Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAR 25 2013

City or County Name: CITY OF CARSON

Mailing Address: 701 E. CARSON STREET, CARSON CA 90745
C/O PLANNING DIVISION

Contact Person: ZAK GONZALEZ II Title: ASSOCIATE PLANNER

Phone: 310-952-1700 EXT: 1301 FAX: 310-835-5749 E-mail: zgonzale@carson.ca.us

Reporting Period by Calendar Year: from 1-1-2012 to 12-31-2012

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 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Magnolia Walk, 2535-2569 E. Carson St.	SF	Owned			12 units		12	12	Land write-down	12	State Moderate Income Level Guidelines
(9) Total of Moderate and Above Moderate from Table A3											
(10) Total by income Table A/A3 ►								12			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carson

Reporting Period 1/1/2012 - 12/31/2012

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 it 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	7		34	41	All units were under the CDBG program Three units were for moderate income families
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	7	0	34	41	

* 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)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	1					1	1
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carson

Reporting Period 1/1/2012 - 12/31/2012

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			2006	2007	2008	2009	2010	2011	2012			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation 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	461					42	7				49	412
	Non-deed restricted												
Low	Deed Restricted	287						25				25	262
	Non-deed restricted												
Moderate	Deed Restricted	307					43	32	12			87	220
	Non-deed restricted												
Above Moderate		757	51	65	44	6	16	155				337	420
Total RHNA by COG Enter allocation number:		1,812											
Total Units ▶ ▶ ▶			51	65	44	6	101	219	12			498	1,314
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carson

Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**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 44 units (23 mobilehomes and 21 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 538 property inspection 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 23 mobilehomes
Lead-Based Paint Testing & Abatement Program	Provide testing & abatement to single-family & mobilehomes that are acquired or rehabilitated	annually	One home was abated under the "Lead-Abatement" program in 2012
Development Funding for Multifamily Housing	Development assistance to promote the development of affordable multifamily housing	2006-2014	No development assistance was provided in 2012 for multiple family housing
Mixed Use Development	Incorporation of residential component to a commercial development	on-going	Working with developers to complete planned projects on Carson Street for 152 units at 616 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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carson

Reporting Period 1/1/2012 - 12/31/2012

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	City will work with developers to obtain TTAC tax credit approval and access CDBG funding such as the BEGIN program
Development of Special Needs Housing	Facilitate the development of special needs housing for seniors, the homeless, & physically/mentally disabled	on-going	On-going developer assistance to provide special needs housing as needed
Emergency Shelters	Amend ordinance to permit emergency shelters by right in the ML zone	complete in 2013	Staff will submit an ordinance amendment to the Planning Commission and City Council in 2013 to consider the MH Heavy Industrial zone district for emergency shelters use
Transitional and Supportive Housing	Amend ordinance to permit transitional/supportive housing in all residential zones	complete in 2013	Staff will submit ordinance amendment to the Planning Commission and City Council in 2013
Single Room Occupancy (SRO) Housing	Permit SRO's in at least one non-residential zone as permitted by right	complete in 2013	Staff will submit ordinance amendment to Planning Commission and City Council in 2013
Reasonable Accommodation (housing for disabled)	Amend ordinance to facilitate the development of housing for disabled	completed in 2012	City Council approved Ordinance No. 1485 in March 2012
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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carson

Reporting Period 1/1/2012 - 12/31/2012

Development of Multifamily Housing	Facilitate the development of multifamily housing	on-going	On-going coordination of assistance with developers with available financial programs or limited financial resources including land write-downs
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	on-going	8-10 units are projected by 2014
Section 8 Rental Assistance Program	Provision of rental subsidies to very low income households	annually	341 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	No loans were closed in 2012 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	On-going processing of complaints
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	Approximately 10 families were assisted under this program in 2012
Neighborhood Stabilization Program	Stem neighborhood decline	program expires in 2013	5 homes were rehabilitated in 2012 under this program

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carson

Reporting Period 1/1/2012 - 12/31/2012

Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Phone: (760) 878-0263
FAX: (760) 878-0382
E-Mail: inyoplanning@inyocounty.us

March 19, 2013

Housing Policy Department
Received on:
MAR 25 2013

State of California
Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

RE: 2012 General Plan Progress Report

To Whom It May Concern:

Please find enclosed a copy of Inyo County's 2012 General Plan Progress Report. Thank you. Please call me at (760) 878-0263 or email me at nbobroff@inyocounty.us if you have any questions.

Sincerely,

Nolan Bobroff
Inyo County Planning

Enclosure