



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

WORKSHOP: April 28, 2009
SUBJECT: Workshop to discuss the Draft 2006-2014 Housing Element Update
APPLICANT: City of Carson
REQUEST: Direct staff to notice public hearing for May 12, 2009
PROPERTY INVOLVED: Citywide

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Brown
		Vice-Chair Saenz			Gordon
		Cannon			Graber
		Brimmer			Verrett

Item No. 12-A

I. Introduction

State Housing Element law requires cities to plan for needed housing for the period of 2008-2014. All California cities are required by Article 10.6 of Government Code (Sections 655580-65590) to adopt a housing element as part of their general plan and submit a draft and adopted element to the State Housing and Community Development (HCD) for review and compliance with state law.

II. Background

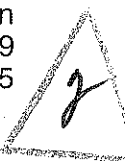
The city's housing element was certified by the HCD in July 2002. A proposal released in April 2006 by the Southern California Association of Governments (SCAG) found the city of Carson in substantial compliance with the housing element goals by having produced 199% percent of its overall Regional Housing Needs Assessment (RHNA) target by 2005 (Exhibit No. 3). The RHNA basic construction need through 2005 for the city of Carson was 623 total housing units. Carson produced more new homes than expected but did not meet the targeted income levels for very-low and moderate income households identified in the RHNA.

HCD established the planning period for the current Regional Housing Needs Assessment from January 1, 2006 to June 30, 2014. The planning period originally ran from July 1, 2005 to June 30, 2014, however, it was reduced six months (eliminating the last 6 months of 2005) by HCD, thus shortening the planning period from 9 to 8 ½ years.

The 2006-2014 RHNA allocates a housing need of 1812 units for Carson. The allocation of 1,812 units is broken down into four categories as follows: 461 very low-income households; 287 low-income households; 307 moderate-income households; and 757 above-moderate income households.

The current housing element cycle requires cities to plan for needed housing for the period between 2006 and 2014. State law requires that housing elements be internally consistent with the city's general plan and include:

1. A Housing Needs Assessment that looks at existing needs including: overcrowding; condition of housing stock; assisted affordable units at risk of converting to market rate; and projected needs based on the RHNA.
2. A Sites Inventory and Analysis that provides a parcel-specific list of potential sites where the needed housing can be developed.
3. A Housing Constraints Analysis that identifies governmental and non-governmental constraints to housing production and to providing housing for persons with disabilities.
4. Identification of housing programs to remove or mitigate governmental constraints if appropriate, and for developing housing for low-and moderate income households.
5. Quantified objectives that estimate the maximum number of units by income level that the city intends to construct, rehabilitate and conserve during the Element's planning period.



The Housing Element Update will also consider recent state legislation and evaluate any potential impacts that it may have towards: Redevelopment Agency related housing projects; mixed-use housing; inclusionary/affordable housing programs; and housing involving special needs homeless/disabled populations.

California Assembly Bill No. 2348 (Mullin) amends state housing law to require that the housing element identify adequate sites for housing, including rental housing, factory-built housing, and mobile-homes. The bill amends the criteria for the inventory of sites to require sites to be identified that can be developed for housing within the planning period to accommodate that portion of a city's share of the regional housing need (RHNA) for all income levels as specified.

Carson is obligated to support and promote the production of new housing for all economic groups as a result of various planning and redevelopment laws. The success of Carson's housing policies will be as a result of private/public partnerships and effective programs that preserve and expand affordable housing opportunities for a range of income levels. The Draft Housing Element Update included a community outreach public forum held on February 25, 2009 at the Juanita Millender-McDonald Community Center and a housing needs survey to encourage broad participation from community stakeholders. A final public hearing will be conducted by the City Council to consider the recommendations of the Planning Commission and for adoption of the Housing Element.

General Plan Requirements

Existing housing element goals, policies and implementation measures are provided for in the current General Plan (Exhibit No. 2). The following are the 2002 Housing Element goals and "Draft Housing Element Update" goals.

- Goal: H-1: Improvement and maintenance of the existing housing stock while preserving affordability.
- Goal: H-2: Maintenance and enhancement of neighborhood quality.
- Goal: H-3: The city shall seek to provide an adequate supply of housing for all economic segments of the city.
- Goal: H-4: Protection of the existing supply of affordable housing.
- Goal: H-5: Housing opportunities to all persons regardless of race, religion, ethnicity, sex, age, marital status, household composition and other arbitrary factor.
- Goal: H-6: Long-term maintenance of private properties with common area ownership, such as condominiums and planned unit developments.
- Goal: H-7: Conservation of natural resources and reduction of energy consumption in all areas of residential development.
- Goal: LU-8: Promote mixed use development where appropriate.

Proposed “Draft Housing Element Goals”:

- Goal 1: Improvement and maintenance of the existing housing stock while preserving affordability.
- Goal 2: Maintenance and enhancement of neighborhood quality.
- Goal 3: The city shall seek to provide an adequate supply of housing for all economic segments of the city.
- Goal 4: Protection of existing supply of affordable housing.
- Goal 5: Housing opportunities to all persons regardless of race, religion, ethnicity, sex, age, marital status, household composition or other arbitrary factor.
- Goal 6: Long-term maintenance of private properties with common area ownership, such as condominiums and planned unit developments.
- Goal 7: Conservation of natural resources and reduction of energy consumption in all areas of residential development.

The above housing goals provide the city’s vision for quality/affordable housing opportunities for all of Carson residents in compliance with state housing law requirements. For a comprehensive review please see attached Exhibit No. 2 (existing General Plan Housing Element Goal, Policies and Implementation Measures) and the “Draft Housing Element” (page 69 Housing Plan/Goals & Policies).

III. Analysis

Proposal

Staff is recommending that the Planning Commission consider:

1. Whether the proposed “Draft Housing Element Update” adequately provides goals, objectives and implementation strategies for the production of safe, quality affordable diverse housing opportunities and:
2. Whether the proposed “Draft Housing Element Update” proposes adequate goals, objectives and implementation strategies for the preservation of existing quality housing stock and provides the necessary zoning ordinance recommendations to promote housing for the special needs population including the physically/mentally disabled and the homeless.

Topics for Discussion

- Affordable Housing Strategies
- New changes in state housing law
- Inclusionary Zoning
- Mixed-Use housing opportunities
- Green building standards
- Mobile home rent control/mobile home park conversions



IV. Recommendation

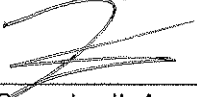
That the Planning Commission:

Review and evaluate the proposed "Draft Housing Element Update" and provide comments and recommendations for the scheduled Public Hearing on May 12, 2009.

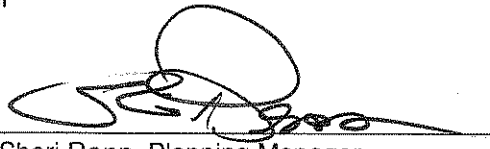
V. Exhibits

1. Draft Housing Element (under separate cover)
2. Existing General Plan Housing Element Goals, Policies and Implementation Strategies
3. Housing needs survey

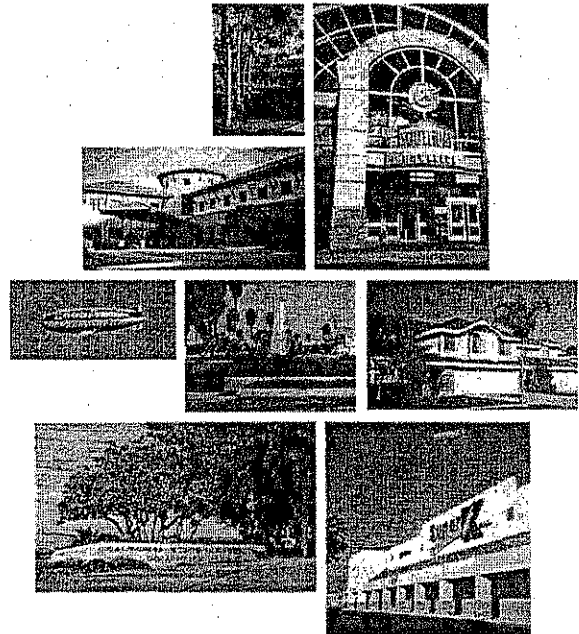
Prepared by: _____


Zak Gonzalez II, Associate Planner

Approved by: _____


Sheri Repp, Planning Manager

CHAPTER 5 HOUSING ELEMENT

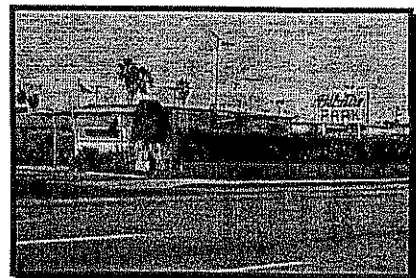
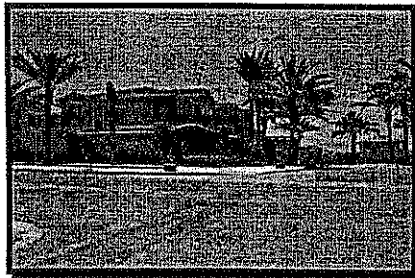
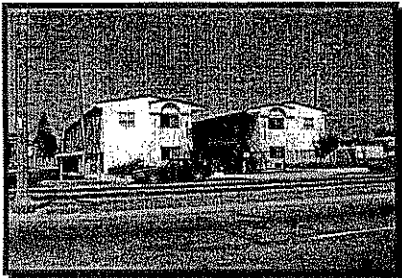


EX. 2



CHAPTER 5

HOUSING ELEMENT



1.0 INTRODUCTION

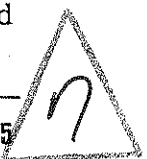
As the population of the State continues to grow and pressure on resources increases, Carson is concerned with providing adequate housing opportunities while obtaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element with every General Plan since 1969. This Housing Element (1998-2005) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development in July.

1.1 PURPOSE

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the General Plan.

The City of Carson's General Plan Housing Element articulates the City's plan (1998 to 2005) relative to the maintenance and development of housing to respond to current and future housing needs within the limitations posed by available resources. The Housing Element, as required by State law, will provide a detailed





analysis of existing housing stock, housing and household characteristics, ability of the housing industry to provide the necessary type and cost of housing, housing needs for all economic levels and for special needs groups and specific housing program development and priority.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules that promote preservation, improvement and development of diverse types and costs of housing throughout Carson.

1.2 CITIZEN PARTICIPATION

Public participation for the 1998-2005 Housing Element included workshops and public hearings conducted by the City's consultants, Planning Commission and City Council. The notices for these workshops and hearings were published in a local newspaper and prominently posted at Carson's City Hall and other public facilities, as well as on the City's website. The Carson Vision, adopted in September 1997 serves as a basis for issues addressed in the Housing Element. Development of the City's Vision was accomplished through outreach programs involving City residents, businesses, property owners, affordable housing advocates and community development organizations.

1.3 HOUSING ELEMENT PLANNING CYCLE

State planning law mandates that jurisdictions within the Southern California Association of Governments (SCAG) region adopt and update their Housing Element by July 1, 2000. As a consequence of this due date, a series of time frames for various aspects of the Housing Element preparation are established. There are three relevant time periods identified:

- 1989-1997: the review period to measure accomplishments of the 1989 Housing Element;
- 1998-July 2005: the planning period for assessing housing construction needs; and
- 2000-2005: the implementation period for programs identified within this Housing Element.

The planning period for the Regional Housing Needs Assessment (RHNA) as prepared by SCAG, is from January 1998 to June 2005. Pursuant to State law, the City of Carson, along with other jurisdictions prepare their next revision of the housing element to cover the period from 2005 to 2010.

2.0 AUTHORITY FOR THE ELEMENT

The Housing Element is one of the seven General Plan Elements mandated by the State of California, as expressed in Sections 65580 to 65589.8 of the California Government Code. California State Law requires that the Housing Element consist of "an identification and analysis of existing and projected housing needs and a





statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The Housing Element establishes policies that will guide the City's decision-making in developing and implementing its goals through 2005.

The State Department of Housing and Community Development (HCD) sets forth specific requirements regarding the scope and content of City and county housing elements.

3.0 COMMUNITY FACTORS

3.1 DEMOGRAPHIC CHARACTERISTICS

The growth trends in Carson show moderate population growth (31 percent) between 1970 and 2000. Between 1990-2000 Carson grew by 11 percent, making it the fastest growing city of the four cities in the Carson vicinity. Although the City of Carson has one of the larger percent growth rates over the 1990 to 2000 time period, when compared to the surrounding cities, Carson's annual change of population per land area is the smallest. Current data shows the population growth in Carson will continue to increase, but at a slower rate. The current population is 93,196 persons and is projected to grow by 8,700 persons or 9.3 percent over the next 20 years.

The 1990 Census data shows Carson is ethnically and culturally diverse, with 34.7 percent of the population white, 26.2 percent of the population black, 25.0 percent of the population of Asian/ Pacific Islander origin and 27.9 percent of Hispanic origin. The median age of the population is 31.5 years, however population trends show an aging population within Carson.

There are segments of the population that may have more difficulty finding affordable housing due to their special needs. The special needs groups in Carson may include the elderly, disabled, single-parent households, large families, farm workers, homeless and persons with HIV/AIDS and related diseases. These special needs groups along with low-income groups should be addressed in the City's implementation of the Housing Element.

1990 Census data has the median family income for Carson as \$43,882. This represents an 84.4 percent increase between 1980 and 1990. In comparison, the median household income was \$24,965 in Los Angeles County. National Decision Systems estimates the 2000 household median income in the City of Carson to be \$52,509. This figure represents an increase of 20.0 percent from the 1990 median family income. However, the CPI shows a 25.0 percent increase, reflecting Carson's household median income is falling behind the overall inflation rate.

NEIGHBORHOOD AND HOUSING CHARACTERISTICS

The population growth in Carson has increased at a greater rate than the housing supply. During the period of 1990 to 2000, the estimated population increased by 9,201 persons, while the housing stock increased by 542 units from 1990-1999.





Carson has a high percentage of single-family residential units, comprising 77.9 percent of its housing stock. However, the percentages of single-family units have been decreasing while the percentage of multi-family units have been increasing from 1980 to 1999. Carson has a proportionally larger number of owners than renters. In 1990, 79.0 percent of the households were owners and 21.0 percent were renters.

Carson is approaching build out, with limited potential for new residential construction. Approximately 131.22 acres of vacant or underutilized land are zoned for residential uses in the City. Vacant and underutilized land could provide 1,047 additional housing units in Carson. Of the 1,047 possible additional housing units, 99.3 percent (1040 units) could be produced in the Residential Single Family zoning, with the remaining 0.7 percent (7 units) potentially being built in the Residential Multifamily zone.

The condition of the City's housing stock may be characterized by its age. In Carson over 70 percent of the housing stock was built before 1969. A majority of the housing units, 39.9 percent, were built in the period of 1960 to 1969. This demonstrates Carson's housing stock is older, and a larger percentage of housing units are likely to be substandard due to age.

4.0 DESCRIPTION OF THE HOUSING PLAN

4.1 QUANTIFIED OBJECTIVES

The Regional Housing Needs Assessment (RHNA) basic construction need through 2005 for the City of Carson is 623 total housing units at varying income groups (refer to Table H-1, *Basic Construction Needs-City of Carson 1998-2005*). This represents an annual average of approximately 83 units over seven years for the City. Currently, the City has 1,252 housing units proposed and/or pending in the City. Therefore, it is anticipated that the City will meet and exceed its RHNA share.

Table H-1
Basic Construction Needs-City of Carson 1998-2005

Income Group	Number of Housing Units	Proposed and/or Pending Projects*
Very Low (<50% AMI)	117	62
Low (50-80% AMI)	104	91
Moderate (80-120% AMI)	143	141
Above Moderate (120% + AMI)	259	958
Total	623	1,525
Note: *As of March 2001		





5.0 PLANNING ISSUES, GOALS, POLICIES AND IMPLEMENTATION

The acronyms listed below are used for the implementation measures:

RA/D: Responsible Agency/Division
 FS: Funding Source
 TF: Time Frame

ISSUE: PROPERTY MAINTENANCE

Property maintenance is a major concern to residents of Carson. Citizens recommended that the City take a more assertive approach to code enforcement and related activities.

Goal: H-1: Improvement and maintenance of the existing housing stock while preserving affordability.

Policies: H-1.1 The City should work toward the elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation and redevelopment of blighted areas within the City.

H-1.2 The City should provide financial assistance to encourage private sector investment in the City.

H-1.3 The City should promote economic well being of the City by encouraging the development and diversification of its economic base.

H-1.4 The City should ensure that housing meets all applicable code requirements, without imposing unnecessary costs.

H-1.5 The City should establish and maintain development standards that support housing development while protecting the quality of life.

Implementation Measures:

The following programs are designed to promote the rehabilitation and continued maintenance of existing housing units. In addition, the programs will affect the livability of the neighborhoods in the City.

Table H-2
 Quantified Objectives for Housing Rehabilitation (1998-2005)

Year	CDBG Funding	Redevelopment Funding	Total
1998	110	10	120
1999	108	5	113





Year	CDBG Funding	Redevelopment Funding	Total
2000	122	16	138
2001	75	50	125
2002	75	50	125
2003	75	50	125
2004	75	50	125
2005	75	50	125
TOTAL	715	281	996

H-IM-1.1 Maintain the City's Neighborhood Pride Program to continue rehabilitation of lower income single-family owner-occupied homes. The Neighborhood Pride Program offers grants/loans and deferred plans to qualified applicants.

1999 – 2005 Action Plan:

- Implement a modified residential repair program for low income households which establishes priorities for needs identified in the program evaluation.
- Assess and evaluate retrofits related to energy efficiency for low and very low income housing units in order to reduce living costs.

RA/D: Development Services Department

H-IM-1.2 Maintain Home and Garden Program for single-family and multi-family low income households. This program offers grant and loans to low income households in a specific target area.

1999 – 2005 Action Plan:

- Continue to make this program available to qualified households.
- Expand this program to other areas in the City.

RA/D: Development Services Department

H-IM-1.3 Maintain a Housing Code Enforcement Program. The Building and Safety Division responds to complaints of violations of the City's building codes and provides inspections and notices to property owners to bring their unit/s into compliance.

12



1998 – 2005 Action Plan:

- Continue to implement the City’s housing code enforcement program. The Building and Safety Division will continue to coordinate with the Development Services Department to provide information on available rehabilitation assistance to code deficiencies.

RA/D: Building and Safety Division

H-IM-1.4 Maintain Architectural Review Guidelines and Development Compatibility. As a means of providing greater certainty for project developers, the City has adopted architectural guidelines for project that require architectural review approval. The City also regularly reviews and revises its development standards to ensure compatibility between its development standards and architectural review guidelines.

1999 – 2005 Action Plan:

- Continue to implement City architectural review guidelines and development standards, revise as necessary, to provide project developers with clear design direction and standards.

RA/D: Development Services Department, Planning Division

H-IM-1.5 Maintain the Residential Property Report (RPR) program. City of Carson Ordinance Number 99-1155 requires that a RPR be obtained from the City before the sale, exchange, or transfer of a previously occupied residential property. This report allows the City to verify that residential buildings meet certain Zoning and Building Code requirements at the time of sale.

1999 – 2005 Action Plan:

- Continue to require the RPR program for home sales to ensure that the City’s residential dwellings meet current Building and Zoning Codes.

RA/D: Development Services Department, Building and Safety Division

Goal: H-2: Maintenance and enhancement of neighborhood quality.



- Policies:**
- H-2.1 The City should develop safeguards against noise and pollution to enhance neighborhood quality.
 - H-2.2 The City should assure residential safety and security.
 - H-2.3 The City should improve housing and assistance of low and moderate income persons and families to obtain homeownership.

Implementation Measures:

The following programs are designed to protect and enhance quality housing and neighborhoods in the City.

H-IM-2.1 Provide a Residential Neighborhood Safety Program. The City through the Los Angeles County Sheriffs Department, offer a number of residential safety programs including the following:

- Neighborhood Watch Program – Provides grants and services to Neighborhood Watch Groups.
- Property Identification Program – Encourages residents to engrave valuable items with an identification number to assist with the recovery of stolen property.
- Community Forums – Conducts neighborhood and community forums on public safety programs.
- Residential Security Survey Program – Provides home security assessments and offers suggestions for improvements to home security.
- Crime prevention and community relations as well as educational materials for residents.

1999 – 2005 Action Plan:

- Continue to offer a range of neighborhood safety programs through the Public Safety Department.
- Through a coordinated effort between Public Safety and Community Development, offer free home security surveys and provide subsidies to low-income households to improve household security against crime.



- Assess the feasibility of creating a program to facilitate the installation of deadbolts, peepholes in entry doors, window locks and exterior motion detector lighting.

RA/D: LA County Sheriffs Department, Public Safety, Development Services Department

H-IM-2.2 Provide Historic Preservation Programs. Incentives should be made to encourage owners of designated properties to maintain and preserve their structures. These incentives may include the elimination of building permit fees, administrative planning fees, and parking incentives as well as others.

1999 – 2005 Action Plan:

- Conduct community workshops and develop brochures for distribution to owners of eligible properties to promote historic preservation.
- Initiate and implement a property tax reduction program for historic properties.
- Develop and maintain a comprehensive preservation plan for the City.

RA/D: Development Services Department, Planning Division



ISSUE: DIVERSITY OF HOUSING

Citizens are interested in the availability if a variety of housing types and prices: from entry level to move-up housing and the provision of quality seniors housing.

Goal: H-3: The City shall seek to provide an adequate supply of housing for all economic segments of the City.

**Table H-3
Quantified Objectives for Affordable Rental Units (1998-2005)**

Year	Affordable Units
1998	50
1999	50
2000	50
2001	60
2002	60

15



Year	Affordable Units
2003	60
2004	60
2005	60
TOTAL	450

- Policies:**
- H-3.1 The City should promote the development of quality affordable housing.
 - H-3.2 The City should work to expand the resource of developable land by making underutilized land available for development.
 - H-3.3 The City should promote a variety of housing types, prices and tenure in order to satisfy community demand and needs.
 - H-3.4 The City should promote the availability of housing which meets the special needs of the elderly, handicapped and large families.

Implementation Measures:

The following programs are designed to adhere to the City's commitment to provide housing for all income levels within the City.

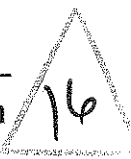
H-IM-3.1 Foster housing development through the use of Development Agreements. A Development Agreement (DA) is an agreement between a developer and a local government that outlines the regulations and policies governing the development of a specific piece of property. Within these DAs, special affordable housing obligations are often incorporated.

1999 – 2005 Action Plan:

- Establish and maintain into Development Agreements the inclusion of on-site affordable housing or payment of housing in-lieu fees, above and beyond existing City Requirements.

RA/D: Development Services Department, Planning Division; City Attorney's Office

H-IM-3.2 Assess the use of City-owned/publicly-owned land for affordable housing. As a highly built-out city, Carson has a decreasing supply of vacant lands for residential development. This shortage of vacant land may in the near





future necessitate the need to find alternative means to provide sites for housing. Alternative sites include long-term leasing of City-owned or public-owned land for housing development. These leases may include as a part of the leasing agreement, stipulation for affordable housing and/or a long-term commitment to maintain the properties.

1999 – 2005 Action Plan:

- Prepare an inventory of publicly-owned land and examine the feasibility of their use for housing.
- Assess the use of City-owned, publicly-owned and privately-owned land for housing development.

RA/D: Development Services Department, Planning Division

H-IM-3.3 Assess Alternative Affordable Housing Finance Programs. Under this program, the City will assess a variety of alternative funding mechanisms for the construction of new affordable housing. Potential funding mechanisms include:

- Tax Exempt Bonds and State Low Income Housing Finance Programs, whereby loans are made to property owners in exchange for deed-restricting 20 percent of the units to households earning no more than 50 percent of the median County income or 40 percent of the units are deed-restricted for households earning no more than 60 percent of the median County income.
- HUD Section 108 Program, whereby loans are made using future Development Services Block Grant funds as collateral.
- Mortgage Credit Certificates, whereby first time homebuyers earning up to 120 percent of the median County income may take an annual credit against federal income taxes of up to 20 percent of the annual interest paid on their mortgage.

1999 – 2005 Action Plan:

- Assess creative financing mechanisms such as tax-exempt bond financing to increase available City financing for housing programs.
- Consider utilizing HUD's Section 108 loan programs.



- Assess a Mortgage Credit Certificate program to provide assistance to first-time homebuyers.
- Continue to develop a working relationship with private lenders to leverage City funds.
- Encourage developers to take advantage of affordable housing bond financing and facilitate coordination among developers when appropriate.

RA/D: Development Services Department

H-IM-3.4 Facilitate the development and maintenance of Special Needs Housing. Housing for seniors and for the physically and mentally disabled will need to address their special needs, such as a barrier-free environment and accessibility to transit and services.

1999 – 2005 Action Plan:

- Identify existing resources and develop new resources to fund the development of supportive housing and associated services.
- Strengthen partnerships with service providers to support the efficient provision of services to special needs housing development with current City resources.
- Assess the development of a high subsidy program for the development of permanently affordable housing for very low and low income households which would include both SRO and family units.

RA/D: Development Services Department

Goal: H-4: Protection of the existing supply of affordable housing.

Policies: H-4.1 The City should establish funding sources for affordable housing.

H-4.2 The City should minimize the permit and city costs for affordable housing developments.

H-4.3 The City should encourage the preservation of affordable rental housing.

H-4.4 The City should limit the conversion of affordable rental units to ownership units.



Implementation Measures:

Programs to protect the existing supply of affordable housing are necessary to ensure the future availability of affordable housing.

H-IM-4.1 Facilitate the preservation of at-risk housing. The City has assisted in the development of a variety of affordable housing projects. Some of these projects are at-risk of converting to market rate due to expiration of use restrictions. Section IV- Existing Housing Resources of the Housing Element evaluates the at-risk potential of these projects. The at-risk projects are identified in Table 61 of the Housing Element.

1999 - 2005 Action Plan:

The City will consider the following actions as efforts to preserve the at-risk housing stock:

- **Monitor Units at Risk:** Regularly monitor the status of at-risk projects. The City will inform the tenants of the status of at-risk projects in advance of the potential conversion date.
- **Tenant Education:** The City will work with tenants living in units that are at-risk of converting to provide information regarding potential tenant purchase of units. The City will act as a liaison between tenants and non-profit organizations potentially involved in construction or acquiring replacement housing.

RA/D: Development Services Department

H-IM-4.2 Protection of mobile home park tenants. There are currently 26 mobile home parks in the City with 2,641 spaces. Mobile home parks constitute a significant proportion of the low- and moderate-income housing in the City. The City of Carson has rent control for mobile home spaces only, and the City's rent control ordinance is administered by a board appointed by the City Council. There are only 11 market-rate mobile home rental spaces in Carson. All other mobile home spaces are under rent control.

**Table H-4
Quantified Objectives for Mobile Home Improvement (1998-2005)**

Year	Mobile Home Rehabilitation
1998	50
1999	50

19



Year	Mobile Home Rehabilitation
2000	60
2001	60
2002	60
2003	60
2004	60
2005	60
TOTAL	460

1999 – 2005 Action Plan:

- Continue to require rent control for the City’s mobile home parks.
- Assist with mobile home park rehabilitation or conversion to ownership housing if appropriate and/or feasible.
- Assess the reasons for mobile home park closures and assist mobile home park owners in finding solutions to resist closure.
- Evaluate the removal of mobile home parks located in commercial and industrial zones.

RA/D: Development Services Department, Planning Division

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

Table H-5
Quantified Objectives for First-Time Homebuyers (1998-2005)

Year	First-Time Home Buyers
1998	4
1999	4
2000	15
2001	50
2002	50
2003	50
2004	50
2005	50
TOTAL	273

20



- Policies:**
- H-5.1 The City should support the development and enforcement of Federal and State anti-discrimination laws.
 - H-5.2 The City should make Fair Housing information and contact agencies available at City Hall and as a part of the City's Public Information Program.

Implementation Measures:

The following programs are intended to implement the City's goal of eliminating discrimination in access to housing. Additional programs listed under the other goals in this Element will aid in accomplishing this goal.

H-IM-5.1 Provide tenant/landlord mediation and legal services assistance. The City may provide funding to nonprofit organizations to provide dispute resolution services, legal advice and representation on tenant/landlord matters, as well as other civil and consumer issues.

1999 – 2005 Action Plan:

- Establish and support tenant/landlord mediation and legal services assistance.

RA/D: Development Services Department; City Attorney's Office; Public Information Office

H-IM-5.2 Develop a public education program on reverse mortgages. A reverse mortgage is a deferred payment loan or series of such loans for which a home is pledged as security. Qualification for the loan is based primarily on property value, rather than income, allowing an elderly homeowner on a fixed income to receive a loan for which he or she would otherwise not qualify. The reverse mortgage is generally taken out by a senior who is in immediate need of cash, often for emergency health care needs. While reverse mortgages offer many benefits to senior homeowners in need of cash, without proper information they can also be abused and may not always serve their best financial interest.

1999 – 2005 Action Plan:

- Prepare education materials outlining the availability, benefits and liabilities of reverse mortgages and disseminate these materials to seniors through local service organizations which serve seniors.

RA/D: City Attorney's Office; Community Services





H-IM-5.3 Maintain Fair Housing Programs. Uphold the City's and State of California's Fair Housing Laws.

1999 – 2005 Action Plan:

- Establish a complaint referral procedure to refer all complaints concerning housing discrimination to the appropriate City, County, State or Fair Housing Office.
- Educate landlords about discrimination against families with children, seniors, persons with disabilities and minorities to encourage them to rent to these groups.
- Educate the real estate community of the necessity of ensuring that their practices meet the objectives of the fair housing laws.

RA/D: City Attorney's Office

ISSUE: PRIVATE PROPERTY WITH COMMON AREA OWNERSHIP (CONDOMINIUMS AND PLANNED UNIT DEVELOPMENTS)

Citizens expressed concern relating to the long-term maintenance of common area (e.g., streets, roofs, building exteriors, etc.) and the need for supportive programs to assist homeowners and regulations to assure property maintenance.

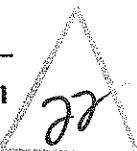
Goal: H-6: Long-term maintenance of private properties with common area ownership, such as condominiums and planned unit developments.

Policies: H-6.1 Continue to implement Neighborhood Initiative Partnership program(s) comprised of Fannie Mae, the City of Carson, homeowners association(s), etc.

H-6.2 The City should amend existing, and ensure that future association covenant documents address: proper maintenance of individual units as well as common areas, collection of assessments, etc.

H-6.3 The City should consider assisting the renovation of common areas in troubled developments.

H-6.4 The City should consider design solutions to enhance "policing" of troubled developments (e.g., replacement of solid walls with open fencing, security lighting along streets, etc.).





- H-6.5 The City should educate homeowners about the rehabilitation assistance programs through the City.
- H-6.6 The City should continue to monitor Federal, State, and regional programs and funding sources designed to improve areas of troubled housing.
- H-6.7 The City should develop socially minded programs, such as the COPS Program, to instill a sense of community in the residents.
- H-6.8 The City should continue to work toward increasing the number of owner-occupied units.

Implementation Measures:

The following programs are designed to promote long-term maintenance of common areas in developments with common area ownership.

H-IM-6.1 Establish development standards specifically intended for areas with common area ownership in order to regulate the upkeep of common areas in this type of development.

1999 – 2005 Action Plan:

- Examine different strategies for requiring housing developments to maintain common areas as a part of the development agreement.
- Assess establishing Neighborhood Improvement Zones which are specifically intended for common area ownership areas.
- Investigate design guidelines to enhance the safety and aesthetic requirements for common areas (i.e. open fencing, security lighting, etc.).

RA/D: Development Services Department

H-IM-6.2 Maintain Home and Garden Program for single-family and multi-family low income households. This program offers grant and loans to low income households in a specific target area.

1999 – 2005 Action Plan:

- Continue to make this program available to qualified households.

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- Expand this program to cover private property common areas.

RA/D: Development Services Department

H-IM-6.3 Develop a Neighborhood Improvement Grant/Loan Program designed specifically for the upkeep and improvement of common areas.

1999 - 2005 Action Plan:

- Examine the various Federal and State loan and grant programs that may be used for a Neighborhood Improvement Program.
- Work with various condominium and neighborhood associations to establish their need for loan/grant funding.

RA/D: Development Services Department



ISSUE: ENERGY CONSERVATION

As non-renewable energy resources have progressively been depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures. While the use of alternative energy sources and energy-conserving designs is most advantageous when building new housing, there are also numerous energy-conserving measures which can be applied to older housing.

Goal: H-7: Conservation of natural resources and reduction of energy consumption in all areas of residential development.

Policies: H-7.1 The City should educate the public in the area of energy conservation.

H-7.2 Promote the use of alternative energy sources.

H-7.3 Promote financial reimbursement programs for the use of energy efficient building products and appliances.

Implementation Measures:

The following programs are intended to conserve natural resources and reduce energy consumption.

H-IM-7.1 Facilitate sustainable housing development. With the implementation of a City sustainable housing development



program, principles, goals and targets could be written to achieve citywide sustainable housing.

1999 – 2005 Action Plan:

- Continue to educate non-profit and for-profit housing developers in ways to create environmentally sustainable housing developments in Carson.
- Support and encourage the efforts of housing developers, designers and contractors in their use of sustainable building practices by exploring various incentive options.

RA/D: Development Services Department, Planning Division



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TF: Ongoing

LU-IM-7.6: Continue to enforce the Zoning and other ordinances to achieve the desired level of regulation. *(Implements LU-7.3 through 7.8)*

RA/D: Planning and Environmental Services
FS: General Fund
TF: Ongoing

LU-IM-7.7: Develop landscape requirements for public and private development projects to promote greater visual and functional compatibility with residential development. *(Implements LU-7.4 and 7.6)*

RA/D: Planning and Environmental Services
FS: General Fund
TF: Within two years



ISSUE: MIXED USE DEVELOPMENTS

There is a need for mixed use developments which provide a variety of uses, including residential, retail, office, limited industrial, and recreational. Such projects should provide an integrated development theme, quality design, easy access to public transportation, and a safe environment.

Goal: LU-8: Promote mixed use development where appropriate.

Policies: LU-8.1 Amend the Zoning Ordinance to provide for those Mixed Use areas identified on the General Plan Land Use Plan.

LU-8.2 Continue to monitor the success of mixed use projects within the Carson Street mixed use corridor and promote mixed use projects at appropriate sites within this area.

LU-8.3 Locate higher density residential uses in proximity to commercial centers in order to encourage pedestrian traffic and provide a consumer base for commercial uses.

Implementation Measures:

LU-IM-8.1: Amend the Zoning ordinance to include those Mixed Use areas identified on the General Plan Land Use plan, specifically:

- The area formerly occupied by Cal Compact, along the 405 Freeway; uses to be permitted include a mix

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of Regional Commercial, Light Industrial and Business Park.

- The Carson Street Corridor between Avalon Boulevard and the western City Limits; uses to be permitted include a mix of General Commercial, and Medium and High Density Residential.
- The area formerly occupied by the Samerika Hall northwest of the intersection of Avalon Boulevard and 223rd Street; uses to be permitted include a mix of General Commercial, and Low, Medium and/or High Density Residential. (*Implements LU-8.1*)
- The South Bay Pavilion site; uses to be permitted include Regional Commercial and Medium and High Density Residential.

RA/D: Planning and Environmental Services
 FS: General Fund
 TF: Within one year



ISSUE: PROPERTY ENHANCEMENT

Property maintenance is important in Carson. In both residential neighborhoods and non-residential areas, focus should be placed on property maintenance and improvement.

Goal: LU-9: Eliminate all evidence of property deterioration throughout Carson.

- Policies:**
- LU-9.1 Aggressively enforce the City's codes.
 - LU-9.2 Develop incentive programs for the improved appearance of residential, commercial and industrial areas.
 - LU-9.3 Continue to promote and expand programs such as the Carson Beautiful Program which recognize excellence in property upkeep in residential areas.
 - LU-9.4 Continue to promote programs which offer loans and grants for home repairs.
 - LU-9.5 Develop design standards to address permanent and effective screening of areas in transition and heavy industrial uses such as outdoor storage yards, pallet yards, salvage yards, auto dismantling yards, and similar uses.





- LU-9.6 Continue to maintain graffiti suppression and removal programs.
- LU-9.7 Maintain and upgrade the City's parks, eliminating evidence of vandalism, wear and deterioration.
- LU-9.8 Maintain City properties in compliance with applicable regulations and adhere to design and maintenance standards as a model for private development.

Implementation Measures:

LU-IM-9.1: Strengthen the City's code enforcement program. To this end, conduct windshield surveys in order to identify zoning and code enforcement infractions on all times of day and days of the week. Also, consider the development of a program by which fines are imposed if properties are repeatedly not maintained. *(Implements LU-9.1)*

RA/D: Planning and Environmental Services
 FS: General Fund
 TF: Ongoing

LU-IM-9.2: Develop firm and fair code enforcement policies understood and supported by residents and business owners. *(Implements LU-9.1)*

RA/D: Planning and Environmental Services
 FS: General Fund
 TF: Ongoing

LU-IM-9.3: Adopt a property maintenance ordinance. *(Implements LU-9.1)*

RA/D: Planning and Environmental Services
 FS: General Fund
 TF: Within two years

LU-IM-9.4: Implement the housing rehabilitation policies adopted in the Carson Housing Element. *(Implements LU-9.1 through 9.4)*

RA/D: Planning and Environmental Services
 FS: General Fund
 TF: Ongoing

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LU-IM-9.5: In areas where deferred maintenance is visible, assist with:

- Maintenance loans or grants,
- Rehabilitation loans or grants,
- Tool banks, and/or
- Instructional programs in property maintenance skills and techniques. *(Implements LU-9.2 and 9.4)*

RA/D: Planning and Environmental Services
 FS: General Fund, State and Federal monies
 TF: Ongoing

LU-IM-9.6: Support and expand public programs, such as Neighborhood Pride and the Homes and Gardens Improvement Programs. To this end, publicize the loans and grants available, as well as the achievements of neighborhoods and non-residential areas which have improved maintenance and appearance. *(Implements LU-9.2 through 9.4)*

RA/D: Planning and Environmental Services, Public Information, Public Services
 FS: General Fund, State and Federal monies
 TF: Ongoing

LU-IM-9.7: Develop a design and improvement plan based on the City Capital Improvement Plan including strengthened landscaping, identification graphics, and other physical improvements to enhance major public thoroughfares and activity areas. *(Implements LU-9.3)*

RA/D: Planning and Environmental Services, Public Works
 FS: General Fund
 TF: Within two years, and annually updated with budget process

LU-IM-9.8: Review and amend the City's Zoning Ordinance to include the screening and landscaping of commercial and/or industrial properties which have been abandoned. *(Implements LU-9.5)*

RA/D: Planning and Environmental Services
 FS: General Fund and Development Fees
 TF: Within two years

LU-IM-9.9: Review and amend the City's Zoning Ordinance to address the permanent and effective screening of heavy

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City of Carson Housing Element Update

summary of outreach key findings

April 16, 2009

EX.3



CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

executive summary

The City of Carson is updating the city's Housing Element to ensure that decent, safe, affordable shelter is provided for all residents. The City has been seeking community input and involvement in the process in order to better serve community needs in the future.

The community outreach process was designed to:

- Provide an overview of existing housing legislation and programs,
- Determine perceptions of housing needs,
- Elicit input regarding housing issues and opportunities,
- Evaluate priorities for future housing program efforts, and,
- Gather attitudinal and demographic information.

The City of Carson conducted public outreach during February and March of 2009 to inform the Housing Element Update process. Community input was gathered via a public forum and a survey questionnaire. The public forum was held on February 25, 2009 with community members to learn about and discuss Measure C and housing in the City of Carson. Public forum participants were invited to provide input on housing issues and opportunities.

During the month of February and March, 2009, the City of Carson administered the City of Carson Housing Needs Survey. Willdan worked extensively with City of Carson officials, as well as members of MIG, Inc. project team in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to effectively plan for future housing needs. Surveyors contacted identified stakeholders and administered the questionnaire over the phone. The survey was also administered by email, posted on the City website, and by way of hard copies distributed at the public forum.

The following pages summarize the public forum and survey methodology and findings.

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

public forum

INTRODUCTION

On Wednesday, February 25, 2009, the City of Carson held a public forum with community members to learn about and discuss Measure C and housing in the City of Carson. Specifically, the purpose of the forum was to inform community members and address questions regarding Measure C; to provide an overview of existing housing legislation, programs, and community need; and to elicit input regarding housing issues and opportunities.

The public forum began with an open house to provide participants the opportunity to view housing project displays and maps. City staff was available during the open house to discuss the displays and answer participants' questions.

Jerome Groomes, City Manager, then invited participants to take their seats and begin the first portion of the forum. Mr. Groomes presented an overview of Measure C, a utility user's tax on the City of Carson March 3rd ballot. Participants were encouraged to ask questions and to share their thoughts and ideas during and after the presentation. Questions and comments were recorded on a wallgraphic and are summarized on the following pages of this report.

Following the Measure C informational presentation, Alan Warot introduced himself and Patrick Goode, Consultants, Donyea Adams, Housing and Neighborhood Development Manager, and Sheri Repp, Planning Manager. Mr. Warot presented an overview of the Housing Element including state legislation requirements and the existing City of Carson Housing Element. After Mr. Warot's presentation, Mr. Adams and Ms. Repp provided an overview of City of Carson housing programs.

Esmeralda Garcia, Facilitator, MIG, Inc., then introduced herself and Andi Nelson, Wallgraphic Recorder. Ms. Garcia explained the Housing Element Update Community Outreach Program, which includes a questionnaire, interviews with stakeholders, and this public forum. After her explanation of outreach activities, Ms. Garcia invited participants to ask questions and to provide input on housing issues and opportunities in the City of Carson.

Ms. Nelson recorded all participants' questions and comments on a wallgraphic. Key findings are summarized on the following pages of this report.

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

CARSON HOUSING ELEMENT UPDATE

This section summarizes the results of the group discussion regarding the City of Carson Housing Element Update and housing issues and opportunities.

Participants' comments and questions are organized by specific topic areas – affordable housing, services and capacity, housing needs, and California housing legislation and standards. Responses provided by City staff and consultants are noted below in italics.

Affordable Housing

- It is important to look at the overcrowding issue in the City and resolve it. The number of people in many households is above capacity in an effort to reduce the cost of housing. Affordable housing could solve this problem by providing housing for existing residents who cannot afford to live in smaller households.
- There is concern that affordable housing is a concentration of low cost housing that is rentable, which could lead to safety issues in the community.
- Is there education regarding what affordable housing and strategies are? - *City is reaching out and showing examples of work force housing. Inclusionary housing is a viable strategy for the City of Carson, since it integrates affordable and market rate housing.*

Services and Capacity

- Services in the City are currently stretched. The City of Carson's population is at capacity.
- Does the City take the impacts of housing into account when planning for new residential development in the City? - *Housing is strategically sited. For example, medium density housing is located in certain areas. School districts are aware of the city's projected growth.*

Housing Needs

- The City of Carson needs housing for retired and low income residents.
- There is an influx of professionals and residents interested in renting residential units. We need to look after young residents' needs.
- There is a transportation component that needs to be addressed in the City. We need to improve the link to housing and services with better transportation.
- How many housing units for seniors are included in the Community Center Project? - *New senior housing in the Community Center Project includes 86 units.*

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

California Housing Legislation and Standards

- In terms of the state requirements and data, what income do they use to calculate the definition of "low income?" How does it change over time? How much of housing stock is required to be affordable? *The state calculates what is affordable for low, very low and extremely low income residents based on average income in an area. Over time, the average income in an area tends to increase. 20% of the housing stock in a city in redevelopment areas must be affordable for low and moderate income residents. It is required by State law.*

Other Questions and Comments

- How will you let others in the community know that you need their feedback on these housing topics? *The survey will be posted to the City's website and community members will be able to fill out the survey on-line.*
- How about residents who don't have access to the internet? *Copies of the paper survey will be available in public facilities such as the Civic Center.*

NEXT STEPS

Ms. Garcia closed the meeting by thanking everyone for participating in the group discussion and overall Housing Element Update process. Community members were invited to complete the City of Carson Housing Needs Survey and to contact members of City staff with any additional questions and comments. A public hearing, scheduled for Spring 2009, will also provide community members the opportunity to provide input on the Draft Housing Element.

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

survey results

INTRODUCTION

During the month of February and March 2009, the City of Carson administered the City of Carson Housing Needs Survey. The survey was designed to determine interested stakeholders and community members' perceptions of housing needs; evaluate priorities for future housing program efforts; and gather attitudinal and demographic information to gain a better understanding of the community make up and profile.

SURVEY METHODOLOGY

The survey was advertised and distributed through a variety of methods. The City of Carson website included a link to the survey. Hard copies of the survey were made available at the City's Measure C and Housing Strategic Community Forum on February 25, 2009 and to community members during March 2009. Surveyors contacted identified stakeholders, including community service organizations, homeowners associations, and City commissions, and administered the survey over the phone. Sixty-two people responded to the survey.

The fifteen survey questions provide an opportunity for stakeholders and community members to give input to the Housing Element Update planning process. The survey's different question types ascertained the demographics of respondents, and neighborhood issues and housing program needs in the City of Carson. The survey was designed to elicit results that compliment the outcome of the Measure C and housing public forum, which highlighted housing issues and opportunities in the city.

KEY FINDINGS

Some highlights of the results are provided below:

Demographic Data

- 84% of respondents live in a single-family home.
- Average household size of respondents is 2.8 persons.
- 86% of respondents own their home.
- 69% of those surveyed spend 30% or more of their household gross income on housing.

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

Neighborhood Issues

- 86% of respondents are very satisfied or somewhat satisfied with their current residence and/or neighborhood.
- 46% of those surveyed feel that the major housing-related issue in their neighborhood is the cost of housing is too high.

Housing Program Needs

- 48% of those surveyed stated that single-family dwellings or duplexes are needed most in Carson; 38% stated that affordable/mixed-use residences are needed most.
- Respondents ranked the following housing programs as most important:
 - The construction of affordable housing for special needs groups,
 - Code enforcement,
 - Construction of workforce/affordable housing, and
 - Maintain rent control for mobile home parks.
- Respondents were divided, ranking the following housing program as Least Important: Maintain rent control for mobile home parks.
- The majority (57%) of respondents would support efforts by the City to assist developers and non-profits in the development of affordable housing.
- The majority (69%) of respondents would support "smart growth" housing strategies.

SURVEY RESULTS

The following pages include each of the survey's fifteen questions and corresponding responses. The total number of respondents to each of the 15 questions does not equal the total number of respondents to the survey (62). This indicates that some participants did not answer all of the questions.

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

Demographic Data

1. *What type of housing do you currently reside in?*

<i>Type of Dwelling</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
Single-Family Home	42	84%
Duplex	0	0%
Condominium	1	2%
Mobile Home	1	2%
Other	6	12%

Observations:

- The "total" number of respondents to this question was 50.
- The majority of respondents live in a single-family home.
- Of the six respondents who indicated "other," assisted senior living facilities, multi-family housing and apartment were identified.

2. *Including yourself, how many people live in your housing unit?*

<i>Number of People</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
1	7	15%
2	21	45%
3	7	15%
4	9	19%
5	1	2%
9	1	2%
10	1	2%

Observations:

- The "total" number of respondents to this question was 47.
- The average household size of those who responded is 2.8 people.

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

3. Do you own or rent the unit you reside in?

<i>Type of Agreement</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
Own	42	86%
Rent	5	10%
Other	2	4%

Observations:

- The "total" number of respondents to this question was 49.
- The majority of respondents own their housing unit.

4. Approximately what percent of your household gross monthly income is spent on housing (including rent or mortgage payment, utilities, homeowner fees, taxes and insurance)?

<i>Percentage of Income</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
More than 50%	16	36%
30% to 49%	15	33%
Less than 30%	12	27%
Other	2	4%

Observations:

- The "total" number of respondents to this question was 45.
- 69% of those surveyed spend 30% or more of their household gross income on housing.

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

5. How satisfied are you with your current residence and/or neighborhood?

<i>Degree of Satisfaction</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
Very Satisfied	24	48%
Somewhat Satisfied	19	38%
Somewhat Dissatisfied	6	12%
Very Dissatisfied	1	2%
Other	0	0%

Observations:

- The "total" number of respondents to this question was 50.
- Respondents are generally satisfied with their current residence and/or neighborhood.

6. Can you describe what you feel are the major housing-related issues you and your neighborhood experiences?

<i>Housing-Related Issues</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
Cost of housing too high	18	46%
Sub-standard housing conditions	8	21%
Lack of diversity of housing types	6	15%
Other	9	23%

Observations:

- The "total" number of respondents to this question was 41.
- Of the seven respondents who indicated "other," foreclosures, maintaining house values, vacant homes, gang activity, and a lack of code enforcement and senior housing were identified.

CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

7. From your perspective, what type of housing is needed most in the City of Carson?

Housing Types	Number of Responses	Percentage of Responses
Single-Family Dwellings	28	48%
Apartments	1	2%
Condominiums	1	2%
Affordable/Mixed Use Residences	22	38%
Other	6	10%

Observations:

- The "total" number of respondents to this question was 58.
- Of the six respondents who indicated "other," low-income housing, multi-family affordable housing, mobile homes, and no housing were identified.

8. Please indicate your degree of support for the following housing program: Construction of affordable housing for special needs groups (i.e. low income, disabled, homeless).

Scale of Importance	Number of Responses	Percentage of Responses
1 - Most Important	15	29%
2	15	29%
3	5	10%
4	3	6%
5	5	10%
6 - Least Important	9	17%

Observations:

- The "total" number of respondents to this question was 52.
- The greatest number of respondents identified this housing program and maintaining rent control for mobile home parks at Most Important of the six housing programs provided.



CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

9. Please indicate your degree of support for the following housing program: Rehabilitation of housing and neighborhoods.

<i>Scale of Importance</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
1 - Most Important	7	15%
2	10	21%
3	13	27%
4	8	17%
5	4	8%
6 - Least Important	6	13%

Observations:

- The "total" number of respondents to this question was 48.
- 63% of respondents ranked this housing program as a 1, 2 or 3 on a scale of 1-6, identifying this program as moderately important.

10. Please indicate your degree of support for the following housing program: Code Enforcement.

<i>Scale of Importance</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
1 - Most Important	13	26%
2	10	20%
3	6	12%
4	7	14%
5	9	18%
6 - Least Important	5	10%

Observations:

- The "total" number of respondents to this question was 50.
- 58% of respondents ranked this housing program as a 1, 2 or 3 on a scale of 1-6, identifying this program as relatively important.



CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

11. Please indicate your degree of support for the following housing program: Construction of work force/affordable housing.

<i>Scale of Importance</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
1 - Most Important	12	24%
2	7	14%
3	12	24%
4	9	18%
5	3	6%
6 - Least Important	6	12%

Observations:

- The "total" number of respondents to this question was 49.
- 62% of respondents ranked this housing program as a 1, 2 or 3 on a 1-6 scale, identifying the program as relatively important.

12. Please indicate your degree of support for the following housing program: Construction of Mixed Use Projects that include housing along with commercial and neighborhood-serving uses.

<i>Scale of Importance</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
1 - Most Important	7	14%
2	9	18%
3	16	32%
4	7	14%
5	4	8%
6 - Least Important	7	14%

Observations:

- The "total" number of respondents to this question was 50.
- 46% of respondents ranked this program as a 3 or 4 on a 1-6 scale, identifying it as moderately important.



CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

13. Please indicate your degree of support for the following housing program: Maintain rent control for mobile home parks.

<i>Scale of Importance</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
1 - Most Important	15	29%
2	6	12%
3	7	13%
4	4	8%
5	4	8%
6 - Least Important	16	31%

Observations:

- The "total" number of respondents to this question was 52.
- 29% of respondents ranked this housing program as a 1 and 31% ranked this programs as a 6 on a scale of 1-6, identifying a split in opinion among respondents regarding the level of importance of this housing program.

14. Would you support efforts by the City to assist developers and non-profits in the development of housing that is financially affordable to families in the following categories: low, very-low, and extremely low-income residents?

<i>Opinion</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
Would Support	33	57%
Would Not Support	16	28%
No Opinion	9	16%

Observations:

- The "total" number of respondents to this question was 58.
- The majority (57%) of respondents would support efforts by the City to assist developers and non-profits in the development of affordable housing.

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CITY OF CARSON HOUSING ELEMENT UPDATE
summary of outreach key findings

15. *Would you support "smart growth" housing strategies that promote more compact development, recycling, and development of existing vacant infill parcels in the City?*

<i>Opinion</i>	<i>Number of Responses</i>	<i>Percentage of Responses</i>
Would Support	40	69%
Would Not Support	11	19%
No Opinion	7	12%

Observations:

- The "total" number of respondents to this question was 58.
- The majority (69%) of respondents would support "smart growth" housing strategies.

