Los Angeles Unified School District (38 sites; 191.3 acres)
- State of California (10 sites; 365.1 acres)

These sites are located in a diverse array of locations throughout the city with different 2040 General Plan Land Use designations and densities for potential residential development. It is noted that among these 471 sites, there are sites with the existing land use of open space/greenways/natural areas, utilities, and various industrial uses where residential development may not be suitable or desirable. There are, however, some sites with existing land use of school/educational facilities, public facilities, or vacant that could potentially accommodate residential redevelopment. The sites most suited for residential development are included in this Inventory. In accordance with AB 1486 and AB 1255, the City will work with the local agencies to determine whether there is surplus or excess land that is not necessary for the agency's use and may be identified as "surplus" for reporting to HCD and DGS with the intention of connecting developers to potential lands available for housing development affordable to lower-income households.

UTILITY AND SERVICE SYSTEMS

Consistent with State law and guidance from HCD, all RHNA sites included on the Inventory have been screened to ensure they are in areas with existing or planned water, sewer, and other dry-utilities supply, including the availability and access to distribution facilities. The capacity of water services, sewer and waste management, and electrical services is discussed further in Chapter 4.

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