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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAR 24 2015

City or County Name: CITY OF CARSON

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Reporting Period by Calendar Year: from 1-1-2014 to 12-31-14

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 1/1/2014 - 12/31/2014

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					
Veo	MF	0wner			23		23	23	Land write-down	23	State Moderate Income Level Guidelines
616 E. Carson St.											
Via 425 Phase II											
401 E. Carson St.	MF	Rented	4	15	21		40	40	Land write-down	40	
(9) Total of **Moderate and Above Moderate** from Table A3						25					
(10) Total by Income Table A/A3 ▶ ▶			4	15	44	25	63	63			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

EXHIBIT NO. 01

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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	0	6	3	9	Units rehabilitated were CDBG and NS program units. There were 7 moderate income units rehabilitated.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	6	3	9	

* 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**						0	
No. of Units Permitted for **Above Moderate**	25					25	

* 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.			2014	2015	2016	2017	2018	2019	2020	2021		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	447	4									4	443
	Non-Deed Restricted												
Low	Deed Restricted	263	15									15	248
	Non-Deed Restricted												
Moderate	Deed Restricted	280	21									21	236
	Non-Deed Restricted		23									23	
Above Moderate		708	25									25	683
Total RHNA by COG. Enter allocation number:		1,698	88									88	1,610
Total Units ► ► ►													
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)	**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 16 units (5 mobilehomes and 11 single-family dwellings)
Code Enforcement	Bringing properties into code compliance for protection of public's health & safety	annually	Responded to 1,536 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 560 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 5 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 2014
Development Funding for Multifamily Housing	Development assistance to promote the development of affordable multifamily housing	2014-2021	The Via 425 Phase II project located at 401 E. Carson & Veo project located at 616 E. Carson Street were provided with development assistance in 2014 for single and 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 the Via 425 Phase II Project at 401 E. Carson Street a 40 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	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 & MH industrial zones	completed in 2013	On 7-16-13 City Council approved the ML & MH Industrial zone districts for emergency shelters use by right for up to 30 occupants
Transitional and Supportive Housing	Amend ordinance to permit transitional/supportive housing in all residential zones	completed in 2013	On 7-16-13 City Council approved the RA, RS & RM residential zone districts for transitional/supportive housing use by right
Single Room Occupancy (SRO) Housing	Permit SRO's in at least one non-residential zone as permitted by right	completed in 2013	On 7-16-13 City Council approved the RM residential zone districts with an administrative site plan design review application
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

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Development of Multifamily Housing	Facilitate the development of multifamily housing	on-going	On-going coordination of assistance with developers with available financia 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 were projected in 2014 however no new 2nd dwellings were built
Section 8 Rental Assistance Program	Provision of rental subsidies to very low income households	annually	355 Section 8 vouchers are provided in Carson by HACoLA
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 2014 for the FTHBP
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	No families were assisted in 2014 under this program
Neighborhood Stabilization Program	Stem neighborhood decline	on-going	no homes were rehabilitated in 2014 with this program