



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 10, 2013
SUBJECT: Public Hearing on the 2014-2021 Housing Element Update
APPLICANT: City of Carson
REQUEST: Recommend adoption of the 2014-2021 Housing Element Update to the City Council
PROPERTY INVOLVED: Citywide

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			

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/Discussion**

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 previous 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.

In June 2013, the City of Carson received a letter from the California Department of Housing and Community Development (HCD) stating that the City's draft Housing Element meets the statutory requirements of State housing element law. The City of Carson's 2014-2021 Housing Element will comply with State housing element law once adopted and re-submitted to HCD for final certification, pursuant to Government Code Section 65585(g). A final public hearing will be conducted by the City Council to consider the recommendations of the Planning Commission and for formal adoption of the Housing Element.

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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.

Senate Bill 2

Senate Bill 2 (SB 2, 2007) clarifies and strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing, including single-room occupancy (SROs) units, under the Housing Accountability Act. The law facilitates efforts to address the critical needs of extremely low income individuals and families including homeless populations and persons with special needs throughout all communities in California.

In order to comply with State law and qualify for HCD's streamlined housing element review process, the City of Carson needed to complete implementation of the 2008-2014 Housing Element, which included meeting the requirements of SB 2. These required actions include:

- Identify at least one zone to permit emergency shelters by-right;
- Develop operational, development and management standards for emergency shelters; and
- Treat transitional and supportive housing as a residential use and only subject to restrictions that apply to other residential uses of the same type in the same zone.

On April 23, 2013, the Planning Commission recommended approval to the City Council of amendments to the Carson Municipal Code to permit emergency shelters by-right in the City's ML (Manufacturing, Light) and MH (Manufacturing, Heavy) zones; allow transitional and supportive housing by-right in all residential zones; and allow single-room

occupancy (SRO) units in the RM (Residential, Multifamily) zone. On July 16, 2013, the City Council approved and adopted these amendments to the Carson Municipal Code.

Topics for Discussion

The Planning Commission should consider the topics discussed in this staff report. With exception to the RHNA allocation and meeting the requirements of SB 2 regarding emergency shelters, the proposed Housing Element Update remains relatively unchanged compared to the current Housing Element. Staff anticipates the City Council public hearing for adoption of the 2014-2021 Housing Element on October 15, 2013.

III. Recommendation


That the Planning Commission:

- Recommend adoption of the 2014-2021 Housing Element to the City Council

IV. Exhibits

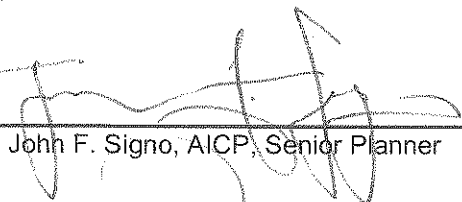
1. 2014-2021 Housing Element (under separate cover)

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