

6 Housing Action Plan

This chapter contains goals, policies and programs to address housing-related issues in Carson, including achieving the City’s identified housing needs and overcoming challenges and constraints. The chapter also includes quantified objectives to accomplish the established goals. An evaluation of the goals, policies and programs of the 2014-2021 Housing Element are included in Appendix D.

The goals, policies, and programs form the Housing Action Plan, and are intended to provide a framework for increasing the range of housing options in the community, removing barriers and constraints to housing construction, improving the condition of existing housing, and providing equal access housing opportunities and services to all residents.

6.1 Housing Goals and Policies

The Housing Element establishes the following goals and supportive policies. These goals and policies will serve as a guide to City officials in daily decision making. Some goals and policies are new, while others have been updated to reflect lessons learned since the prior Housing Element.

Goal 1: Maintain and rehabilitate Carson’s existing housing stock.

- Policy 1-1** Encourage continued maintenance and repair of owner and rental housing through education and training programs on basic home maintenance.
- Policy 1-2** Promote the use of durable building materials and landscaping, with less need for ongoing repair and maintenance.
- Policy 1-3** Provide funding to support preventative maintenance, and repair and rehabilitation of owner- and renter-occupied housing.
- Policy 1-4** Educate homeowners about the rehabilitation assistance programs throughout the city.
- Policy 1-5** Continue to monitor federal, State, and regional programs and funding sources designed to improve housing conditions.

Goal 2: Encourage the development of a variety of housing to meet needs of the broad spectrum of the community, with a particular emphasis on multifamily housing, and development standards that facilitate housing production.

- Policy 2-1** Facilitate production of a variety of housing types in a diversity of settings and neighborhoods.
- Policy 2-2** Promote flexibility so that building design and development, as well as parking standards, are appropriate and do not present undue barriers to development feasibility.
- Policy 2-3** Improve the entitlement process to streamline and coordinate the processing of development permits, design review, and funding of housing projects.

- Policy 2-4** Develop and maintain objective development standards, particularly concerning environmental issues such as noise, air quality and pollution, to mitigate constraints and facilitate housing production.
- Policy 2-5** Increase the number of owner-occupied units within condominiums and planned unit developments.
- Policy 2-6** Encourage California State University Dominguez Hills to build student, faculty and staff housing to meet the needs of their campus.

Goal 3: Preserve affordable housing “at risk” of conversion and promote additional affordable housing development.

- Policy 3-1** Continue to utilize federal and state subsidies to the fullest extent in order to meet the needs of lower-income residents.
- Policy 3-2** Provide support to nonprofit development corporations for the development of affordable housing.
- Policy 3-3** Preserve affordable units which are “at-risk” of conversion to market rate through county, State, and federal funding programs.
- Policy 3-4** Strive to preserve restricted low-income housing that is at risk of converting to non-low income use by: a) identifying financial resources available to preserve these units; and b) assisting interested agencies and/or tenant groups in forming partnerships and gaining access to financial and technical resources.
- Policy 3-5** Support the preservation and maintenance of mobile home parks to the extent permitted by applicable State law to prevent the displacement of lower-income households and provide relocation assistance when preservation is not feasible.
- Policy 3-6** Facilitate a mix of affordability levels in residential projects and dispersal of such units to achieve greater integration of affordable housing throughout the community.

Goal 4: Promote and preserve housing opportunities for persons with special needs, including lower-income households, large families, single parent households, disabled persons, the elderly, and persons experiencing homelessness.

- Policy 4-1** Promote the availability of housing which meets the special needs of the elderly, homeless, persons with disabilities and large families.
- Policy 4-2** Integrate and disperse special needs housing within the community and in close proximity to transit and public services.
- Policy 4-3** Reduce constraints to the development of housing suited for special needs groups, including residential care facilities.

Policy 4-4 Study the feasibility of requiring inclusionary affordable housing as part of market-rate housing developments and/or commercial and industrial housing linkage fee to promote housing for lower-income households.

Goal 5: Housing opportunities to all persons regardless of race, religion, ethnicity, ability, sex, age, marital status, household composition, or other arbitrary factor.

Policy 5-1 Reduce the prevalence of fair housing issues – including segregation, disability and access, disproportionate housing need, and fair housing enforcement and outreach – through appropriate changes to development standards, zoning codes, and increased education and outreach.

Policy 5-2 Continue to work with the City’s fair housing provider, the Housing Rights Center of Los Angeles, to disseminate information on fair housing and contact agencies.

Goal 6: Conserve natural resources and reduce energy consumption in all areas of residential development.

Policy 6-1 Educate the public about energy conservation and promote the use of alternative energy sources.

Policy 6-2 Encourage energy and water conservation in new residential developments.

Policy 6-3 Promote financial reimbursement programs for the use of energy efficient building products and appliances.

Policy 6-4 Promote integrated urban infill and transit-oriented development.

6.2 Housing Programs

While goals and policies provide policy direction, housing programs outline specific actions the City will take. Programs include both those currently in operation and new actions which have been incorporated to address the City’s housing needs. The following section describes the programs the City will enact to implement the Housing Action Plan.

PROGRAM 1: RESIDENTIAL REHABILITATION PROGRAM (NEIGHBORHOOD PRIDE PROGRAM)

The maintenance and preservation of Carson’s existing housing stock is accomplished through a combination of local, State, and federal funds. The Neighborhood Pride Program (NPP) is a major rehabilitation program in the City that provides financial assistance through loans and grants via Community Development Block Grant (CDBG) funding to provide basic housing repairs and remedy code violations. The NPP utilizes the bulk of allocated CDBG funds. Single-family homes and mobile home units

are eligible for funding. As part of the program, the City also provides lead-based paint testing and abatement to units undergoing rehabilitation. The City will continue to seek CDBG funds and carry out rehabilitation activities.

Responsible Agency: Carson Community Development Department; Carson Building & Safety Division

Potential Funding Source: General Fund; CDBG Funds;

Timeframe: Ongoing 2021-2029

Objectives: Assist a minimum of 25 single-family units and mobile home units annually during the planning period (200 housing units total over the eight-year planning period).

PROGRAM 2: HOME OWNER-OCCUPIED REHABILITATION PROGRAM

The Home Investment Partnership (HOME) program provides deferred payment loans to low- and very low-income homeowners. Loans allow lower-income homeowners to pay for the rehabilitation of single-family homes within city boundaries. While Carson is not an entitlement community for the Department of Housing and Urban Development (HUD) HOME program grants, it has previously obtained HOME funding through a grant from the State Department of Housing and Community Development (HCD). The City received a \$500,000 HOME grant which expired in June 2021 and will continue to pursue funding as available.

Responsible Agency: Carson Community Development Department; Carson Building & Safety Division

Potential Funding Source: HOME Funds; HCD

Timeframe: Ongoing 2021-2029 as available

Objectives: Continue to seek HOME funding as available and rehabilitate XX low- and very low-income households during the planning period.

PROGRAM 3: FORECLOSURE REGISTRATION PROGRAM

Although the foreclosure crisis instigated by the 2008 financial collapse is no longer as pressing as it was during the adoption of the previous Housing Element, the City has an interest in ensuring that foreclosed properties do not contribute to neighborhood blight. To do this, the City implements the Foreclosure Registration Program (FRP), which provides the authority to assess penalties for irresponsible property owners and provides financial resources to track and maintain vacant properties. The FRP charges a registration fee of \$450 per parcel to cover potential costs of remediation, with additional penalties if a lender fails to register their foreclosed properties. Upon transfer of the property, the deposit funds are returned unless fines were incurred by the property owner. The City contracts with a private firm to provide monitoring services. The City will continue to take preventative measures in future blight management and code violations by imposing a registration fee to cover potential costs of remediation.

Responsible Agency: Carson Community Development Department

Potential Funding Source: General Fund

Timeframe: Ongoing 2021-2029

Objectives: Register foreclosed residential properties as necessary and collect registration fees annually from financial institutions and beneficiaries.

PROGRAM 4: AFFORDABLE HOUSING STRATEGY

In order to promote accessible affordable housing and reduce affordability gaps in Carson, the City employs a number of approaches. This includes the development of new affordable units, including multifamily units, and the preservation and improvement of existing affordable units. Specific actions the City will undertake during the planning period include the following.

- **Affordable Housing Financing** – The City primarily employs two funding sources to promote the development, preservation, and improvement of affordable housing: Carson Housing Authority (CHA) funds and CDBG funds. The City has successfully provided development assistance to a variety of housing types, including multifamily and mixed-use projects, through CHA funds. The rehabilitation of affordable housing units is discussed further in Program 1. The City also partners with other private and governmental funding agencies, as well as with private for-profit and non-profit housing developers. The City will continue to assess a variety of alternative funding mechanisms for the construction of new affordable housing including State, federal, and regional programs. The City will provide assistance in securing and implementing financing for for-profit and non-profit affordable housing developers. Further, following adoption of the 2040 General Plan, the City will undertake a comprehensive development impact fee study to establish ongoing fees. The City will consider the inclusion of a housing impact fee to ensure that sufficient housing is provided to accommodate job growth.
- **City- and Other Publicly-Owned Land** – Carson encourages the use of publicly-owned land for the construction of affordable housing. During the previous planning period, the 51-unit affordable Veteran’s Village project was developed on publicly-owned land. The City will also comply with State law, including AB 1486 and AB 1255, to connect developers with surplus or excess land. Ongoing coordination with developers to produce affordable housing on such land will be central to these efforts.
- **Affordable Homeownership** – As discussed in Chapter 2, the housing affordability gap in Carson is particularly large for ownership units. The City supports homeownership opportunities for low- and moderate-income households through the Mortgage Credit Certificate Program (MCC) offered by the California Housing Finance Agency. The MCC program offers first-time home buyers a federal tax credit, which reduces the amount of federal taxes to be paid, thus assisting those home buyers to qualify for a mortgage loan. The City will continue to encourage the use of the program through education and coordination efforts, including providing information on the program at City Hall and on the City’s website as well as ongoing coordination with lenders.
- **Inclusionary Housing and Commercial & Industrial Development/Housing Linkage Fee Study** – Carson has an extraordinary amount of housing development in the pipeline, including several projects at high densities. However, there remains a gap between what the market is providing and what lower-income households can afford. The new General Plan significantly increases allowable higher densities, and other policies and actions call for review of constraints, including lowering certain parking requirements. However, to ensure that housing affordable to lower-income households is ultimately built, the City could consider requiring a certain percentage of housing units in developments to be income-restricted. For example, Los Angeles County in November 2020 adopted an inclusionary ordinance that requires 5% to 20% of the unit count, depending on the affordability level of the units and the project size, to be income-restricted. Similarly, the City of Los Angeles charges an Affordable Housing Linkage Fee on certain new market-rate residential and commercial development to generate local funding for affordable housing. This study would look at examples of what has been successful in other communities in

the region, Carson-specific market conditions, the City’s economic development objectives, and the General Plan goals of a balanced community.

Responsible Agency: Carson Community Development Department; Carson Planning Division; Carson Housing Authority; California Housing Finance Agency

Potential Funding Source: Carson Housing Authority Funds; CDBG; HUD; HCD; State of California Housing Bond Funds; private sector funds

Timeframe: Ongoing 2021-2029

Objectives:

- Identify financing mechanisms that can facilitate the development of new affordable housing.
- Identify suitable sites for housing development and encourage development on those sites.
- Sustain affordable home ownership opportunities in the City of Carson.
- Explore feasibility of inclusionary housing and commercial and/or industrial development/housing linkage fee.

PROGRAM 5: ZONING ORDINANCE UPDATE

The City’s Planning and Zoning Code contains standards and other provisions for residential developments in the city. The Code is undergoing a comprehensive update to reflect the 2040 General Plan, which is being updated in parallel with this Housing Element. In addition to implementing the new General Plan, the Zoning Code update will also help to overcome several governmental constraints to development in Carson, as discussed in Chapter 4 of this element. Amendments to facilitate housing production would include:

- **Multifamily Development Standards** – The City currently (2021) requires a Conditional Use Permit (CUP) for all multifamily development, including residential condominiums. Pursuant to recent changes in State law, as codified in Government Code Section 65583, the City shall permit by right development of multifamily, transitional, and supportive housing in all zones where multifamily housing is permitted in the General Plan – including the RM, MU-CS, and MU-SB zones as well as the MUR overlay.
- **Residential Condominiums** – The City currently maintains development standards for residential condominiums in Article IX, Chapter 3 of the Carson Municipal Code which differ from the standards required for other types of multifamily development. The City will simplify its zoning standards and ensure equivalent standards for multifamily developments during the update to the Planning and Zoning Code following adoption of the 2040 General Plan. However, the City maintains a valid interest in regulating and placing restrictions on condominium conversions. Currently, the City provides density bonus incentives for such conversions pursuant to Section 9404 of the Planning and Zoning Code. The City will explore the adoption of a separate ordinance that regulates condominium conversions, including potential requirements like the approval of a CUP.
- **Parking Standards Review** – The City will undertake a review of its parking regulations to ensure no undue constraints to development exist. In particular, the City shall consider reducing minimum parking standards in the Planning and Zoning Code, where necessary, to appropriately match future development patterns in Carson. Amendments to parking standards could include

those related to smaller residential units, mixed-use developments, and developments in proximity to transit. Current parking standards require two spaces for each multifamily unit, with additional guest spaces based on the number of bedrooms. Multifamily units within a Mixed-Use (MU) District require one covered space for every studio and two covered spaces for each unit with one or more bedrooms. Appropriate parking standards may include a reduction to one space for studio and one-bedroom units, and 1.5 spaces for two-bedroom units, as well as allowing tandem parking where the spaces are for a single unit.

Responsible Agency: Carson Community Development Department and Carson Planning Division

Potential Funding Source: Update funded and underway

Timeframe: Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan

Objectives: Remove identified governmental constraints to development.

PROGRAM 6: STREAMLINED DEVELOPMENT STANDARDS

The City can facilitate the development of housing by implementing streamlined development and review standards. Certain projects, including those containing units affordable to lower-income housing, may be subject to streamlining requirements pursuant to State law. Streamlining will decrease both the costs and time associated with residential development in Carson. Specific actions the City can take to simplify its standards and review process are outlined as follows.

- **Streamlined Review of Affordable Housing** – The City will adopt procedures to expedite the review and approval of affordable housing projects. This includes the development of an application process, subject to the Housing Accountability Act, that allows completely affordable housing projects to be reviewed through an administrative process. The City will also adopt an eligibility checklist for SB 35 requirements, which creates a streamlined and ministerial approval process for certain housing projects pursuant to Government Code Section 65913.4. The City will continue to work to reduce review and permitting times.
- **Objective Environmental Development Standards** – Objective design standards for residential development are required under State law. Related to environmental quality issues, the City currently promotes objective standards in the Oil and Gas Ordinance (Article IX, Chapter 5, Part 3 of the Carson Municipal Code) and in the General Plan. As part of the 2040 General Plan, the City will maintain objective environmental development standards to mitigate impacts from industrial and other uses in sensitive areas in Carson. The 2040 General Plan includes air quality and noise standards, including performance-based noise standards for noise-generating uses. The Planning and Zoning Code will be updated to reflect such standards following adoption of the General Plan.

Responsible Agency: Carson Planning Division

Potential Funding Source: General Funds; SB2 and LEAP Grants

Timeframe: Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan; Incorporate an SB 35 eligibility checklist by 2023; Ongoing 2021-2029

Objectives: Remove constraints to the development of affordable housing and comply with State law that promotes streamlined development; Mitigate and reduce environmental constraints while facilitating development.

PROGRAM 7: DENSITY BONUS

The City amended the Planning and Zoning Code in 2010 to include a Density Bonus Program (Article IX, Chapter 4). Following adoption of the 2040 General Plan, the Planning and Zoning Code will be amended to ensure that the Density Bonus Program remains in compliance with State law and incorporates additional density bonuses available through provision of community benefits. The 2040 General Plan will allow an increase in residential density with community benefits in the MDR, HDR, DMU, CMU, BMRU, and FLX land use designations. It will also set a minimum residential density in the MDR and HDR land use designations. The City will coordinate with developers to encourage utilization of density bonuses, and provide information about the program at City Hall and on its website.

Responsible Agency: Carson Planning Division

Potential Funding Source: General Fund

Timeframe: Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan; Ongoing 2021-2029

Objectives: Foster the development of higher density affordable housing where appropriate.

PROGRAM 8: ACCESSORY DWELLING UNITS

The City implements development standards for accessory dwelling units (ADUs), also called “second dwelling units”, through Sections 9122.8 and 9125.6 of the Planning and Zoning Code. Following adoption of the 2040 General Plan, the City will amend the Planning and Zoning Code to ensure compliance with recent State law and remove development constraints, including but not limited to parking standards.

The City will also implement strategies to encourage the development of ADUs in Carson, especially those suitable for lower-income households. The City will continue to inform eligible property owners through updated brochures and posting of information on the City's website of opportunities to develop ADUs, as well as City and State development requirements for these units. Additional strategies may include allocating CDBG funds for illegal garage conversions to bring units up to code and seeking CalHome funding to provide rehabilitation assistance to ADUs.

Responsible Agency: Carson Community Development Department and Carson Planning Division

Potential Funding Source: General Fund; CDBG; CalHome

Timeframe: Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan; Ongoing 2021-2029

Objectives: Ensure compliance with State law, with anticipated 35 ADUs annually based on recent development trends (280 ADUs over an eight-year period).

PROGRAM 9: ADEQUATE RESIDENTIAL SITES AND NO NET LOSS

Carson has been allocated a Regional Housing Needs Allocation (RHNA) of 5,618 units for the 2021-2029 planning period. As discussed in Chapter 5 and Appendix C, 3,437 units may be credited towards the RHNA with significant surpluses for moderate- and above moderate-income housing. There is a shortfall of 2,515 lower-income units.

The City is currently conducting a comprehensive update to the General Plan, which will increase residential development capacity within Carson. The 2040 General Plan will substantially increase the

maximum permitted residential densities in several land use designations. Sites identified to accommodate lower-income housing are conservatively projected to develop at densities between 25 and 44 dwelling units per acre. This will be more than adequate to accommodate the City’s remaining RHNA. The 2021-2029 Carson Housing Sites Inventory, available in Appendix C, estimates a total development capacity of 118.6 percent of the RHNA – including 109.3 percent of lower-income units, 153.6 percent of moderate-income units, and 115.8 percent of above-moderate income units.

The City will continue to maintain and monitor the sites inventory. The City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to the “No Net Loss” provisions set forth in Government Code Section 65863. Should the approval of a development result in a reduction of capacity or assumed affordability below the residential capacity needed to accommodate the lower-income RHNA of 2,683 units, the City will identify and zone sufficient sites to accommodate the shortfall. The City will also make the residential sites inventory available on the City’s website to non-profit and for-profit housing developers.

Responsible Agency: Carson Planning Division

Potential Funding Source: General Fund

Timeframe: Rezone sites within one year of adoption of the 2040 General Plan as part of the comprehensive Planning and Zoning Code update; Develop an evaluation procedure by 2022; Ongoing 2021-2029

Objectives: Provide and maintain adequate sites to accommodate the City’s RHNA and affordable housing goals.

PROGRAM 10: PRESERVATION OF AT-RISK AFFORDABLE HOUSING UNITS

According to Carson Housing Authority and HUD data, Carson has two affordable housing developments with 130 assisted units at some risk of conversion to market rate. “At-risk” units are those in which the subsidy or contract with the project may expire during the 10-year period between 2021 and 2031. The Carson Garden Apartments contain 100 assisted units at moderate risk of conversion and Grace Manor contains 30 assisted units at very high risk. Both projects are assisted by HUD; all projects assisted by the Carson Housing Authority are at low risk of conversion. Risk level is derived from the California Housing Partnership.

The City will continue to monitor at-risk housing, inform tenants of potential conversion to market rate status, and educate tenants on the potential purchase of units. When units assisted by the Carson Housing Authority are at risk of converting to market rate housing, the City will contact the owners of such units to assess the owner’s intent to prepay a federally-assisted mortgage or to renew or opt out of project-based Section 8 contracts. The City will encourage owners to consider renewal of HUD Section 8 contracts. For owners who want to opt-out of a Section 8 contract, prepay a HUD subsidized mortgage or sell their property upon the expiration of the rental subsidy, the City shall require the provision of 18-24 months advanced notice to tenants. The City will inform tenants of the potential conversion of their units to market rate, and provide education on the potential tenant purchase of units. The City will also pursue financing and subsidy programs at the State, county, and federal levels to preserve at-risk housing, including through the purchase of affordability covenants.

The City will also comply with the unit replacement provisions of SB 330 which require that protected units, including those subject to rent control or stabilization, be replaced with comparable affordable units by the development project that proposes to demolish such protected units.

Responsible Agency: Carson Housing Authority and Carson Community Development Department

Potential Funding Source: Carson Housing Authority Funds; HUD; HCD

Timeframe: Ongoing 2021-2029 as opportunities arise

Objectives: Preserve the 673 Carson Housing Authority-assisted affordable units and encourage the 130 HUD-assisted affordable units to extend their contracts; Ensure no net loss of units.

PROGRAM 11: MOBILE HOME PARK MAINTENANCE AND PRESERVATION

The City recognizes the role of mobile home parks as a source of affordable housing for lower-income households. The maintenance and preservation of mobile home units, as well as the preservation of the parks themselves, is necessary to reduce displacement pressures on lower-income households that depend on such housing. Although the City has limited control over the closure of mobile home parks, it can enact programs that encourage the preservation of the parks or ensure financial assistance to residents to reduce any adverse impacts that result from such a closure. This program is divided into three approaches, provided as follows.

- **Mobile Home Maintenance** – The City maintains the Mobilehome Space Rent Control Ordinance to protect the affordability of mobile home units. The Ordinance was amended in 2018 to establish the Consumer Price Index (CPI) Rent Increase, which operates alongside the Capital Improvement Rent Increase and the Fair Return Rent Increase. Mobile home rehabilitations are available in conjunction with the Neighborhood Pride Program as described in Program 1. The City will continue to provide and educate residents about rehabilitation programs, and enforce the rent control ordinance.
- **Mobile Home Park Preservation** – The City encourages preservation of the existing supply of mobile home parks, since the parks constitute a significant portion of the low- and moderate-income housing in the City. The City currently monitors potential conversion activity and seeks financing mechanisms to preserve the parks. The City will continue these efforts and pursue additional funding sources. One potential method of preservation is through HCD’s Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP), which finances the conversion of mobile home park spaces to ownership spaces or control by resident organizations, non-profit housing sponsors, or local public entities. During the update of the Planning and Zoning Code, the City will review existing statutes and consider amendments as necessary to facilitate the preservation of mobile home parks.
- **Mitigation of Mobile Home Park Closures** – If the preservation of a mobile home park is not feasible or possible, the City requires that property owners mitigate the impacts of a park closure. A park closure, or any change in the park’s status to a vacant use, is deemed to be a conversion of that park. The City requires a relocation impact report (RIR) in order to approve such a conversion. RIRs are required to mitigate the adverse impacts of a mobile home park’s closure, including identifying suitable replacement spaces. Sections 9201.7.2 and 9128.21 of the Carson Municipal Code provide requirements related to the conversion of mobile home parks. Recent State law, including AB 2782, have increased the allowable relocation benefits that park residents may receive. The City will continue to require RIRs for mobile home park closures and push for relocation benefit packages that ensure residents can access comparable alternative housing.

Responsible Agency: Carson Community Development Department; Carson Planning Division; Carson Mobile Home Rent Review Board

Potential Funding Source: General Fund; CDBG; HCD; private funding sources

Timeframe: Ongoing 2021-2029 and as opportunities arise; Zoning Code Update underway

Objectives:

- Mobile Home Maintenance – Approximately 10 units to be assisted through rehabilitation loans annually. Rent increase applications reviewed and Mobilehome Rental Review Board hearings scheduled as applications are received and processed.
- Mobile Home Park Preservation – Monitor and evaluate potential conversion activity and provide conversion financing opportunities.
- Mitigation of Mobile Home Park Closures – Evaluate the conversion application process and mitigate adverse impacts.

PROGRAM 12: RENTAL ASSISTANCE

While there are a number of affordable units in Carson that are subsidized under the Section 8 Housing Choice Voucher program, the program is not directly administered by the City. The Los Angeles County Development Agency (LACDA) allocates Section 8 vouchers to Carson residents. The City will also continue to work with LACDA to monitor existing Section 8 vouchers and pursue additional assistance. Further, the City will continue to provide direct rental subsidies to lower-income households pursuant to affordability covenants. The City will provide information about the Section 8 program to Carson residents, including on its website.

Throughout the COVID-19 public health emergency, the City has received funding for emergency rental assistance. This funding was made available through CARES Act emergency funding and directly assisted 13 families in 2020. The City will continue to allocate funds to assist eligible persons at risk of eviction due to loss of income as available.

Responsible Agency: Carson Community Development Department; Carson Housing Authority; Los Angeles County Development Agency

Potential Funding Source: HUD; Carson Housing Authority Funds; CARES Act emergency funding

Timeframe: Ongoing 2021-2029; Duration of the COVID-19 health emergency, as available

Objectives: Provide assistance to at least 100 households annually; Encourage the retention of at least 272 Section 8 vouchers; Provide CARES Act emergency funds as available.

PROGRAM 13: SPECIAL NEEDS HOUSING

There are several housing options available for residents with special needs in Carson. This includes senior housing, residential care facilities, emergency shelters, and transitional and supportive housing. The City has assisted in the development of a number of senior housing units and allows for the development of all types of special needs housing in at least one zone. Further, the City maintains a reasonable accommodation procedure in Section 9172.27 of the Planning and Zoning Code. The City will prioritize the development of special needs housing, provide development assistance where feasible, and remove any constraints. Specific actions the City will take for special needs groups include the following.

- **Housing for Persons with Disabilities** – A residential care facility is one housing option available for persons with disabilities. The City will update the Planning and Zoning Code to remove constraints to development of residential care facilities, including parking standards dependent on

type of care for residential care facilities with six or more people. For residents with disabilities who do not live in a residential care facility, the City will continue to provide reasonable accommodations to residents in need and offer financial assistance if necessary. The City maintains a reasonable accommodation ordinance that expands upon the provisions in the Residential Rehabilitation Program. The City will also continue to educate residents about reasonable accommodation by providing information in public places and on the City's website.

- **Housing for Persons with Developmental Disabilities** – The City will seek State and federal funds in support of housing construction and rehabilitation targeted toward persons with developmental disabilities. Regulatory incentives, such as expedited permit processing and fee waivers/deferrals, will be provided as feasible to projects targeted toward such persons. To further facilitate the development of housing units to accommodate persons with these disabilities, the City will also reach out annually to developers of supportive housing to encourage development of projects targeted toward special needs groups.
- **Emergency Shelters** – The City currently permits emergency shelters by right in the Manufacturing, Light (ML) and Manufacturing, Heavy (MH) zones. Following adoption of the 2040 General Plan, the City will amend the Planning and Zoning Code to continue to permit by right development in identified zones. The City will also 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 are met.
- **Transitional and Supportive Housing** – The City currently permits transitional and supportive housing in all residential and mixed-use zones, and such housing is subject to the same standards as other residential uses. The City classifies single-room occupancy (SRO) units as a type of transitional housing which are permitted in the RM, MU-CS and MU-SB zones. Following adoption of the 2040 General Plan, the City will amend the Planning and Zoning Code to continue to permit transitional and supportive housing development in identified zones and remove any constraints identified for residential developments, including clarifying language related to SROs and the requirement of a CUP for all multifamily projects as outlined in Program 3. The City will also 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 are met.
- **Low Barrier Navigation Centers** – The City will update the Planning and Zoning Code to permit the development of Low Barrier Navigation Centers by right in all mixed-use and non-residential zones permitting multifamily uses, consistent with AB 101.

Responsible Agency: Carson Community Development Department; Carson Planning Division; Carson Housing Authority; Carson Building & Safety Division

Potential Funding Source: General Fund; Carson Housing Authority Funds; SB2 and LEAP Grants; California State Council on Developmental Disabilities; HUD; HCD; Los Angeles County Homeless Services Authority; private/non-profit service agencies

Timeframe: Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan; Ongoing 2021-2029

Objectives:

- Facilitate the development of housing for persons with disabilities, including developmental disabilities.
- Educate residents about the reasonable accommodation ordinance and Residential Rehabilitation Program.
- Facilitate the development of housing for persons experiencing homelessness.

PROGRAM 14: AFFIRMATIVELY FURTHERING FAIR HOUSING

Pursuant to AB 686, all jurisdictions are mandated to affirmatively further fair housing. To facilitate this mandate, the 2020 Analysis of Impediments and Chapter 3 of this element have identified fair housing issues and actions the City can take to remove or reduce the associated contributing factors.

Fair housing enforcement and outreach is a key component of this mandate. To provide fair housing services, Carson contracts with the Housing Rights Center of Los Angeles, which provides Discrimination Investigation, Tenant/Landlord Mediation, and Legal Services Assistance. The City will continue this contract and extend fair housing services through increased outreach and education, including through efforts like workshops, Spanish language educational materials, and partnerships with community agencies to provide financial literacy classes for homebuyers. The City will also work with the Housing Rights Center to address discriminatory patterns in lending.

Program 1 of this Housing Action Plan will address disproportionate housing needs through the rehabilitation of homeowner and rental housing. Programs 4 and 14 will ameliorate constraints to fair housing choice, such as development standards that impede the development of accessible housing units, through a comprehensive update of the Planning and Zoning Code. The City will also allow multifamily housing in previously restricted areas, while mitigating environmental hazards. The 2040 General Plan will encourage residential development in previously restricted areas through the FLX designation and provide increased maximum densities in a number of land use designations.

Responsible Agency: Housing Rights Center of Los Angeles; Carson Community Development Department; Carson Planning Division

Potential Funding Source: General Fund; CDBG; SB2 and LEAP Grants

Timeframe: Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan; Ongoing 2021-2029

Objectives: Affirmatively further fair housing by removing or reducing constraints on the development of housing appropriate for protected groups, promoting fair housing choice, and providing fair housing services.

PROGRAM 15: ENERGY CONSERVATION

The City will continue to encourage the use of, and support and assist in the publicizing of, energy-saving programs provided by utility companies. The City currently participates in the Clean Power Alliance which provides clean energy and offers a number of financial assistance plans for lower-income households. The City Center Senior project was developed as a green housing project and the City was awarded the SolSmart Gold certification. The City, in partnership with the Maravilla Foundation, is also working with the

Southern California Gas Company to offer no-cost energy efficiency programs to income-eligible renters and homeowners.

The City will continue participation in the Clean Power Alliance and encourage residents to select energy-saving plans. The City will also continue to encourage lower-income households to take advantage of no-cost energy efficiency programs provided by the Southern California Gas Company. Further, the City will continue to encourage energy and water efficiency in new development by connecting developers with the appropriate resources, including HUD’s new Energy and Water Efficiency Resource Library.

Responsible Agency: Carson Planning Division and Carson Community Development Department

Potential Funding Source: Southern California Edison; Clean Power Alliance; Southern California Gas Company; Los Angeles County; HUD

Timeframe: Ongoing 2021-2029

Objectives: Facilitate energy conservation in housing development.

6.3 Quantified Objectives

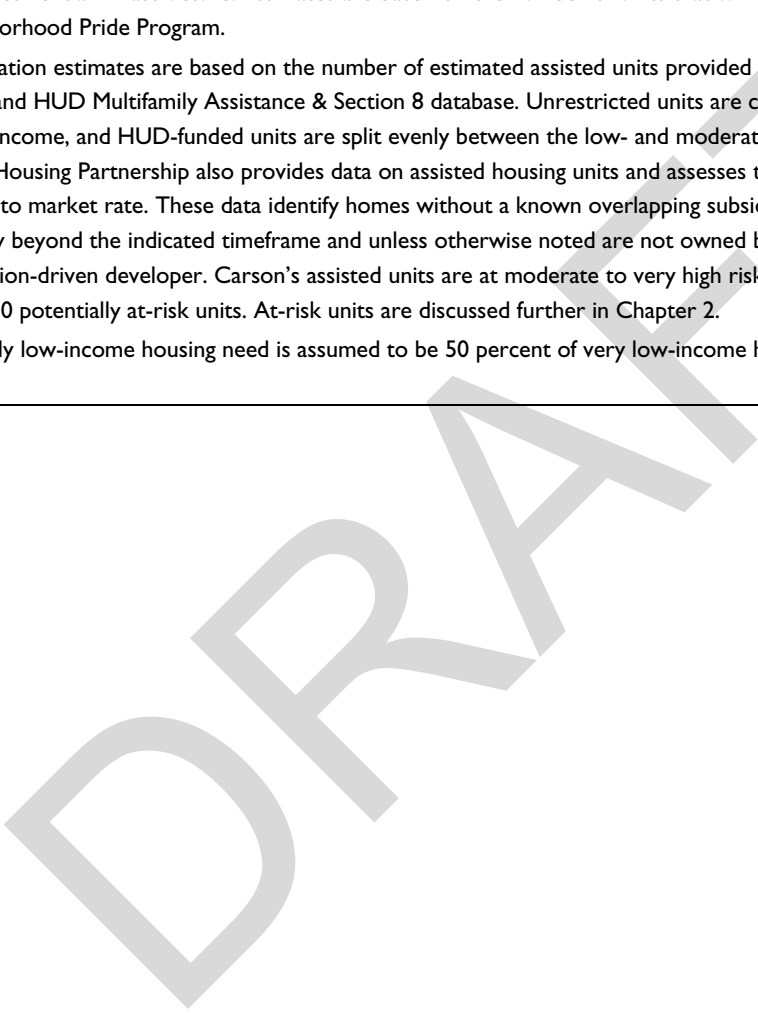
State Housing Law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table 6-1 summarizes the City’s quantified objectives by income category for the 2021-2029 planning period. New construction estimates include units in approved and under review projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity.

Table 6-1: City of Carson 2021-2029 Quantified Objectives

Income Category	Approved	New Construction ¹			Rehabilitation ²	Conservation/ Preservation ³
		Under Review	Projected ADUs	Remaining RHNA		
Very Low-Income ⁴	0	0	48	1,722	X	198
Low-Income	0	0	120	793	100	298
Moderate-Income	0	1,138	17	0	100	307
Above Moderate-Income	292	1,727	95	0	0	304
Total	292	2,865	280	2,515	200	1,107

Table 6-1: City of Carson 2021-2029 Quantified Objectives

<i>Income Category</i>	<i>New Construction¹</i>			<i>Remaining RHNA</i>	<i>Rehabilitation²</i>	<i>Conservation/ Preservation³</i>
	<i>Approved</i>	<i>Under Review</i>	<i>Projected ADUs</i>			
<p>1. New construction objectives represent the City’s RHNA for the Sixth Cycle Housing Element Update. Estimates include units from approved and under review projects, as well as projected accessory dwelling units (ADUs).</p> <p>2. The Carson Housing Authority may utilize available funding – HOME, CDBG, etc. allocations – to provide funding during the planning period to fund projects that improve and maintain the quality of the City’s housing stock and residential infrastructure. Estimates are based on the number of units that will likely be rehabbed under the Neighborhood Pride Program.</p> <p>3. Conservation estimates are based on the number of estimated assisted units provided by the Carson Housing Authority and HUD Multifamily Assistance & Section 8 database. Unrestricted units are considered above moderate-income, and HUD-funded units are split evenly between the low- and moderate-income categories. The California Housing Partnership also provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Carson’s assisted units are at moderate to very high risk of conversion, and the City has 130 potentially at-risk units. At-risk units are discussed further in Chapter 2.</p> <p>4. Extremely low-income housing need is assumed to be 50 percent of very low-income housing need, or 885 units.</p>						



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