



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

WORKSHOP: April 23, 2013  
SUBJECT: Workshop on the Draft 2014-2021 Housing Element Update  
APPLICANT: City of Carson  
REQUEST: Review and comment on the Draft 2014-2021 Housing Element Update  
PROPERTY INVOLVED: Citywide

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#### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

***Item No. 12A***

I. Introduction

State Housing Element law requires cities to plan for needed housing for the period of 2014-2021. All California cities are required by Article 10.6 of Government Code (Sections 65580-65590) to adopt a housing element as part of the General Plan and submit a draft and adopted element to the State Housing and Community Development (HCD) for review for compliance with state law.

II. Background

The Housing Element of the Carson General Plan sets forth the City's strategy to address the community's housing needs. This includes the preservation and enhancement of the community's residential character, the expansion of housing opportunities for all economic segments and the provision of guidance/direction for local government decision making in all matters relating to housing.

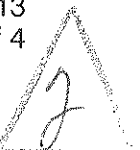
The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans.

Carson's Housing Element was last updated in 2010 through City Council adoption on September 21, 2010 of the 2006-2014 Housing Element. The current update is through 2021 as part of an extended update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region. The Element sets forth a strategy to address the City's identified housing needs, including specific implementing programs and activities. The Housing Element is an 8-year plan, extending from 2014 to 2021.

The SCAG Regional Housing Needs Assessment (RHNA) for the 2014-2021 period allocates 1,698 housing units for Carson, including 447 for very low-income, 263 for low-income, 280 for moderate-income and 708 for above moderate-income households. The 2006-2014 RHNA allocated 1,812 units for Carson. All California cities report annually to HCD regarding the progress in meeting the RHNA allocation. For 2012, the City reported to HCD a total of 12 new moderate income units being the Olson Company/Magnolia Walk Carson Street project. For 2012, Carson also reported a total of 44 units being rehabilitated under the Neighborhood Pride program using Community Development Block Grant funding.

Recent changes to the Housing Element Law include:

- **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- **SB 244:** Requires the City, upon the adoption of the Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures



regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.

- **SB 812:** In addition to the existing special needs groups, the City must include an analysis of the housing needs for persons with developmental disabilities.
- **AB 1867:** Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- **SB 375 Implications:** For jurisdictions that do not submit their adopted 2014-2021 Housing Element update within 120 days of the October 2013 deadline, their Housing Element updates revert to a four-year cycle.

The contents of the proposed Housing Element update comply with these amendments and all other requirements of Housing Element law.

### HCD's Streamlined Review

For many local governments, much of the information in housing elements found to be in compliance with the statute for the previous planning period is still current and/or particular conditions and circumstances have not significantly changed since the last update. The City of Carson has chosen to take advantage of HCD's new streamlined update review.

To provide a streamlined approach, both in the preparation of the updated element as well as in HCD's review, jurisdictions that adopted a housing element in the fourth cycle that HCD found in substantial compliance with State law may opt to use the Streamlined Update. The Streamlined Update is a voluntary option and there are no implications in the Department's review of compliance for not using the Streamlined Update. Use of the Streamlined Update does not relieve the jurisdiction of its obligation to address all statutory requirements of State housing element law, but rather provides a guide to updating the necessary portions of the housing element and facilitates State review of housing element submittals. For eligible jurisdictions, HCD review will rely upon the element in compliance in the prior planning period and will be limited to changes that have occurred since the prior planning period. HCD will not review areas that have not changed since their content continues to be sufficient to meet statutory requirements.

Carson is obligated to support and promote the production of new housing for all economic groups. 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. 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.



III. **Analysis**

*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

Staff anticipates bringing back the Housing Element to the Planning Commission at a public hearing on August 13, 2013.

IV. **Recommendation**


That the Planning Commission:

- Review and evaluate the proposed "Draft Housing Element Update" and provide comments.

V. **Exhibits**

1. Draft Housing Element (under separate cover)


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Sheri Repp, Planning Officer

