



CITY OF CARSON

March 28, 2012

California Department of Housing and Community Development
Governor's Office of Planning and Research
Sacramento, CA 94252

Subject: Carson's 2011 Annual Housing Element Progress Report

To Whom It May Concern:

Please find attached city of Carson's 2011 Annual Housing Element Progress Report as required by state law.

Thanks in advance for your attention to this matter. Please phone me at (310) 952-1700 extension 1301, or email me at zgonzale@carson.ca.us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Zak Gonzalez II', written over a horizontal line.

Zak Gonzalez II, Associate Planner

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF CARSON

Mailing Address: 701 E. CARSON STREET, CARSON, CA 90745

Contact Person: ZAK GONZALEZ II Title: ASSOCIATE PLANNER

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Reporting Period by Calendar Year: from 1-1-2011 to 12-31-2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Carson
 Reporting Period: 1/1/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	4	10	23	37	All units were under the CDBG program.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	4	10	23	37	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes		
No. of Units Permitted for Above Moderate	4					4	4

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level									Total Units Issued to Date (all years)	Total Remaining RHNA by Income Level		
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed Restricted					42					49	412	
	Non-deed restricted	461											
	Deed Restricted										25		
Low	Non-deed restricted	287										262	
	Deed Restricted										75		
Moderate	Deed Restricted	307				43						232	
	Non-deed restricted												
Above Moderate		737	51	65	44	8	16	155			337	420	
Total RHNA by COG. Enter allocation number:		1,812											
Total Units			51	65	44	6	101	219				486	1,326
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Residential Rehabilitation Program	Provide financial assistance via loans & grants to provide basic housing repairs and remedy code violations	annually	Rehab of 37 units (19 mobile homes & 18 single family dwellings)
Code Enforcement	Bringing properties into code compliance for protection of public's health & safety	annually	Responded to approximately 2,000 complaints to assure the public's health, safety & welfare
Residential Property Inspection Report	Enable City to verify that properties being sold/transferred meet zoning & building code requirements	annually	Processed approximately 687 residential property reports
Residential Neighborhood Safety Program	Neighborhood watch, crime prevention	annually	Currently 200 active neighborhood watch group/block captains
Mobilehome Park Maintenance Program	Protect affordability of units through rent control & provision of loans/grant assistance for mobilehome rehabilitation	annually	Rehab of 19 mobilehomes
Lead-Based Paint Testing & Abatement Program	Provide testing & abatement to single-family & mobilehomes that are acquired or rehabilitated	annually	One homes was abated/rehabilitated
Development Funding for Multifamily Housing	Development assistance to promote the development of affordable multifamily housing	2006-2014	Provide \$13.9 million subsidy to Carson City Center Project facilitating 85 senior units 42 very-low income units & 43 moderate-income units
Mixed Use Development	Incorporation of residential component to a commercial development	on-going	Planning Commission approved the development of 65 unit tax credit affordable housing project on June 8, 2010 to be located at 425 E. Carson Street
Housing Development Through Development Agreements	Encouraging the development of affordable housing via development agreements	annually	Assisted development at Carson City Center Project and approved 425 E. Carson Street 65 unit tax credit project

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Assess Use of City-Owned/Publicly-Owned Land for Affordable Housing	Evaluate alternative means to provide affordable housing	on-going	identified sites comprising approximately \$20 million in land value/projected to accommodate 150 units
Alternative Affordable Housing Finance Programs	Assess a variety of funding for the construction of new affordable housing	on-going	\$100 million in alternative financing solutions and investment opportunities identified
Development of Special Needs Housing	Facilitate the development of special needs housing for seniors, the homeless, & physically/mentally disabled	on-going	\$15 million identified for developer assistance
Emergency Shelters, Transitional/Supportive Housing	Amend ordinance to permit emergency shelters by right in the ML zone	complete in 2011	Ordinance No. 1484 approved by Planning Commission on 3-13-12
Single Room Occupancy (SRO) Housing	Permit SRO's in at least one non-residential zone as permitted by right	complete in 2011	Staff will submit ordinance amendment to Planning Commission and City Council in 2012
Reasonable Accommodation (housing for disabled)	Amend ordinance to facilitate the development of housing for disabled	complete in 2011	Ordinance No. 1485 was approved by Planning Commission on 3-13-12 recommending "reasonable accommodations" to the City Council, City Council approved first ordinance reading on 3-20-12
Preservation of At-Risk Housing	Monitor at-risk housing & educate tenants on potential of purchase of units	on-going	150 units have five-year renewal contracts w/HUD or Section 8 vouchers, no current units at risk of conversion

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Development of Multifamily Housing	Facilitate the development of multifamily housing	on-going	\$13.9 million provided for developer assistance at the Carson City Center project
Density Bonus Program	Incentive for development of affordable multifamily housing	completed in 2010	City Council approved Density Bonus Ordinance on September 21, 2010
Mobilehome Park Ownership/Conversion Program	Assess funding for mobilehome parks that convert to condo use	on-going	Monitoring of potential conversion activity
Second Unit Dwelling Program	Implement strategies to encourage the development of 2nd units on R-1 zoned properties	initiate program in 2011	8-10 units are projected by 2014
Section 8 Rental Assistance Program	Provision of rental subsidies to very low income households	annually	336 Section 8 vouchers are provided in Carson by LACHA
Rental Assistance (General)	Maintain quality affordable rental housing for low and very low income households	annually	125 households currently receiving assistance valued at \$206,000 annually
First Time Home Buyers Program	Provide first time home buyers with down payment assistance	annually	9 loans were closed in 2011 for the FTHB program
Mortgage Credit Certificate Program	Assist first time home buyers via federal tax credits to qualify for a mortgage loan	annually	On-going coordination with lenders to assist first-time home buyers
Discrimination Investigation, Tenant/Landlord Mediation/Legal Services Assistance	Dispute resolution on housing discrimination complaints	annually	154 complaints processed during 2011 program year
Energy Conservation	Encourage use of and support energy saving programs provided by utility companies	on-going	City Center Senior Project developed as a Green housing project
Foreclosure Crisis Program	Refer at-risk residents to pre & post foreclosure services	on-going	7 families were referred to NACA, KCCD
Neighborhood Stabilization Program	Stem neighborhood decline	program expires in 2011	6 homes were rehabilitated in 2011 under this program

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