

CITY OF CARSON

DRAFT 2014 – 2021 HOUSING ELEMENT

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I. INTRODUCTION

The City of Carson covers approximately 19.2 square miles in the southern area of Los Angeles County, as seen in the regional location map (see Figure 1). The City, located in the South Bay/Harbor area of the County, is bordered by Long Beach to the east, Compton to the north, Torrance to the west, and Los Angeles to the south and west. Unincorporated areas of Los Angeles County also surround Carson to the north, east and west. The western boundary of the City is formed by Interstate 110 (south of 190th Street/Victoria Street) and by Figueroa Street (north of 190th Street/Victoria Street). The northernmost boundary is Alondra Boulevard until it enters the City of Compton at Haskins Avenue. The majority of the City is located south of State Route 91. The southern boundary generally follows Lomita Boulevard, while the eastern boundary follows portions of Central Avenue, Wilmington Avenue, Interstate 710, Santa Fe Avenue and just west of the Union Pacific Railroad lines.

Though considered an urban city, Carson has an abundance of recreational activities. There are 16 City-operated parks in the City of Carson (including four mini-parks), as well as one county-operated park, five public swimming pools (including one county-operated), a county-operated golf course, four gymnasiums, and a 31,000 square foot Community Center.

City History

The Suangna Native American village once stood at the location of the present day Congresswoman Juanita Millender-McDonald Community Center. The site was once part of a large village complex occupying the inner harbor area. Native Americans like the Suangna (or Tongva) established villages in the Rancho San Pedro area 6,000 years before the first white men arrived on the shores of Southern California.

Known to the Spanish as Gabrielino Indians (named after the Mission San Gabriel), they gathered shellfish, hunted wild game, and made a flour-like meal out of acorns from the oak trees which grew in the area. The Suangna villagers lived peacefully, traded with their neighbors, and made tools, weapons and grinding implements from stone and other natural materials. Many of these objects were discovered at this site in Carson.

In 1784, the village became part of the Rancho San Pedro (more generally known as the Dominguez Rancho), where some of the Indians worked at the ranch as vaqueros. By the end of the 19th century, the village was no longer inhabited.

In the 1760's, when the first European explorers set foot on Southern California soil, a Spanish soldier named Juan Jose Dominguez was part of the fabled Portola expedition. A few years later, when Franciscan missionaries began their journey on foot to establish the chain of California Missions, Juan Dominguez accompanied Father Junipero Serra as part of the small band of military men who helped to protect the padres.

In 1782, Señor Dominguez was rewarded with a gift from the Spanish governor of California: the very first land grant in the history of California - a vast expanse of 75,000 acres of land, which he named Rancho San Pedro. It stretched from the Los Angeles River all the way west to the Pacific Ocean, encompassing what today would be the cities of Carson, Torrance, Redondo Beach, Lomita, Wilmington, and parts of San Pedro.

The center of this vast landholding was the Dominguez Rancho homestead, located in what today is the eastern portion of Carson's sphere of influence (but not necessarily within city limits), known as Dominguez Hills. It is here that his nephew built the historic Dominguez Ranch Adobe in 1826, which still stands today as a proud monument to Carson's romantic past.

During the rancho period in Old California's history, vast herds of cattle roamed the hills and plains of the Los Angeles region, tended by vaqueros on horseback (cowboys, some of whom were recruited from the local Indian tribes), who marked the animals with the special lemon-shaped brand of the Dominguez Rancho.

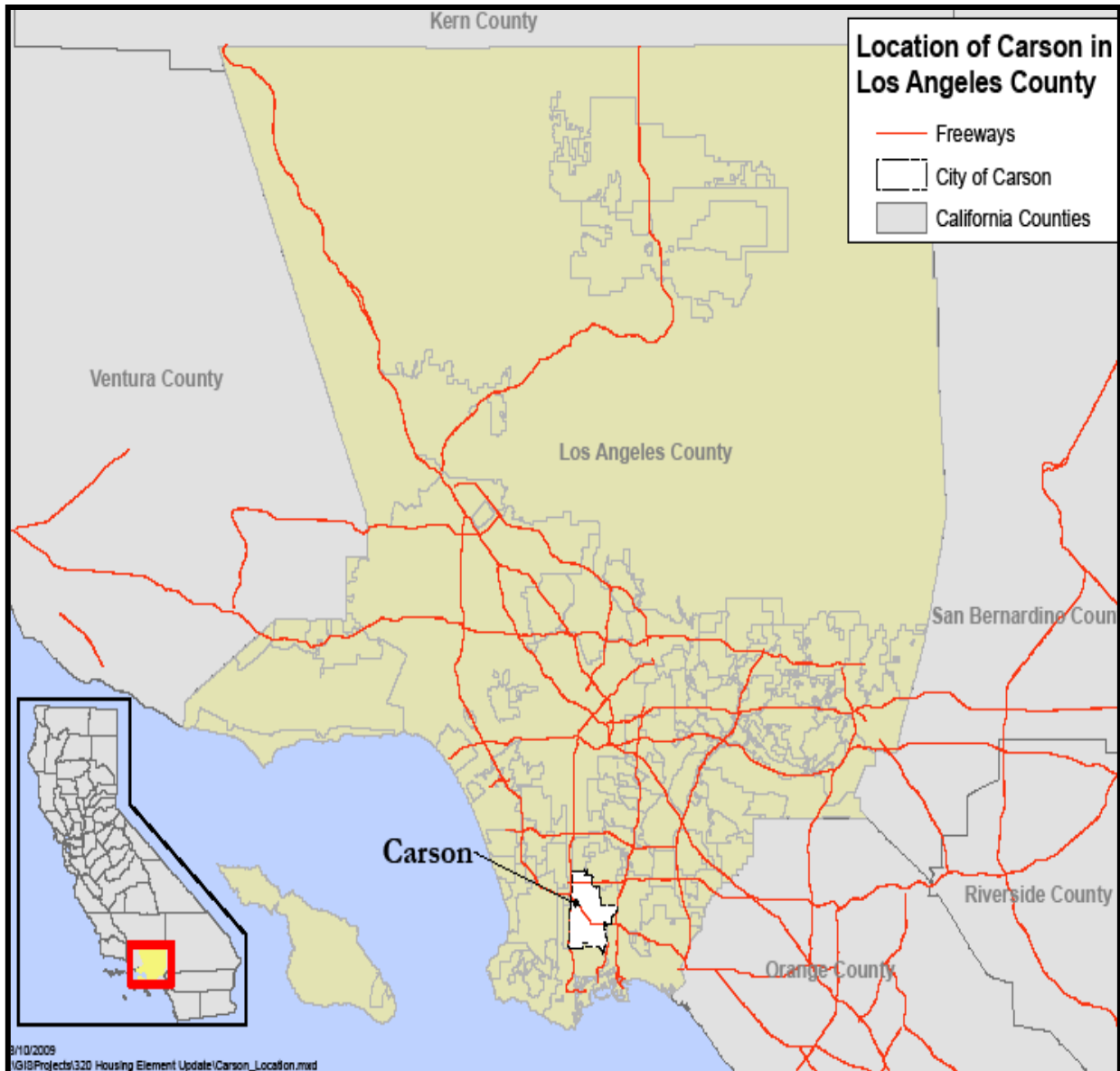
The cattle hides were sold to ships which docked at the San Pedro harbor (as documented in Richard Henry Dana's masterpiece, "Two Years Before the Mast"), in return for dollars and merchandise the sailing ships brought from Europe. The rancho era lasted until the 1860's, when a disastrous series of droughts destroyed the cattle herds.

The Dominguez ranch home was also the site of a notable battle during the U.S. war with Mexico. The Battle of Dominguez Ranch took place on October 8th and 9th, in 1846. During the U.S.-Mexican War, a small handful of California troops, led by Jose Antonio Carrillo, successfully held off the invasion of La Pueblo de Los Angeles by American Marines, under the command of U.S. Navy Captain William Mervine.

By running horses across the dusty hills of Carson, and dragging a single small cannon to various sites, Carrillo and his troops fooled the Americans into believing that they had encountered a large enemy force, and forced them to temporarily withdraw. It was, of course, only a short-lived victory. The Americans, under Captain John Fremont, eventually seized the town, and California became part of the United States when Mexico and the U.S. signed a peace treaty (near what is now Universal Studios) on February 2, 1848.

Almost 200 years after the founding of Rancho San Pedro, 142 years after the Dominguez Adobe was built, and 58 years following the Great Air Meet of 1910, the citizens of the land "to the west of the Los Angeles River" finally took a long overdue step toward independence. After suffering decades of neglect as an unincorporated part of Los Angeles County, the citizens went to the polls on Tuesday, February 6, 1968 to vote on whether to officially incorporate their community as an independent city. Almost 10,000 of the 17,351 registered voters in Carson cast a vote that February morning. When the ballots were counted, the vote was 6,301 to 3,834 in favor of incorporation, and the City of Carson was born.

Figure 1
Regional Location Map
City of Carson



A. Purpose of the Housing Element

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 and direction for local government decision-making in all matters relating to housing.

The Housing Element identifies programs aimed at meeting the identified housing needs of the City's population. Concerns of the Carson Housing Element include the identification of housing strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental constraints to the development of housing; and 5) promoting equal housing opportunities.

California State Housing Element Law

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, California Government Code Section 65588 requires that local governments review and revise the Housing Element of their Comprehensive General Plans not less than once every five years.

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. Table 1 summarizes these State requirements and identifies the applicable sections in the Carson Housing Element where these requirements are addressed.

Carson's Housing Element was last updated in 2010 and is currently being updated through the year 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 other General Plan elements typically cover a 10- to 20-year planning horizon.

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element. These 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 this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

Environmental Review

The Housing Element Update is considered a General Plan Amendment, and is therefore subject to the California Environmental Quality Act (CEQA). In 2010, City Council certified the Initial Study/Negative Declaration (IS/ND) for the 2008-2014 Housing Element, which evaluated impacts. Since the 2014-2021 Housing Element Update includes minor changes to the previous Update, an addendum to the Negative Declaration has been prepared. This addendum demonstrates that the environmental analysis and impacts in the Negative Declaration for the 2008-2014 Housing Element Update remain substantively and support the finding that the proposed project does not raise any new issues.

Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration is needed if minor technical changes or modification to the proposed project occur (CEQA Guidelines Section 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts of a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines Section 15164(c); however, an addendum is to be considered by the decision-making body prior to making a decision on the project (CEQA Guidelines Section 15164(d)).

Lastly, the adoption of the Element by itself would not result in any physical development. The Housing Element is a policy document rather than a plan to build structure on any particular site. Any future housing development in Carson will be subject to subsequent environmental review and remains subject to the requirements of CEQA.

Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing need. Local governments and Councils of Governments (COGs) are required to determine the existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). Carson is a member of the Southern California Association of Governments (SCAG) who is responsible for preparing the Regional Housing Needs Assessment (RHNA) for the six-county territory that it represents.

HCD established the planning period for the current Regional Housing Needs Assessment from January 1, 2014, to September 30, 2021. For the 2014-2021 planning period the City was allocated a total 1,698 housing units, including 447 for very low-income, 263 for low-income, 280 for moderate-income, and 708 for above moderate-income households.

Table 1
State Housing Element Requirements

Required Housing Element Component	Current Housing Element Document Reference
A . Housing Needs Assessment	Section III
1. Analysis of population trends in Carson in relation to regional trends.	Section II-A
2. Analysis of employment trends in Carson in relation to regional trends.	Section II-C
3. Projection and quantification of Carson's existing and projected housing needs for all income groups.	Section III
4. Analysis and documentation of Carson's housing characteristics including the following: a. level of housing cost compared to ability to pay; b. overcrowding; c. housing stock condition	Section II-D & Section III Section II-B Section II-D

Required Housing Element Component	Current Housing Element Document Reference
5. An inventory of land suitable for residential development, including vacant sites, land having redevelopment potential, and an analysis of the relationship of zoning, public facilities, and services to these sites.	Section V-A
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section IV-C
7. Analysis of existing and potential non-governmental and market constraints upon the maintenance, improvement, or development of housing for all income levels.	Section IV-B
8. Analysis of special needs households: persons with disabilities, persons with developmental disabilities, elderly, large families, female-headed households, and farmworkers.	Section II-B
9. Analysis concerning the needs of homeless individuals and families in Carson.	Section II-B
10. Analysis of opportunities for energy conservation with respect to residential development.	Section II-F
B. Goals and Policies	
1. Identification of Carson's goals and policies relative to maintenance, improvement, and development of housing.	Section VI-A
C. Implementation Program	
1. An implementation program should do the following:	Section VI-C
2. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section V-A
3. Describe programs to assist in the development of adequate housing to meet the needs of low and moderate income households.	Section VI-A
4. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Carson.	Section VI-A

Required Housing Element Component	Current Housing Element Document Reference
5. Conserve and improve the condition of the existing and affordable housing stock in Carson.	Section VI-A
6. Promote housing opportunities for all persons.	Section VI-A
7. Preserve lower income households assisted housing developments.	Section VI-A

B. Organization of the Housing Element

The City of Carson Housing Element is comprised of the following major components:

1. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock (Chapter II).
2. A summary of the present and projected housing needs of the City's households (Chapter III).
3. A review of potential constraints to meeting the City's identified housing needs (Chapter IV).
4. An evaluation of resources that can further the development of new housing (Chapter V).
5. A statement of the Housing Plan to address Carson's identified housing needs, including housing goals, policies and programs (Chapter VI).

C. Relationship To Other General Plan Elements

The nine elements that comprise the Carson General Plan are required by law to be internally consistent. Together these elements provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the City's residents. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for a range

of commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. Consequently, the Housing Element must include policies that take into account the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The last comprehensive General Plan Update was in 2004 and reflects current City policies. As such, this Housing Element Update builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Carson General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.

D. Public Participation

Section 65583 (c)(6)(B) of the Government Code states that, “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” City residents will have several opportunities to recommend strategies, review, and comment on the Carson Housing Element as discussed below.

Prior to the submittal of the Housing Element for initial review, a community workshop with the Planning Commission was held on April 23, 2013. The community workshop sought to inform the Planning Commission, residents, and interested stakeholders of the 2014-2021 Housing Element update process. The goal of the workshop was to receive feedback related to the current and future housing needs of the City. Members of the Planning Commission asked clarifying questions on the definition of overcrowding and how “Hispanic” as an ethnic group differs from other races classified in the Census. Members of the Planning Commission also discussed the importance of maintaining the City’s mobile home parks and existing residential areas through various programs such as the Rent Control Ordinance, Foreclosure Crisis Program, and the Foreclosure Registration Program. A few members of the Planning Commission stressed the importance of helping homeowners prevent foreclosure.

The City identified key community stakeholders to be included in the Housing Element update process. The purpose of this task was to identify those individuals, groups, and organizations that should be included in the update process, acquaint them with the purpose and need for the Housing Element update, and invite them to participate in the update process. The community stakeholders contacted included local and regional business groups such as the Chamber of Commerce, grass roots community based organizations, neighborhood associations, and civic groups. Additional stakeholders included housing service providers, mobile home park associations, neighborhood associations, health and human service providers, churches, and non- and for-profit affordable housing developers.

At the community workshop held on April 23, 2013, participants asked clarification questions on how the City can ensure that future housing units developed in the City will be kept affordable to lower income families – how will the affordability be maintained. The City's mobilehome parks, which supply a number of affordable units, was discussed by the Planning Commission. Some Commissioners expressed the importance of conserving the affordability of mobilehome parks and preventing their conversion. Foreclosure was also extensively discussed by participants, citing that current City programs should not only address the blight caused by foreclosures but should also help residents from going into foreclosure on their properties.

Following public hearings conducted by the Planning Commission and the incorporation of comments from the public and Planning Commission, the draft Housing Element was submitted to the State Department of Housing and Community Development (HCD). HCD reviewed the draft Element for consistency with State Housing law. Following HCD's finding that Carson's 2014-2021 Housing Element was found in substantial compliance with Housing Element law, two public hearings were held on the Housing Element (one before the Planning Commission and one before the City Council). Notification was given through legal ads published in the local newspaper of general circulation in advance of each hearing and copies of the draft Element were made available for review at City Hall and the public library. In addition, copies of the Element were sent to the local school district.

Public hearings are held annually on the City's participation in the Community Development Block Grant program. Housing rehabilitation and fair housing needs are a major expenditure in the Block Grant program, and projects are reviewed for consistency with the General Plan, including this Housing Element. Additionally, each year the Planning Commission and City Council annually conduct a public review of progress made in implementing the programs set forth in the Housing Element as part of the Annual Report prepared in accordance with Section 65400 of the California Government Code.

E. Sources of Information

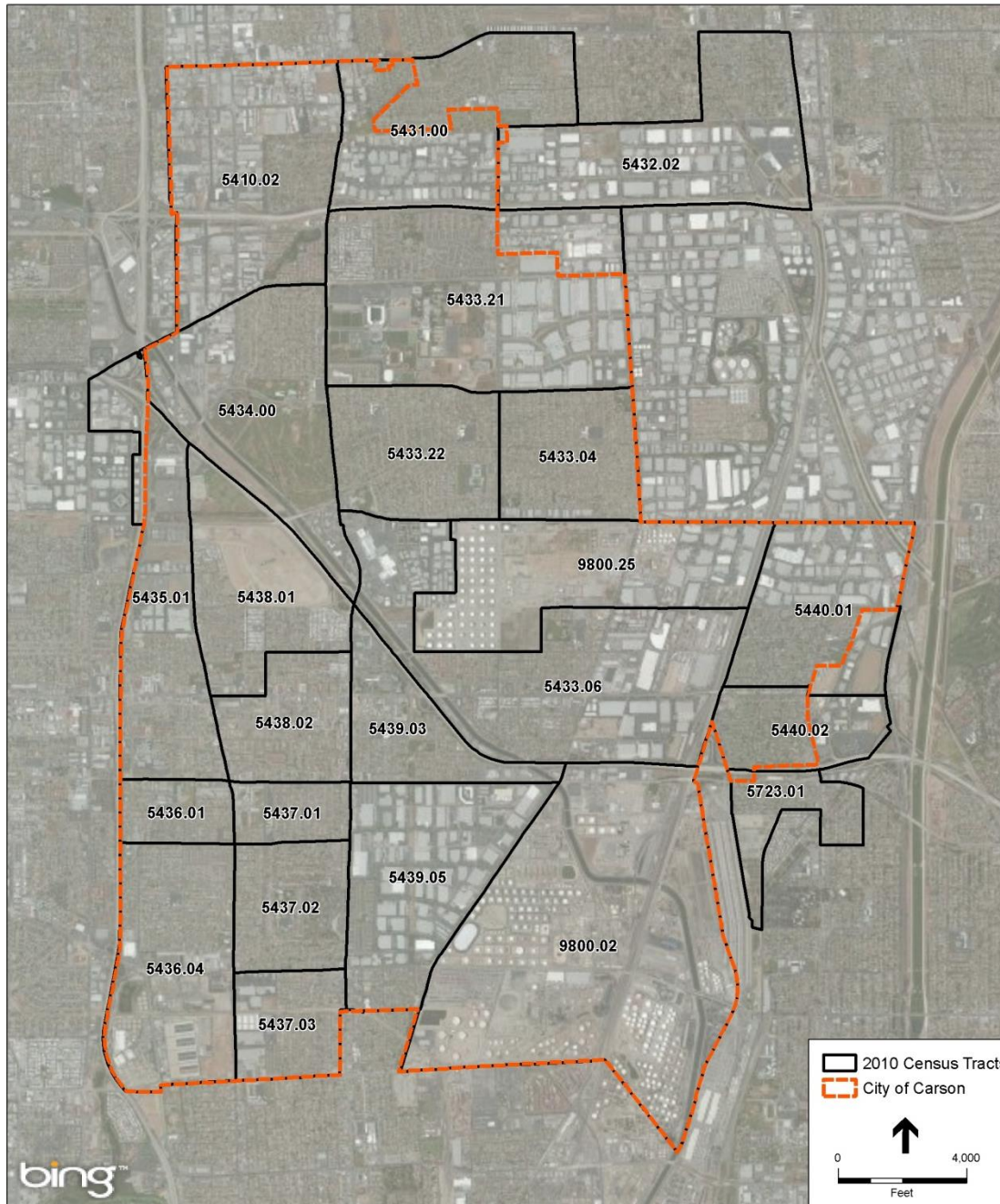
In preparing the Housing Element, various sources of information were consulted. The 2010 Census provides the basis for population and household characteristics. Although dated, no better source of information on demographics is widely accepted. In addition, the 2010 Census must be used in the Housing Element to ensure consistency with other Regional, State and Federal housing plans. However, several sources are used to provide reliable updates of the 2010 Census. These are listed below.

1. State Department of Finance, Demographic and Research Unit Population and Housing Estimates, 2010
2. SCAG Regional Housing Needs Assessment, 2012
3. Trulia.com 2012-2013 Rental and Sales Data

4. Data Quick Information Systems
5. City of Carson 2010-2015 Five Year Consolidated Plan and 2012-2013 Annual Action Plan
6. Southern California Association of Governments (SCAG) 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy
7. Home Mortgage Disclosure Act (HMDA) data for 2011
8. Los Angeles County Homeless Services Authority (LAHSA) Continuum of Care

In addition to providing information on the citywide level, selected information is also provided at the census tract level to allow comparison among different areas in Carson. Comparisons are made to illustrate diversity within the City across geographic areas. For example, comparisons are made across census tracts on 2010 median household income to illustrate the diversity of household income within the City. Figure 2 provides a census tract map for the City of Carson.

Figure 2
City of Carson Census Tracts



II. BACKGROUND INFORMATION

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section discusses the components of housing need, that is, the trends in the City's population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented.

The following analysis is broken down into six major subsections. Section A, Population Characteristics, analyzes the City of Carson in terms of individual persons and identifies any population trends that may affect future housing needs. Section B, Household Characteristics, analyzes Carson in terms of households, or living groups, to see how past and expected household changes will affect housing needs. Section C, Employment Characteristics, analyzes individual persons in Carson again, in terms of occupation and employment sources as this directly affects the need for and location of housing. Section D, Housing Stock Characteristics, analyzes the housing units in Carson in terms of availability, affordability, and condition. Section E, Preservation of Assisted Housing, identifies the assisted housing units in the City that are at-risk of conversion to market rate units since this directly affects the amount of affordable housing available. Finally Section F, Energy Conservation, reviews the City's energy conservation programs which affect utility costs that impact the affordability of housing. This information can be used to help identify programs that are needed to ensure that the existing and future housing stock meets the housing needs of every segment of the City's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City can be based.

A. Population Characteristics

The 2010 population of Carson was estimated by the U.S. Census to be 91,714 persons. As illustrated in Table 2, Carson experienced a smaller increase in population growth between 2000 and 2010, at 2.2 percent, compared to the decade before. The rate of population growth between 1990 and 2000 was 6.8 percent. The population growth from 1980 to 1990 was 3.4 percent, suggesting a gradual slow down of population growth in the most recent decade. This trend is inconsistent with that seen in Los Angeles County where the highest rate of population growth of 18.5 percent was seen in the decade between 1980 and 1990. There was a more moderate rate of growth over the last two decades with a 7.4 percent rate of population growth between 1990 and 2000 and a 3.1 percent increase between 2000 and 2010.

Table 2
City Of Carson and Los Angeles County
Historic Population Figures

	1980	1990	2000	2010
Carson	81,221	83,995	89,730	91,714
Los Angeles County	7,477,421	8,863,164	9,519,338	9,818,605

Sources: U.S. Bureau of the Census, 1980, 1990, 2000, and 2010 Census Reports.

The SCAG 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) growth projections for the City of Carson, Los Angeles County and surrounding cities are presented in Table 3. The largest growth rate over the 40 year period from 1990 to 2035 is projected for Los Angeles County at 28.1 percent. The second highest growth rate is projected for the City of Carson at 26.2 percent. The surrounding cities are projected to have lower growth rates with Long Beach at 24.4 percent, Torrance at 19.1 percent and Compton at 7.9 percent. The projected growth rate for the City of Carson from 2010 to 2020 of 6.3 percent is higher than what was seen over the previous decade. There is an increase in the projected growth rate for the City from 2020 to 2035 at an estimated 8.7 percent. In comparison, Los Angeles County is projected to have a growth rate of 6.0 percent from 2010 to 2020 and a 9.1 growth rate from 2020 to 2030.

Table 3
Population Trends: Carson and Los Angeles County
1990 – 2030

Jurisdiction	1990	2000	2010	2020	2035	% Increase
Carson	83,995	89,730	91,714	97,500	106,000	26.2%
Los Angeles County	8,863,164	9,519,338	9,818,605	10,404,000	11,353,000	28.1%
Torrance	133,107	137,946	145,438	150,800	158,500	19.1%
Compton	90,454	93,493	96,455	96,900	97,600	7.9%
Long Beach	429,433	461,522	462,257	491,000	534,100	24.4%

Sources: U.S. Dept. of Commerce, Bureau of the Census, 1980, 1990, 2000, 2010 Census Reports;
SCAG 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Integrated
Growth Forecast

Age Characteristics

With the increase in the City's population from 2000 to 2010, there has been a measureable change in the age of the City's population. The median age in Carson rose during this time period from 33.7 to 37.6 years of age (see Table 4). According to the 2010 Census, there was a decrease in the percentage of children in the 5 to 14 years age group, as compared with the 2000 population. In contrast, there was an increase in the percentage of young adults in the 20 to 24 years age group during the same time period. Comparing 2000 and 2010 there is a similar percentage of the population in the middle age group from 35 years to 59 years of age. Importantly, from 2000 to 2010, there was an increase in the number of residents aged 60 years or older. The growing elderly population in Carson is consistent with a nationwide trend toward a growing elderly population.

Table 4
City of Carson
Age Distribution 2000 to 2010

Age Cohorts	2000		2010	
	Number	Percent	Number	Percent
Under 5 years	6,192	6.9%	5,265	5.7%
5-9 years	7,570	8.4%	5,647	6.2%
10-14 years	7,543	8.4%	6,654	7.3%
15-19 years	7,021	7.8%	7,577	8.3%
20-24 years	6,057	6.8%	6,813	7.4%
25-34 years	12,107	13.5%	10,981	12.0%
35-44 years	13,475	15.0%	12,124	13.2%
45-54 years	11,393	12.7%	13,123	14.3%
55-59 years	4,688	5.2%	5,862	6.4%
60-64 years	4,123	4.6%	5,028	5.5%
65-74 years	5,889	6.6%	7,469	8.1%
75-84 years	2,899	3.2%	3,985	4.3%
85 years and over	773	0.9%	1,186	1.3%
Median Age	33.7 years		37.6 years	

Source: U.S. Department of Commerce, Bureau of the Census, 2000, 2010 Census Reports

Race/Ethnicity Characteristics

Table 5 presents the race and ethnic make-up of Carson residents in 2010. As this table reveals, the City of Carson has a racially diverse population. While the largest racial component among the City's residents is Asian at 25.6 percent, there is a comparable White and Black population both comprising 23.8 percent of the City's total population. The 2010 Census also reported 0.6 percent of the population as American Indian and 2.6 percent as Native Hawaiian and Other Pacific Islander.

It should be noted that persons of Hispanic origin are now a self-designated category separate from race (see Table 5). In 2010, 38.6 percent of the City's population identified themselves as being of Hispanic origin. The Census treats race and ethnicity as separate and independent categories. This means that within the federal system everyone is classified as both a member of one of the race groups and also as either Hispanic or non-Hispanic (which is an ethnicity).

In 2000, the racial composition for the City of Carson was comprised of 25.7 percent White, 25.4 percent Black, 25.3 percent Asian/Pacific Islander and 18.0 percent reported as Other. Compared to the 2000 Census, the 2010 Census indicates that there was a decrease in the White and Black populations, and an increase in the Asian population.

The City of Carson appears to be racially diverse when compared to Los Angeles County. The racial composition for Los Angeles County in 2010 was 50.3 percent White; 8.7 percent

Black and 13.7 percent Asian with 21.8 percent of the population reporting some other race. Additionally, the Hispanic total for the County is higher than the City at 47.7 percent.

Table 5
City of Carson and Los Angeles County
Race and Ethnicity: 2010

	CITY OF CARSON		LOS ANGELES COUNTY	
Category	Number	Percent	Number	Percent
White	21,864	23.8%	4,936,599	50.3%
Black	21,856	23.8%	856,874	8.7%
American Indian	518	0.6%	72,828	0.7%
Asian	23,522	25.6%	1,346,865	13.7%
Native Haw. & Other Pacific Islander	2,386	2.6%	26,094	0.3%
Some Other Race	17,151	18.7%	2,140,632	21.8%
Two or More Races	4,416	4.8%	438,713	4.5%
Total	91,714	100%	9,818,605	100%
Hispanic Origin	35,417	38.6%	4,687,605	47.7%

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census Report.

B. Household Characteristics

The characteristics of the population provide an essential component toward the understanding of growth and change in the City. In addition, information collected on the household level provides a good base for the analysis of a community's housing needs. The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

In 2010, there were a total of 24,903 households in the City of Carson; a 1.03 percent increase in households from 2000 (see Table 6). Carson remains a predominantly family-oriented City with over 81 percent of its households comprised of families. About 14 percent of all households were single persons living alone, a slight increase over the 2000 estimate. The remaining 4 percent of the City's households fall within the "Other" category, representing individuals who share a housing unit and are not related by blood or marriage.

Table 6
City Of Carson
Household Characteristics: 2000-2010

Household Type	2000		2010	
	Number	Percent	Number	Percent
Family	20,243	82.1%	20,202	81.1%
Singles	3,506	14.2%	3,638	14.6%
Other	899	3.7%	1,063	4.3%
Total	24,648	100.0%	24,903	100.0%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2000 Census Report and 2006-2010 American Community Survey

Household Size

Household size is an important indicator in identifying sources of population growth, as well as, overcrowding in individual housing units. A city's average household size will increase over time if trends move toward larger families. In communities where the population is aging, the average household size may actually decline.

In 1990, the average household size in Carson was 2.71 persons per household. By the year 2000, the average household size had increased to 3.59 persons per unit. Over the next ten years, the average has continued to increase reaching 3.63 persons per household in 2010 (see Table 7). In comparison, the average household size for Los Angeles County has remained relatively consistent from 1990 to 2010 at approximately 2.9 persons per household.

Table 7
City Of Carson
Household Size: 1990-2010

	1990	2000	2010
Carson	2.71	3.59	3.63
Los Angeles County	2.91	2.98	2.97

Sources: U.S. Dept. of Commerce, Bureau of the Census 1990, 2000 Census Reports and 2006-2010 American Community Survey.

Tenure by Household

Tenure, and the ratio between homeowner and renter households, can be affected by many factors including housing cost, housing type, housing availability, and job availability. From 1990 to 2010, generally, more than three quarters of the total households in the City owned their homes. In comparison less than half of all households in the County owned their homes, for the same timeframe. According to the 2010 Census, 76.2 percent of the households in the City of Carson owned their homes, as compared with 23.8 percent of the households that were renters.

Table 8
City Of Carson
Household Tenure: 1990-2010

	City of Carson		Los Angeles County	
1990				
Category	Number	Percent	Number	Percent
Owners	18,807	79.0%	1,440,830	48.2%
Renters	5,001	21.0%	1,548,722	51.8%
2000				
Owners	19,205	77.9%	1,499,744	47.9%
Renters	5,443	22.1%	1,634,030	52.1%
2010				
Owners	18,982	76.2%	1,552,091	48.2%
Renters	5,921	23.8%	1,665,798	51.8%

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000 Census Reports and 2006-2010 American Community Survey

Overcrowding

The Census defines overcrowded households as units with more than one (1) person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded is identified as over 1.5 persons per room. " In using this definition, a habitable room does not necessarily mean a bedroom for each occupant. For example, a married couple with no children living in a one-bedroom apartment is not considered overcrowded because

there are two people and two rooms (a bedroom and a living room). But, a couple living in a one-room efficiency housing unit would be considered overcrowded by these definitions. Likewise, a family of four living in a small two-bedroom apartment with a small kitchenette would be considered overcrowded, but a family of four living in a two-bedroom house (which would include a living room) with a large eat-in kitchen would not be considered overcrowded.

The 2010 Census indicated that 10.2 percent of the occupied housing in Carson was classified as overcrowded. This translates to approximately 2,548 households. As shown in Table 9, overcrowding was a greater problem for renters, with 16.7 percent of renter households reporting overcrowded conditions, as compared to 8.2 percent of owners. Similarly, the 2010 Census reported that 5.4 percent of renter households were living in severely overcrowded conditions, as compared with 2.0 percent of owner-occupied households.

Table 9
Overcrowding by Tenure in Carson: 2010

Tenure	Total Housing Units	Overcrowded Households		Severely Overcrowded Households	
		Number	Percentage	Number	Percentage
Renters	5,921	672	11.3%	319	5.4%
Owners	18,982	1,181	6.2%	376	2.0%

Source: U.S. Dept. of Commerce, Bureau of the Census 2006-2010 American Community Survey

The City's existing housing stock consists of primarily owner-occupied units that contain a greater number of bedrooms, compared to the rental housing stock. About 34 percent of the owner-occupied units consisted of four bedrooms or more. Only about 13.2 percent of the rental housing stock contained four or more bedrooms. Greater overcrowding conditions for renters compared to owners may reflect the need for larger units with a greater number of bedrooms within the rental housing stock.

Income

A major factor determining the ability of a household to obtain adequate housing is income. Table 10 shows that in 2010, the median household income in Carson was \$68,425. This was higher than the County median income of \$55,476. While Carson's median income was less than that of Torrance (\$74,163) it was significantly higher than the median incomes of surrounding cities including Compton (\$43,201) and Long Beach (\$51,173), as indicated in Table 10. The average increase in income between 2000 and 2010 for each city is about 33 percent.

Table 10
Median Household Income:
Carson and Surrounding Areas: 2000 and 2010

Jurisdiction	2000 Median Income	2010 Median Income	Percent Increase
Carson	\$52,584	\$68,425	30.1%
Torrance	\$56,489	\$74,163	31.3%
Compton	\$31,819	\$43,201	35.8%
Long Beach	\$37,270	\$51,173	37.3%
Los Angeles County	\$42,189	\$55,476	31.5%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2000 Census Report and 2006-2010 American Community Survey.

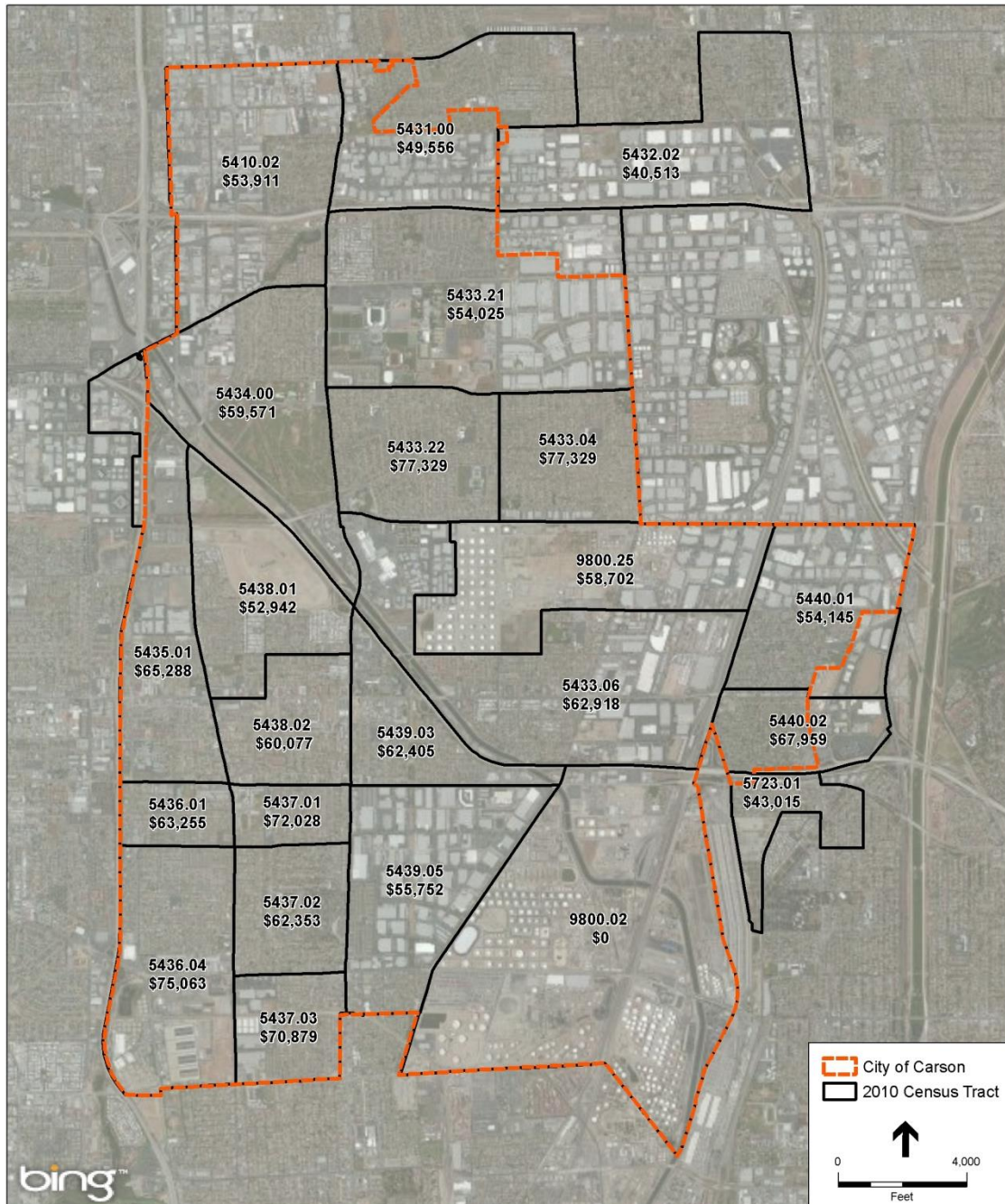
According to the 2010 Census, household income levels vary widely in the City of Carson. Table 11 presents the number and percentage of households within the City that fall within a series of ten income ranges. About 35 percent of the City's households earn annual incomes up to \$49,999. At the opposite end of the spectrum, about 45 percent of Carson's households earned \$75,000 or more annually. The largest income category was households earning between \$50,000 and \$74,999, comprising 20.3 percent of the population. Figure 3 illustrates the diversity of median household income across the City by census tract.

Table 11
City Of Carson
Household Income: 2010

Income Range	Number of Households	Percent of Households
Under \$10,000	857	3.4%
\$10,000 - \$14,999	785	3.2%
\$15,000 - \$24,999	1,867	7.5%
\$25,000 - \$34,999	2,092	8.4%
\$35,000 - \$49,999	3,026	12.2%
\$50,000 - \$74,999	5,065	20.3%
\$75,000 - \$99,999	3,790	15.2%
\$100,000 - \$149,999	4,945	19.9%
\$150,000 - \$199,999	1,576	6.3%
\$200,000 or more	900	3.6%
Totals	24,903	100.0%

Source: U.S. Dept. of Commerce, Bureau of the Census 2006-2010 American Community Survey.

Figure 3
City of Carson 2010 Median Household Income by Census Tracts



The U.S. Department of Housing and Urban Development, and the State Department of Housing and Community Development, have developed the following income categories and their definitions:

- Very Low Income - less than 50 percent of the County median.
- Low Income - between 51 and 80 percent of the County median.
- Moderate Income - between 81 and 120 percent of the County median.
- Above-Moderate Income - greater than 120 percent of the County median.

The City's 2000 and 2010 income distribution can be divided into these four income groups through interpolation, as presented in Table 12. Comparing the City's income distribution in these two years provides insight into the changing income characteristics of the City's population. The number of very low income households in Carson has increased by 1,044 during the 2000-2010 period, representing a 28.2 percent increase. The City also experienced a 13.2 percent decrease in upper income households during the period. The largest increase of any of the four income groups is moderate income households, which increased 54.1 percent during the 2000-2010 period. Of the City's 2010 households, 19.1 percent earned less than 50 percent of the area median income, as compared with 15.1 percent in 2000. Low income households have experienced a 28.8 percent decrease during the 2000-2010 period. Finally, the proportion of upper income households to total households decreased from approximately 52.7 percent to 45 percent, and the actual number of upper income households decreased by 1,763. The change in income distribution in the City, in particular the increase in moderate income households, may have resulted from an in-migration of median income individuals into the City.

Table 12
City Of Carson
Income Groups: 2000 & 2010

Income Groups	2000		2010		Change 2000-2010	
	Number	Percent	Number	Percent	Number	Percent
Very Low Income (0 - 50%)	3,707	15.1%	4,751	19.1%	1,044	28.2
Low Income (51% - 80%)	3,966	16.1%	2,823	11.3%	-1,143	-28.8
Moderate Income (81% - 120%)	3,971	16.1%	6,118	24.6%	2,147	54.1
Above Moderate Income (> 120%)	12,974	52.7%	11,211	45.0	-1,763	-13.6
Totals:	24,618	100.0%	24,903	100.0%	285	1.2

Source: U.S. Dept. of Commerce, Bureau of the Census, 2000 & 2010 Census Report.

Based on Los Angeles County 2000 Median Income of \$42,189 and 2010 Median Income of \$55,476

Housing Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of 30 percent and above. Households paying greater than 30 percent of their income have less income available for other necessities such as food, clothing, utilities, and health care. It is recognized, however, that moderate and above moderate income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

The distinction between renter and owner housing overpayment is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established in that market. The CHAS Data Set has broken down housing overpayment by housing tenure, as presented in Table 13. According to the 2005-2009 CHAS Data Set provided by HUD, an estimated 6,060 of Carson's lower income households, consisting of Extremely Low Income, Very Low Income and Low Income groups, were paying more than 30 percent of their income on rent or mortgage payments. Of these overpaying households, 1,870 are classified as Extremely Low Income, 1,815 are Very Low Income and 2,375 are Low Income. The cost burden of paying more than 30 percent of household income on housing costs is greater for renters in the Extremely Low and Very Low Income groups compared with owners. Approximately 70.8 percent of renters in these income groups were overpaying for housing costs compared with approximately 26.5 percent for owners. These changes in the Low Income and Moderate and Above Moderate Income groups, where a higher percentage of owners are paying over 30 percent for their housing costs, compared with renters.

Table 13
City Of Carson
Households Paying Greater Than 30 Percent
of Income for Shelter

Household Tenure	Extremely Low Income	Very Low Income	Low Income	Moderate and Above	Total
Owner	985 (12.8%)	1,060 (13.7%)	1,930 (25.0%)	3,750 (48.5%)	7,725
Renter	885 (38.2%)	755 (32.6%)	445 (19.2%)	230 (9.9%)	2,315
Total	1,870	1,815	2,375	3,980	10,040

Source: 2005-2009 CHAS Data Book

Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Carson, these "special needs" groups include

the elderly, persons with disabilities, persons with developmental disabilities, extremely low income households, large households, female-headed households, farmworkers, and the homeless. The number of special needs households and/or persons in Carson is summarized in Table 14.

Table 14
City Of Carson
Summary Of Special Needs Groups

Needs Group	Number of Households/Persons	Percent of Total Households/Population
Elderly Persons (65+)	11,458	12.5%
Persons with Disabilities (Physical Disability)**	5,486	6.0%
Persons with Developmental Disabilities	1,135	1.2%
Extremely Low Income (less than 30% MFI)	1,642	6.6%
Large Households(5 or more persons)	5,700	22.9%
Female-headed Households	4,638	18.6%
Farmworkers***	178	0.19%
Homeless Persons*	21	0.02%

Source: U. S. Dept. of Commerce, Bureau of the Census, 2010 Census Report.

* 2013 Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Count

** Census data that represents persons with self-care and an independent living difficulty (18 yrs. and over)

***Persons employed in Agriculture, forestry, fishing and hunting, and mining

Elderly: The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. An estimated 11,458 elderly persons (65 years and over) resided in Carson in 2010, representing 12.5 percent of the total population. The proportion of elderly can be expected to increase as those persons in the middle age groups grow older. Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly, who are usually on fixed incomes. In the City of Carson, however, approximately 85 percent of elderly households are home owners while only 15 percent are renters. According to the 2010 Census, there are 971 seniors whose incomes fell below the poverty level in Carson. Housing needs of the elderly can be addressed through conservation of existing mobilehome parks, congregate housing, rental subsidies, housing rehabilitation assistance, and other types of homeowner assistance for seniors in single-family and mobilehomes.

Persons with Disabilities: Physical disabilities can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. In 2010, approximately 6 percent of Carson's population reported having a physical disability. Housing opportunities for persons with physical disabilities can be maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators. This is accomplished through compliance with the Federal Americans with Disabilities Act (ADA) and the 2007

Title 24 Part 2, California Building Code regulations.

Persons with Developmental Disabilities: According to Section 4512 of the California Welfare and Institutions Code a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center and the South Central Los Angeles Regional Center are the two regional centers currently providing point of entry services to people with developmental disabilities in the City of Carson. Table 14 provides information from the Harbor Regional Center and the South Central Los Angeles Regional Center on the number of individuals with developmental disabilities in Carson. In 2013, there were approximately 1,135 individuals actively utilizing services at these two regional centers for a developmental disability.

To assist with any housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Harbor Regional Center and the South Central Los Angeles Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Large Households: Large households are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration. In addition, large families often have difficulty finding rental units which qualify for the Section 8 Rental Assistance Program due to the larger units exceeding maximum rent limits, combined with the reluctance of some landlords to rent to large families. Approximately 22.9 percent of Carson's households in 2010 had five or more members, translating to 5,700 households. This represents a slight decrease from 2000 when large households comprised 28.4 percent of the City's total households.

According to the 2010 Census, there is a disparity between the number of larger rental units available in the City and the number of large households in Carson. For example, as shown in Table 15, only about 15.2 percent of the City's rental units have four or more bedrooms, despite the fact that the average household size of renter-occupied units is higher at 3.74 persons per household compared to 3.62 persons per unit for owner-occupied units. About 38.4 percent of owner occupied units contain four or more bedrooms. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that the majority of unit overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately sized units.

Table 15
Housing Stock by Bedroom Mix

#Bedrooms	Rental Units	Owner Units	Total
0	163	38	201
1	1,064	229	1,293
2	2,154	2,804	4,958
3	1,901	8,428	10,329
4	904	6,010	6,914
5+	46	1,155	1,201
Total:	6,232	18,664	24,896

Source: U.S. Dept. of Commerce, Bureau of the Census 2008-2010 American Community Survey

Female-Headed Households: Female-headed households tend to have lower incomes, thus limiting housing availability for this group. In 2010, 18.6 percent of Carson's households were headed by women, representing a total of 4,638 female-headed households. Of these, approximately 1,749 (37.7 percent) have dependent children under 18 years of age. While there is no definitive data regarding the housing tenure of this group, it can be assumed that low incomes preclude the option of homeownership for most female-headed households. According to 2010 Census data, about 27 percent of those female-headed households with children under the age of 18 years live below the poverty level in Carson. Thus, providing housing opportunities for female-headed households relates both to affordability and services related to the care of children, such as day care, schools, and recreational facilities.

Extremely Low Income Households

The 2005-2009 CHAS Data Set reported that Carson had a total of 985 renter households and 885 owner households that were extremely low income. The combined total of 1,870 households represents about 7.5 percent of the City's households. Extremely low income households represent the highest need group in terms of affordable housing as the greatest amount of subsidies are needed to assist this group.

Farmworkers: The special housing needs of many farmworkers stem from their low wages and the insecure nature of their employment. The 2010 Census identified 178

farmworkers in Carson. Like other lower income individuals, the housing needs of farmworkers can be addressed through the provision of affordable housing opportunities.

Homeless: Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill.

The Los Angeles County Homeless Services Authority (LAHSA) is a joint powers authority created by the City and the County of Los Angeles for the purpose of planning, coordinating, and managing resources for homeless programs. LAHSA is the lead agency for developing a Continuum of Care (COC) strategy for the region to meet the needs for emergency shelters for homeless persons and to provide services and housing to transition homeless from emergency housing to transitional and permanent housing. For a variety of services, Los Angeles County is divided into eight Service Planning Areas (SPAs). LAHSA utilizes these SPAs in planning, coordinating, and managing resources for homeless programs. The City of Carson is located in SPA 8—South Bay.

During the 2013 Greater Los Angeles Homeless Count, volunteers observed 21 homeless individuals in the City of Carson. LAHSA is currently in the process of generating the average number of homeless persons that reside in cars, vans, campers/RVs, tents and make-shift shelters, which will be multiplied by the number of the subject vehicles/shelters observed within the City during the night of the Homeless Count (January 29, 2013 from 8:45 pm to 1:00).

The Los Angeles County COC has described six strategies to prevent homelessness which include: (1) Maintain the existing capacity to serve homeless residents and build new capacity where it is needed; (2) Address the structural causes of homelessness; (3) Ensure rapid reconnection with housing for people who become homeless; (4) Bring homeless residents into the mainstream of society; (5) Respect the individualized nature of problems that make people homeless and the need for individual solutions; and (6) Call on all communities to participate fairly in funding and hosting homeless services and affordable housing, and create new, on-going funding streams dedicated to supporting homeless programs. Most of the prevention activities in the Los Angeles COC are programs administered by mainstream agencies that provide the following support: (1) County General Relief funding; (2) CalWORKS Program to help welfare recipients obtain employment; (3) Social Security Income (SSI) provides elderly and persons with disabilities with monthly stipends, and provides survivor benefits to surviving spouses with dependent children under age 16; (4) Food Stamps provide for a substantial portion of a household's food budget; (5) Section 8 subsidies which enables families or individuals with disabilities earning very low incomes to live in decent, safe and sanitary housing; and (6) Rental Assistance programs that provide rent payments to prevent homelessness.

Support services are also necessary to address the needs of homeless persons. Support services include case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, childcare, transportation, housing placement, medical and dental care, and other services. Supportive

services are accessed at all levels of the COC. Generally, non-profit service providers target a particular community and population with appropriate social services. Services are accessed in different ways through various homeless programs. For example, job development programs are available to residents of housing programs or may be referred by case managers. Life skills training programs are typically accessed through residential programs offering case management services. Childcare services are often accessed through emergency and transitional shelters that sponsor on- and off-site childcare. Substance abuse programs often receive referrals from Drop-In Centers, Access Centers, LAHSA Emergency Response Team, the court system, Veterans Administration, health and mental health care systems, emergency shelters, transitional shelters and through self-referral. Most services are accessed directly through residential programs that offer these services, or by referral to an off-site program. Mental health services are also an important part of many transitional and permanent programs offered by non-profit providers of the COC.

C. Employment Characteristics

The City of Carson is a major industrial/warehouse hub for Los Angeles County. More than half of the City's land is in industrial use. Other major land uses in the City are residential (30 percent), commercial (6 percent), and open space/public use (8 percent). An Advisory Services Panel Report prepared by the Urban Land Institute in June 2002, indicated that while there could be continued demand for industrial space, the City also has an opportunity for major retail development supported by the income levels in the City and household growth. The retail development proposed in the report can be expected to create demand for new high-quality office space and to increase demand for existing office space.

One of the factors that can contribute to an increase in the demand for housing in an area is an expansion of the employment base. The 2006-2010 American Community Survey classified 46,745 persons living within Carson as being part of the labor force. Of this total, 46,740 persons were in the civilian labor force with a total of 42,370 persons employed. In the 2010 Census, the unemployment rate was 9.3 percent in Carson, which was above the County unemployment rate of 8.7 percent for the same period. The civilian labor force employed in the categories listed in Table 16 numbered 42,370 persons in 2010. About 24.9 percent of the City's residents were employed in educational, health and social services and about 15 percent in the manufacturing sector. The next two categories in which Carson residents were employed include: retail trade (11 percent) and transportation, warehousing, and utilities (10 percent).

**Table 16
City Of Carson
Labor Force by Industry**

Industry	Persons	Percent
Agriculture, forestry, fishing and hunting , and mining	140	0.3%
Construction	1,557	3.7%
Manufacturing	6,337	15.0%
Wholesale trade	1,452	3.4%
Retail trade	4,647	11.0%

Transportation, warehousing, and utilities	4,216	10.0%
Information	855	1.9%
Finance, insurance, real estate, and rental and leasing	2,228	5.3%
Professional, scientific, management, administrative	3,582	8.5%
Educational, health and social services	10,564	24.9%
Arts, entertainment, recreation, accommodation and food	3,011	7.1%
Other services (except public administration)	1,745	4.1%
Public Administration	2,036	4.8%
Total:	42,370	100%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2006-2010 American Community Survey.

Table 17 provides employment by occupation for the City of Carson, based on the 2010 Census. Management, business, science, and arts occupations comprised 29.4 percent of the labor force. The next two highest occupational categories were sales and office occupations at 29.2 percent and service occupations at 17.9 percent. Another consideration of employment opportunities within the City is through a "jobs-housing balance" test. The State Legislature established Government Code Section 65890.1, the intent of which is to encourage land use patterns which balance the location of employment-generating uses with residential uses. A balanced community would have a match between employment and housing opportunities enabling most residents to also work in the community. Using data from SCAG's 2012 Integrated Growth Forecast, comparing the estimated number of jobs in Carson to the number of housing units indicates a jobs-housing ratio 2.03:1.00 for the City. The fact that this ratio exceeds 1.0 indicates that Carson is providing more jobs than it is housing, reflective of the City's stature as an employment center.

Table 17
City Of Carson
Employment By Occupation

Occupation	Number	Percent
Management, professional, and related occupations	12,474	29.4%
Service occupations	7,595	17.9%
Sales and office occupations	12,376	29.2%
Natural resources, construction, and maintenance occupations	2,837	6.8%
Production, transportation, and material moving occupations	7,088	16.7%
Total	42,370	100%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2006-2010 American Community Survey.

D. Housing Stock Characteristics

With a 2010 housing stock of 25,990 units, Carson represents a mid-sized community in Los Angeles County. During the period of 2000-2010, Carson grew in the number of housing units at a rate of 2.6 percent. The County grew at the highest rate of 5.3 percent. SCAG estimates reflect continued growth in the City of Carson with projected household totals increasing from 25,990 in 2010 to 27,400 in 2020 and 29,600 in 2035. This indicates an approximate 13.9 percent projected increase in the number of households

over the next 25 years.

Table 18
Housing Growth: Carson, Torrance, Compton, Long Beach
and Los Angeles County
2000-2010

Jurisdiction	Number of Housing Units		Percent Increase 2000-2008
	2000	2010	
Carson	25,337	25,990	2.6%
Torrance	55,967	58,377	4.3%
Compton	23,795	24,523	3.1%
Long Beach	171,632	176,032	2.6%
Los Angeles County	3,270,909	3,445,076	5.3%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2000 Census Report and 2008-2010 American Community Survey

Housing Type and Tenure

In order to determine the extent of housing need in the City of Carson, the analysis must include not only population, household, and employment characteristics, but also the type of housing available. Housing need is defined as the difference between the type of housing required by the City's existing and projected population and the type of housing available. The size, price, and condition of existing units are the major factors in determining suitability. The City's 2010 housing stock is comprised of 80 percent single-family, 10.9 percent multi-family, and 9.3 percent mobilehome and other (boat, RV, van, etc.) units. The City continues to be a predominantly single family dwelling community. The City's multi-family housing stock decreased by 45 units from 2000-2010, representing a 1.6 percent decrease as seen in Table 19. From 2000-2010 the greatest increase in housing type was in single family dwellings with an increase of 791 units, representing a four percent increase.

Table 19
City Of Carson
Housing Trends: 1990-2010

Housing Type	Number of Housing Units			Change 1990-2000		Change 2000-2010	
	1990	2000	2010	Number	Percent	Number	Percent
Single-Family	19,149	19,956	20,747	807	4.2%	791	4.0%
Multi-Family	2,672	2,876	2,831	204	7.6%	-45	-1.6%
Mobilehomes and Other (Boat, RV, Van, etc.)	2,620	2,505	2,412	-115	-4.4%	-93	-3.7%
Totals:	24,441	25,337	25,990	896	7.4%	653	2.6%

Sources: U.S. Dept. of Commerce, Bureau of the Census, 1990 and 2000 Census Report; and 2008-2010 American Community Survey

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure. Owner-occupied housing evidences a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and the age of the householder.

The housing stock in Carson has historically been majority owner-occupied units. As seen in Table 8, the ratio of owner-occupied to renter-occupied units remained fairly stable at about 76 percent owners to 24 percent renters from 2000 to 2010. The percentage of owner-occupied housing in the City during 2010 was 76.2 percent owners with 23.8 percent renters. While the City must continue to provide for the demand for owner occupied housing, there must be an understanding of the needs for rental housing in the City as well.

Vacancy Rate

According to the 2010 Census, the vacancy rate for ownership units was 1.5 percent and 1.9 percent for rentals, with an overall vacancy rate of 1.7 percent for both types of units.

Housing Conditions

The accepted standard for major housing rehabilitation needs is normally a 30-year timeframe. As indicated in the 2010 Census, more than 90 percent of Carson's housing stock was 30 years or older in 2010. This would indicate the potential need for rehabilitation and continued maintenance of more than 23,458 dwelling units based on age alone. The 2010 Census reveals that on a smaller scale, 29 housing units in the City lack complete plumbing facilities and 60 housing units lack complete kitchen facilities.

Precise quantification of housing rehabilitation needs are difficult to estimate. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Section 1001 of the Uniform Housing Code. A housing unit is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire hazards
- Inadequate maintenance
- Overcrowding
- Hazardous wiring, plumbing or mechanical equipment

Households living in substandard conditions are considered as being in need of housing assistance even if they are not actively seeking alternative housing arrangements. In addition to structural deficiency and standards, the lack of certain infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2010

Census, there were 29 rental units (0.5 percent) lacking complete plumbing facilities (Table 20)) and 60 rental units (0.1 percent) without complete kitchen facilities. There were no owner occupied units lacking complete plumbing or complete kitchen facilities.

Table 20
Plumbing and Kitchen Facilities by Tenure (2010)

	Owner		Renter	
	Number	Percent	Number	Percent
Total Units	18,664	100%	6,232	100%
Complete Plumbing Facilities	18,664	100%	6,203	99.5%
Lacking Complete Plumbing Facilities	0	0%	29	0.5%
Complete Kitchen Facilities	18,664	100%	6,172	99.0%
Lacking Complete Kitchen Facilities	0	0%	60	0.1%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2008-2010 American Community Survey

Housing Costs

The cost of housing determines whether or not a household will be able to obtain an adequately-sized unit in good condition in the area in which they wish to locate. In 2000, the median home value in the City of Carson was \$183,200, which was lower than most of the surrounding cities. Carson's median home value was higher than the City of Compton (\$136,200), but lower than the City of Torrance (\$320,700), City of Long Beach (\$210,000) and County of Los Angeles (\$209,300). Housing costs rose dramatically in the middle of the 2000-2010 decade. Reflecting both a dramatic increase in housing costs seen in the middle of the 2000-2010 decade, and a more recent decline in housing costs over the last year and a half, Table 21 provides current median housing costs for the City of Carson and the surrounding cities, as well as the countywide total for Los Angeles County. Carson's median housing cost of \$333,500 in January 2013 remains higher than the City of Compton (\$196,000). The median housing cost for Los Angeles County in January 2013 was \$350,000.

Table 21
Housing Values: Carson And Surrounding Areas
2000-2013

Jurisdiction	2000 Median Housing Value	January 2013 Median Housing Value
Carson	\$183,200	\$333,500
Torrance	\$320,700	\$493,000
Compton	\$136,200	\$196,000
Long Beach	\$210,000	\$399,000
Los Angeles County	\$209,300	\$350,000

Source: U.S. Dept. of Commerce, Bureau of the Census 2000 Census Report; Los Angeles Times, January 2013.

To obtain detailed information on housing sales activity in the City, recent housing sales were tracked on Trulia.com over the period of November 2012 to February 2013. Table 22 provides a sample of these sold housing units. According to this data, a total of 132 homes were sold in the City during this period. Single-family home sales prices in Carson range from a low of \$90,045 to a high of \$458,000. The median price for a single family home in Carson was \$333,500 in January 2013. A total of 24 condominium (Condo) units were sold in the City during this period. Condo sales prices in Carson range from a low of \$110,000 to a high of \$372,000. The median price for a condo in Carson was \$190,000.

Table 22
Carson Housing Sales: November 2012 – February 2013

Unit Type	Bedrooms	Price Sold
Condo	2-bdr	\$110,000
Condo	3-bdr	\$179,000
Condo	2-bdr	\$149,000
Condo	4-bdr	\$285,000
Condo	3-bdr	\$226,000
Single-Family	3-bdr	\$275,000
Single-Family	3-bdr	\$375,000
Single-Family	4-bdr	\$250,000
Single-Family	3-bdr	\$395,000
Single-Family	5-bdr	\$355,000

Source: Trulia.com, February 2013

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2012 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$64,800. Table 23 illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households, or upward for larger households.

According to the table, very low income households can afford a maximum home price of \$151,790, while low income households can afford a maximum home price of \$219,026 and moderate income households can afford a maximum home price of \$379,195. Comparing the median sales price for a three bedroom single family home in Carson (\$306,450, according to Trulia.com) with the City's income structure, it is evident that a three bedroom home in the City is only affordable to moderate income households. A three bedroom single family home is clearly not affordable to very low or low income households. Two and three bedroom condos in the City would be affordable to moderate income households. Clearly this demonstrates that housing in a high cost area like Southern California is only affordable to some income groups if there is a range of housing types available, buyers carry equity over from a previously owned home, and buyers have a large amount of cash for a down-payment or subsidies are available to make housing affordable.

Table 23
City of Carson
Housing Affordability by Income Group

Income Group			Affordable Payment		Housing Costs		Maximum Affordable Price	
	AMI adjusted by Size		Renter	Owner	Utilities	Taxes & Insurance ^(a)	Owner ^(b)	Renter
Extremely Low (0-30% MFI)	30% AMI							
Two Person (1 bedroom)	\$13,293		\$332	\$332	\$50	\$80	\$47,112	\$282
Three Person (2 bedrooms)	\$15,192		\$380	\$380	\$75	\$90	\$50,017	\$305
Four Person (3 bedrooms)	\$17,091		\$427	\$427	\$100	\$95	\$54,086	\$327
Five Person (4 bedrooms)	\$23,325		\$583	\$583	\$125	\$100	\$83,390	\$458
Very Low (30-50% MFI)	50% AMI							
One Person (Studio)	\$12,650		\$316	\$316	\$50	\$115	\$35,219	\$266
Two Person (1 bedroom)	\$21,075		\$527	\$527	\$50	\$115	\$84,263	\$477
Three Person (2 bedrooms)	\$33,725		\$843	\$843	\$100	\$130	\$142,767	\$743
Four Person (3 bedrooms)	\$32,400		\$810	\$810	\$125	\$140	\$126,904	\$685
Five Person (4 bedrooms)	\$38,875		\$972	\$972	\$175	\$145	\$151,790	\$797
Low (50-80% MFI)	60% AMI	70% AMI						
One Person (Studio)	\$15,180	\$17,710	\$443	\$443	\$48	\$150	\$57,107	\$395
Two Person (1 bedroom)	\$25,290	\$29,505	\$738	\$738	\$85	\$165	\$113,544	\$653
Three Person (2 bedrooms)	\$40,470	\$47,215	\$1,180	\$1,180	\$125	\$190	\$201,504	\$1,055
Four Person (3 bedrooms)	\$38,880	\$45,360	\$1,134	\$1,134	\$175	\$210	\$174,406	\$959
Five Person (4 bedrooms)	\$46,650	\$54,425	\$1,361	\$1,361	\$200	\$220	\$219,026	\$1,161
Moderate Income (81-120% MFI)	110% AMI							
One Person (Studio)	\$27,830		\$696	\$812	\$135	\$405	\$63,268	\$561
Two Person (1 bedroom)	\$46,365		\$1,159	\$1,352	\$135	\$405	\$189,149	\$1,024
Three Person (2 bedrooms)	\$74,195		\$1,855	\$2,164	\$157	\$475	\$356,734	\$1,698
Four Person (3 bedrooms)	\$71,280		\$1,782	\$2,079	\$211	\$571	\$302,009	\$1,571
Five Person (4 bedrooms)	\$85,525		\$2,138	\$2,494	\$238	\$628	\$379,195	\$1,900

Source: Compiled by ESA.

Notes:

Property taxes and insurance based on averages for the region.

Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 5%, 30-year mortgage, and monthly payment 30% of gross household income. 3. Based on 2012 Los Angeles County MFI \$64,800 and 2012 HCD State Income Limits 4. Monthly affordable rent based on payments of no more than 30% of household income.

Rental Housing

In 2010, the median monthly rent in Carson was \$1,089. Table 24 illustrates that rents in Carson held a higher value relative to the surrounding cities of Compton (\$825) and Long Beach (\$945), and were also higher than Los Angeles County (\$1,017). The neighboring City of Torrance had a higher median rent at \$1,286. The cost of rental housing in the City may be maintained at a relatively higher level because rental housing in the City represents only about 25 percent of the entire housing stock.

Table 24
Monthly Rents: Carson and Surrounding Areas
2010

Jurisdiction	Median Monthly Contract Rent
Carson	\$1,089
Torrance	\$1,286
Compton	\$825
Long Beach	\$945
Los Angeles County	\$1,017

Source: U.S. Dept. of Commerce, Bureau of the Census 2010 Census Report.

In order to update information on rental costs in Carson, data has been compiled from internet listings on Craig's List and Trulia. Table 25 presents results of the rental survey by unit type, including apartments, condominiums/townhomes, and single-family homes.

Table 25
City Of Carson
Monthly Rental Rates

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1 bedroom	4	\$1,400-\$1,700	\$1,550
2 bedrooms	10	\$1,245-\$2,200	\$1,700
3 bedrooms	5	\$1,600-\$2,300	\$2,010
Condominiums/Townhomes			
1 bedroom	1	\$1,050	\$1,050
2 bedrooms	5	\$1,650-\$2,000	\$1,850
3 bedrooms	3	\$1,400-\$1,725	\$1,560
Single-Family Homes			
1 bedroom	1	\$1,050	\$1,050
2 bedrooms	3	\$1,695-\$2,000	\$1,850
3 bedrooms	12	\$1,595-\$2,995	\$2,300
4 bedrooms	2	\$2,475-\$2,600	\$2,550

Source: Trulia.com and Craigslist.com, City of Carson rental survey 2013

Using the guideline that a household should not spend more than 30 percent of their income on housing, the rental rates in the City of Carson are not affordable to the City's very low and low income four-person households. The affordable monthly rental payments for these groups are \$685 for the very low income group and \$959 for the low income group. Rental units in the City may begin to become affordable for the low income group when lower cost housing units are available. This also holds true for the moderate income group. The affordable monthly payment for the moderate income group is \$1,571 and rental units at the lower range of three bedroom units are available at \$1,400 per month.

Table 26
Affordable Rent by Income Category
Los Angeles County – 2012

Income Group	Income	Monthly Affordable Rent	Utility Allowance	Affordable Monthly Payment
Very Low (0-50% MFI)	\$32,400	\$810	\$125	\$685
Low (51-80% MFI)	\$45,360	\$1,134	\$175	\$959
Moderate (81-120% MFI)	\$71,280	\$1,782	\$211	\$1,571

Note: Calculation of affordable rent is based on a monthly payment of 30 percent of Los Angeles County Median Family Income (MFI) of \$64,800 for 2012 for a four-person household.

E. Preservation of Assisted Housing At Risk of Conversion

As required by Government Code Section 65583, the City must analyze the extent to which low income, multi-family rental units are at risk of becoming market rate housing and, if necessary, develop programs to preserve or replace these assisted housing units. There are in the City of Carson several low to moderate-income housing projects that have existing affordability controls that are listed in Table 27, comprising the assisted housing inventory for the City of Carson. Consistent with the requirement to analyze the impacts of the potential conversion of these units to market-rate units, an analysis of the preservation of assisted housing at risk of conversion is presented in Appendix F.

The City has an ongoing housing program to facilitate the preservation of at risk housing units. The City has provided funding assistance in the past, through Redevelopment Low- and Moderate-Income Housing Funds, to assist in the development of a variety of affordable housing projects. With the dissolution of the Redevelopment Agency, the City's Housing Authority and Successor Agency are responsible for all remaining obligations and programs, including the Low- and Moderate-Income Housing Funds. As Table 27 shows, there are two housing developments at-risk of conversion to market rate within the 2014-2021 planning period, and an additional two housing developments at-risk of converting to market rate during the period 2021-2024. The City currently implements a program that serves as an early warning system to monitor all at risk units in the City. Owners of such units will be contacted to assess their intent to prepay federally-assisted mortgages or renew or opt-out of project-based Section 8 contracts. The owners will be encouraged to consider renewal of HUD Section 8 contracts. Owners who want to opt-out of a Section 8 contract, prepay a HUD subsidized mortgage or sell their property upon the expiration of the rental subsidy will be encouraged to provide 18-24 months advance notice to tenants. Through the program, tenants will be informed of the potential conversion of their units to market rate, and they will be educated on the potential tenant purchase of units. The City will, when possible, allocate local funds or support efforts to secure other potential sources of funding to provide gap financing for non-profit housing developers for mortgage refinancing, acquisition and in an effort to preserve affordable units.

Table 27
City of Carson
Assisted Housing Inventory

Project Name, Address & Telephone Number	Address	Types of Project-Based Govt. Assistance	Earliest Potential Conversion Dates	Total # Units in Project	# of Units Subj. to Conversion	Tenant	Bdrm.	Reported Condition
Carson Gardens Retirement Apts.	21811 So. Main St. Carson, CA 90745	HUD 221 D4	2020	101	101	Senior	1 & 2	Good
El Camino Village Senior Complex	21735 So. Main St. Carson, CA 90745	Housing Authority Funds	2022	45	0	Senior	0,1,2	Poor
Avalon Courtyard Senior Project	22121 So. Avalon Blvd. Carson, CA 90745	Low Income Housing Tax Credits/Housing Authority Funds	2024	92	0	Senior	0,1,2	Very Good
Carson Terraces Senior's	632 E. 219 th Carson, CA 90745	Low Income Housing Tax Credits/Housing Authority Funds	2029	62	0	Seniors	0,1,2	Very Good
Villagio	545 E. Carson St. Carson, CA 90745	Low Income Housing Tax Credits/Housing Authority Funds	2040	148	0	Family	1,2,3,4	Very Good
Grace Manor Apartments	223 rd & Grace Carson, CA 90745	HUD Section 236	2020	38	38	Family	1,2,3	Very Good
Gateway at City Center	708 E. Carson Street	Redevelopment Housing Funds/Housing Authority	2066	85	85	Senior	1	Very Good
Via 425	425 E. Carson Street	Redevelopment Housing Funds/Housing Authority	2067	65	65	Family	1,2,3	Very Good
Magnolia Walk (For Sale Affordable Housing)	2535 E. Carson Street	Housing Authority	2057	12	12	Family	3	Very Good

Source: City of Carson Community Development Department

F. Energy Conservation

The affordability of housing can be reduced by increases in utility costs. The City of Carson has opportunities to directly affect energy use within its jurisdiction. In addition to compliance with the California building standards of the International Building Code and Title 24 of the California Administrative Code related to energy conservation, the City has set forth goals and policies which encourage the conservation of non-renewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency.

In large part, energy savings and utility bill reductions can be realized through the following energy design standards:

Glazing - Glazing on south facing exterior walls allow winter sunrays to warm the structure. Avoidance of this technique on the west side of the structure prevents afternoon sunrays from overheating the unit.

Landscaping - Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern area of units reduces summer sunrays, while allowing penetration of winter rays to warm structures.

Building Design - The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.

Cooling/Heating Systems - The use of attic ventilation systems reduces attic temperatures during summer months. Solar heating systems for swimming pool facilities save on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and shower heads.

Weatherization Techniques - Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. Weatherization measures help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Due to the wide range of temperatures experienced in the summer and winter months in Carson, the California Building Standards of the International Building Code require dual-paned windows in new construction, which reduces heat loss in winter and cooling loss during summer.

Efficient Use of Appliances - Each residence contains a different mixture of appliances. Regardless of the mix of appliances present, appliances can be used in ways which increase their energy efficiency. Unnecessary appliances can be eliminated, and proper maintenance and use of the stove, oven, clothes dryer, clothes washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases of air-conditioning units and refrigerators can be made on the basis of efficiency ratings. The State prepares a list of air-conditioning and refrigerator models that detail the energy efficiency ratings of the products on the market.

Efficient Use of Lighting - The costs of lighting a home can be reduced through purchase of light bulbs which produce the most lumens per watt, avoidance of multi-bulb fixtures, and use of long life bulbs and clock timers on security lighting.

Load Management - The time of day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons. Therefore, reducing use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands.

Southern California Edison Customer Assistance Programs

Southern California Edison (SCE) offers a variety of energy conservation services including the Energy Management Assistance Program (EMA). This program is designed to help lower income, elderly, permanently handicapped, and non-English speaking customers conserve and reduce their electricity costs. EMA participants must meet income qualifications as well as provide proof of income. SCE also offers a variety of rebate programs to install energy efficient appliances, lighting, heating and cooling systems, and pool pumps. SCE also provides a Multi-Family Energy Efficiency Rebate Program offering rebates for improvements to multi-family units and a Multifamily Affordable Solar Housing (MASH) Program offering financial incentives for installing eligible photovoltaic (PV) systems in multifamily housing. The various programs offered by SCE are briefly described below.

Energy Management Assistance Program (EMA)

Eligible customers may receive assistance through the EMA program to pay for the cost of purchasing and installing energy efficient appliances and equipment.

- An energy efficient wall or window mounted air conditioner.
- An energy efficient evaporative cooler (also known as a “swamp cooler”).
- A replacement energy efficient central air conditioner.
- A replacement energy efficient refrigerator.

Energy Star Lighting

This program is designed to help customers lower the cost of meeting their basic lighting needs. SCE works with manufacturers and retailers to make possible special discount prices on specific Energy Star qualified lighting products.

- Indoor lights are replaced with compact florescent light bulbs, which use up to 75% less energy and provide service up to 10 times longer than traditional incandescent bulbs.
- Replacement of outdoor fixtures with CFL’s may also be provided.

Home Energy Efficiency Rebate Program (HEER)

This program offers programs for the reduction of utility costs through:

- Rebates on the installation of energy saving refrigerators and electric water heaters.
- Rebates on the installation of energy saving room air conditioners, whole house fans, and evaporative “swamp” coolers, and the installation of energy efficient roofing materials.
- Reduction of energy bills by enrolling in an energy reduction program which allows Southern California Edison to interrupt service to air conditioners during emergency periods.
- Rebates on recycling old refrigerators and freezers.

Multifamily Energy Efficiency Rebate Program

The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These improvements apply to the retrofit of existing multifamily properties of two or more units.

Multifamily Affordable Solar Housing (MASH) Program

The MASH Program is part of the California Solar Initiative. It offers incentives for installing eligible PV systems for qualifying multifamily affordable housing. It is designed to subsidize PV systems in multifamily housing which will offset electricity loads and provide economic benefits for housing property owners and managers as well as building tenants.

Southern California Gas Company Rebate Programs

The Southern California Gas Company (SoCal Gas) offers rebate programs for residential customers to increase energy efficiency and reduce energy costs. The programs involve rebates for the installation of qualified energy saving appliances and home improvements to increase energy efficiency in single-family homes. SoCal Gas also offers multi-family housing cash rebates for the installation of qualified energy-efficient products in apartment dwelling units and in the common areas of apartment and condominium complexes, and the common areas of mobile home parks.

South Bay Environmental Services Center

The South Bay Environmental Services Center (SBESC) partners with local agencies and utility providers. The SBESC acts as a central clearinghouse for energy efficiency information and resources. The purpose of the organization is to help significantly increase the availability of information and resources to the people in the South Bay region to help them save water, energy, money, and the environment. The SBESC

assists public agencies including cities, schools, and special districts as well as businesses and residents of the South Bay to best utilize the many resources available to them through a wide variety of statewide and local energy efficiency and water conservation programs. SBESC recently expanded their services through implementation of an Energy Efficiency Plus (EE+) program to deliver energy savings to local public agencies, including the City of Carson.

III. SUMMARY OF HOUSING NEEDS

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments and the State Department of Housing and Community Development. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of newly constructed units needed to accommodate the projected increase in households, in addition to the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county southern California region, of which Carson is a part, the Council of Governments responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of statewide housing demand for a multi-year planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

SCAG has developed the Final Regional Housing Needs Allocation (RHNA) Plan for the 2014-2021 period. SCAG's adopted 2012 Final RHNA figures identify an overall construction need of 1,698 new units in Carson. Table 28 shows the income breakdown of these units. According to the residential sites inventory, the City has designated adequate sites to provide for the City's share of the 2014-2021 regional housing growth needs. In addition, the City supports a variety of programs to encourage the provision of housing for lower income households, as presented in the Housing Plan section of this Element.

Table 28
City Of Carson
Regional Housing Needs Assessment

Income Level	Total Construction Need	Percent by Income Level
<i>Extremely Low Income (<50% MFI)^(a)</i>	224	-
Very Low Income (0-50% MFI)	447	26.3%
Low Income (51-80% MFI)	263	15.5%
Moderate Income (81-120% MFI)	280	16.5%
Above Moderate Income (>120% MFI)	708	41.7%
Total	1,698	100%

Source: SCAG Regional Housing Needs Assessment, 2012.

Notes:

(a) Extremely Low-Income households are assumed to be 50 percent of the Very Low-Income housing need

While the RHNA focuses on Carson's 8-year future housing needs, the City must also address the housing needs of existing residents.

Presented below is a summary of the major existing housing need categories, in terms of income groups, as defined by Federal and State law. The City also recognizes the special status of extremely low, very low and low income households, which in many cases are also elderly, single-parent, or large family households. City housing programs focus on these households. Table 29 presents the 2005-2009 HUD Community Housing Affordability Strategy (CHAS) data set. As summarized in Table 29, the groups most in need of housing assistance include the following:

Households with Any Problems: A continuing priority of communities is enhancing or maintaining their quality of life. A key measure of quality of life in a community is the extent of “housing problems.” The Department of Housing and Urban Development and SCAG have developed an existing needs statement that details the number of households which are paying a disproportionate share of their income for housing, are living in overcrowded units, or are living in substandard housing, as discussed.

Overpayment: Refers to a household paying more than 30 percent of its gross income for housing (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes as defined by the Federal Government. According to SCAG estimates, 10,040 Carson households are paying more than 30 percent of their income for housing, or about 40 percent of the City’s households. Close to 90 percent of the renter household who are overpaying for housing are lower income and about 51 percent of the owner households who are overpaying are lower income households (80% or less MFI).

Any Housing Problem: Refers to cost burden greater than 30% of income and/or overcrowding within a housing unit which is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches, as defined by the Federal Government. According to 2005-2009 CHAS data set, approximately 53 percent of renter households and approximately 45 percent of owners experience some housing problem in Carson.

Substandard Units: Based on the 2000 Census there is 89 housing units in the City that lack either plumbing or kitchen facilities. This is a rough measure of substandard housing units in need of repair or replacement, representing 0.3 percent of the City’s housing stock. A majority of these units may require rehabilitation.

Table 29
City of Carson
Existing Housing Needs

Housing Need	Less Than 30%	30 to 50%	50 to 80%	Greater Than 80%	Total
All Households					
Renters	1,050	990	1,420	2,045	5,505
Owners	1,395	1,815	3,220	12,795	19,225
Total Households	2,445	2,805	4,640	14,840	24,730
Households with any Housing Problems					
Renters	885	805	790	420	2,900
Owners	985	1,105	2,040	4,515	8,645
Total Households	1,870	1,910	2,830	4,935	11,545
Households with Overpayment					
Renters	885	755	445	230	2,315
Owners	985	1,060	1,930	3,750	7,725
Total Households	1,870	1,815	2,375	3,980	10,040
Substandard Housing					
Suitable for Rehab					89
Needs Replacement					0
Total Units					89
Special Needs					
Elderly Persons					11,458
Persons with Disabilities					5,486
Persons with Developmental Disabilities					1,135
Extremely Low Income					1,642
Large Families					5,700
Female-headed Households					4,638
Farmworkers					178
Homeless Persons*					21

Source: 2010 U.S. Census Report

2005-2009 HUD CHAS Data Set

Note: Special needs figures cannot be totaled because categories are not exclusive of one another.

*Homeless figure based on estimates from the 2013 LAHSA Greater Los Angeles Homeless Count

Special Needs Groups: Certain households in Carson may have a more difficult time finding decent, affordable housing, including the elderly, persons with disabilities and persons with developmental disabilities, extremely low income households, large families, female-headed households, farmworkers, and the homeless. The special needs of elderly households result from their limited and fixed incomes, physical disabilities and

dependence needs. Female-headed households also tend to have lower incomes, thus limiting housing availability for this group, while the special housing needs of farmworkers often stem from their low wages and the transitional nature of their employment. It is extremely low income persons who are the highest need group because they require the deepest subsidies to make housing affordable.

Carson has been able to satisfy some of the needs of various special needs residents in the City through the licensing of group homes and other similar facilities that can accommodate special needs housing. For example, there are currently 58 licensed adult residential care facilities in Carson which accommodate 6 or fewer adults. One exception is the Olivia Isabel Manor adult residential care facility which accommodates 110 residents. There are also six group homes in Carson, each accommodating 6 adults. There are, in addition, 24 residential care facilities for the elderly, each accommodating 6 adults, with the exception of the Carson Senior Assisted Living Facility which accommodates 230 residents. Finally, there are three small-family homes in Carson, each accommodating 6 persons or less. All of these types of facilities and their locations are included in Appendix B.

Special needs groups can further be served by the City by making more affordable housing available. Homeless persons require special needs housing such as emergency shelters to meet their immediate needs and transitional housing to stabilize their lives and move them toward permanent housing. Housing needs for persons with physical disabilities must be met through making housing accessible. Finally, large related households have special housing needs for larger housing units of adequate size, which commonly may be of limited availability and affordability. Large households are often of lower income, which can result in occupying units of inadequate size with overcrowding as the result. The extent of each of these special needs groups in Carson is shown in Table 29.

These specific areas - expected growth, overpayment for housing, overcrowding, substandard housing, and households with special needs - are areas where the City can target its efforts toward realizing its goal for the provision of adequate housing. In addition, through efforts to increase homeownership for first-time homebuyers the City can not only address housing affordability, but it can also assist in neighborhood stabilization. As part of a comprehensive approach to housing in Carson, the City can focus on promoting a range of housing types, particularly newer, larger units to meet the needs of its resident and business population.

IV. CONSTRAINTS ON HOUSING PRODUCTION

While the City of Carson recognizes the need for sound, affordable housing for all of its residents the City itself does not produce housing. The City does, however, have resources at its disposal to encourage the development of affordable housing for its residents. Although there are physical constraints to new residential development at certain locations (such as locations previously contaminated with hazardous wastes) and laws and regulations (Subdivision Map Act and the International Building Code) which impact the cost and amount of housing produced, these factors have not prevented the City from achieving its past housing production goals.

A. Physical Constraints

The physical constraints to residential development in Carson can be divided into two types: infrastructure constraints and environmental constraints. In order to accommodate future residential development, improvements may be necessary in infrastructure and public services related to man-made facilities such as sewer, water, and electrical services. Portions of Carson are also constrained by a variety of environmental hazards and resources that may affect the development of lower priced residential units. Although these constraints are primarily physical and hazard related, they are also associated with the conservation of the City's natural resources.

Infrastructure Constraints

Water services, sewage facilities, and public services are of critical importance to a city. The provision and maintenance of these facilities enhance the safety of neighborhoods and serve as an incentive to homeowners to maintain their homes. Alternatively, when these public improvements are left to deteriorate or their use is overextended, neighborhoods can become neglected and show early signs of deterioration.

Water Services: The City of Carson receives water service from two water purveyors: the California Water Service Company (Cal Water) Dominguez District and the Southern California Water Company (SCWC), Southwest District. SCWC serves approximately 13 percent of the City of Carson with the other 87 percent served by Cal Water. Water is also provided to the City from groundwater sources and treated surface water is purchased from the Metropolitan Water District (MWD) respectively to serve residential development within the Carson city limits.

Upon requests for new customer service, a site-specific evaluation of the existing water system's capacity to serve is completed. If additional water supplies and/or water system facility improvements are required, the developer may be required to pay the cost of all or portions of the needed improvements. Currently SCWC is discussing the addition of a second MWD connection within the City of Carson area and/or increasing the capacity of its existing connection.

In accordance with Section 65589.7 of the California Government Code, the draft Housing Element was submitted to the California Water Service Company (Cal Water) Dominguez District and to the Southern California Water Company (SCWC), Southwest District. These entities/agencies have given priority to proposed lower income housing when allocating available water supply and wastewater treatment capacity.

Sewer Services: The City of Carson owns the local sanitary sewers within the City. The Los Angeles County Department of Public Works Consolidated Sewer Maintenance District (CSMD) maintains these sewers lines. The CSMD collects user fees for operation and maintenance of existing local sewer lines. In addition, the trunk lines and treatment plant within the City are owned and operated by the County Sanitation Districts of Los Angeles County (CSDLAC). Wastewater generated within the City is treated at the Joint Water Pollution Control Plan (JWPCP) located at 24501 South Figueroa Street in Carson. The JWPCP has a design capacity of 385 million gallons per day (mgd) and processes an average flow of 329.3 mgd. The design capacities of the Districts' wastewater treatment facilities are based on regional growth forecasts adopted by the Southern California Association of Governments (SCAG). All expansion of Districts' facilities must be sized and service phased in a manner that would be consistent with SCAG's regional growth forecasts. The available capacity of the Districts' treatment facilities would be limited to levels associated with the approved growth identified by SCAG.

Public Services: Future residential growth in Carson will require additional public service personnel if the existing levels of service for law enforcement, fire protection, and other essential services are to be maintained. The nature and characteristics of future population growth will, to a large extent, determine which services will require additional funding to meet the City's future needs.

B. Environmental Constraints

Although there are environmentally sensitive areas within the City, they do not represent serious constraints to development due to the abundance of vacant land in non-sensitive areas of the City.

Hazardous Materials: The City of Carson has a relatively long history of urban use, including industrial, commercial, and oil field development dating back to the early 1920s. Many of these uses have involved the use, storage, and/or generation of hazardous materials that were and continue to be required for even the most routine industrial and manufacturing processes. As a result of this long history of industrial and commercial development and the fact that waste management practices and regulations were either not in place or not up to current standards, there are several sites within the City that have the potential to have been impacted by previous releases of contaminated materials. Any future development proposed on or near these sites should be carefully studied and a landfill gas control plan and monitoring system may be required for safety.

Oil Production Hazards: Development within or adjacent to an oil field could result in construction of structures over abandoned wells. If the wells are leaking, methane and

hydrogen sulfide gas could migrate upward and could accumulate beneath developed areas where concrete and asphalt surfaces prevent the natural migration of the methane gas to the atmosphere. Migration of gas through cracks in concrete foundations into the interior of structures could create the potential for an explosion and/or fire. Any future development proposed on or near these sites should be carefully studied and a landfill gas control plan and monitoring system may be required for safety.

Soil Contamination Hazards: Oil contaminated soil is known to occur in oil fields and particularly adjacent to oil wells. Unrefined oil contains a variety of hazardous constituents, including polyaromatic hydrocarbons (PAH), which are carcinogens, benzene, toluene, xylene, ethylbenzene and heavy metals; however, it should be noted that all oil contaminated soil is considered hazardous under Federal and State standards. Due to the historic drilling activities within the City, contaminated soils may exist in the City. Any future development proposed on or near these sites should be carefully studied and a landfill gas control plan and monitoring system may be required for safety.

Landfill Hazards: The City currently has 15 inactive sanitary landfills and no active landfills. Although none of these landfills currently accepts materials that decompose chemically or biologically, some of these sites may produce landfill gases. Other sites will probably not produce landfill gases since they contain non-water soluble, non-decomposable inert solids. Additionally, some areas of the City are sites of previous organic landfill activity and may be subject to decomposition and the production of landfill gases. Any future development proposed on or near these sites should be carefully studied and a landfill gas control plan and monitoring system may be required for safety.

Noise Exposure: Residential land uses are considered the most sensitive to loud noise. Major noise generators in the City are vehicular traffic including vehicular-generated noise along Interstate 405 (I-405), State Route 91 (SR-91), and primary and major arterial roadways. Additionally, the Compton and Long Beach Airports, as well as railroad operations within the City contribute to the noise environment. Residential development near these major noise generators (excluding sonic booms) requires consideration of special noise attenuation measures, which could add to the cost of development.

Another major noise exposure to residential units/residents exists on Alameda Street between Dominguez and the I-405 Freeway. Noise sources originate from Union Pacific activities in the Union Pacific rail yard west of Alameda Street, freight trains on the Alameda corridor, and diesel trucks traveling along Alameda Street that move goods and materials from the Long Beach and Los Angeles Ports. Noise levels in these areas have been monitored reaching up to 71dBA within a 24 hour Ldn (day and night reading) period. These noise levels are projected to increase with planned expansions of the SR-47 Expressway and the replacement of the Schuyler Heim Bridge. The city is working with ACTA (Alameda Corridor Transportation Authority) and Cal-trans to provide adequate mitigation to reduce residential/resident's exposure to noise levels exceeding State sensitive noise receptor standards.

In January 2012, the City of Carson provided comments to the Southern California International Gateway (SCIG) project Draft EIR. The comment letter noted that Carson will be impacted by the approximately two million truck trips generated by the proposed SCIS facility. The City of Carson expressed that the Draft EIR did not discuss potential impacts to Carson, including, but not limited to, residents and businesses located east of Alameda Street between the 405 Freeway and Dominguez Street. The City of Carson has indicated to the Port of Los Angeles that the project's EIR should analyze project and cumulative noise impacts, air quality impacts, and health risks within Carson and identify mitigation measures to reduce potential adverse impacts to residents and businesses.

C. Market Constraints

Market conditions, and governmental programs and regulations affect the provision of adequate and affordable housing. Housing Element law requires a city to examine potential and actual governmental and non-governmental constraints to the development of new housing and the maintenance of existing units for all income levels. Market and governmental constraints that potentially affect housing development in Carson are discussed below.

Land Costs

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high in Southern California. In addition, the two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increases the overall cost of the project. This cost increase is primarily due to the accrual of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

Recent listings in the MLS Alliance for properties offered for sale in Carson, which are suitable for redevelopment with new multifamily residential units, reveal a relatively high cost for such residentially zoned land. For example, one listed parcel (21745 Dolores Street), which is zoned RM-12, is being offered for sale for 1.2 million dollars. This 20,130 square foot parcel is located in an area that is transitioning from single-family to multifamily uses consistent with existing zoning. Based on the allowed density, the site could accommodate five new residential dwelling units.

In 2012, the average selling price for a 2-bedroom condominium was between \$110,000 and \$150,000 and a 3-bedroom condominium was between \$180,000 and \$300,000 in the City of Carson, while vacant or underdeveloped multifamily-zoned land (RM-12) was approximately \$2.4 million per acre or \$1.2 million per half acre as evidenced in the MLS listing described above. In the case cited above, the land costs alone would be approximately \$240,000 per multifamily unit, provided the listing selling price is accepted by a potential buyer. This high cost of underdeveloped land (land which is currently occupied by a single-family residence but which is transitioning from single-family to multifamily development) indicates a need to provide subsidies, density bonuses or similar kinds of incentives to make multifamily units (condominiums) affordable in Carson. The sale price is rising quickly for both vacant land and land with existing dwelling units, further increasing the difficulty of creating new units.

The City of Carson is approximately 83 percent developed. Residential uses account for approximately 28 percent of developed land in the City. Although the City has identified a sufficient number of vacant residentially-zoned parcels to accommodate their projected housing needs, available vacant residential land will become scarcer over time. Depending on economic conditions, the cost of vacant land will continue to either increase or decrease in the City of Carson. However, as a general rule, if the land cost

component in the City of Carson remains within the 35 percent range of overall costs, then the availability of land should not pose a significant constraint on the development of housing for all income groups.

Construction Costs

The cost of building materials for residential construction has risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose by 2 percent between 2011 and 2012, with steel costs increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown of the real estate market from 2008 until 2012, the price of construction materials has shown a significant decrease compared to the construction boom. The 2 percent increase in overall construction costs experience over the past year is primarily due to the cost of labor.

Together, the cost of building material and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for a high-density apartment (20 units per acre) development are estimated at \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs over podium parking are approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project. Furthermore, the unit volume – that is the number of units being built at one time – can change the cost of a housing project by varying the economies of scale. Generally, as the number of units under construction at one time increases, the overall costs decrease. With a greater number of units under construction, the builder is often able to benefit by making larger orders of construction materials and pay lower costs per material unit.

Density bonuses granted to a project, can also impact construction costs. Municipalities often grant density bonuses as an incentive for the builder to provide affordable units at the project site. The granting of a density bonus provides the builder with the opportunity to create more housing units and therefore more units for sale or lease than would otherwise be allowed without the bonus. Since additional units can potentially increase the economy of scale, the bonus units could potentially reduce the construction costs per unit. This type of cost reduction is of particular benefit when density bonuses are used to provide affordable housing.

Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs or direct subsidies to households to extend home purchasing opportunities to a broader economic segment of the population. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications as well as the income, gender, and race of loan applicants. As shown in Table 30, a total of 396 conventional mortgage loan applications were submitted to local lenders for the purchase of homes in Carson during 2010. Approximately 65 percent of home purchase loan applications were approved and approximately 21 percent were denied. Approximately 14 percent were withdrawn by the applicant. This includes those that were discarded due to the incompleteness of the applications. There were a total of 122 home improvement loan applications made to local lenders in Carson, however, approximately 41 percent were approved and 35 percent were denied.

In comparison to Carson, as shown in Table 30, Los Angeles County had a total of 54,482 conventional mortgage loan applications submitted to local lenders for the purchase of homes in the County during 2010. Approximately 71 percent of the home purchase loan applications were approved and approximately 15 percent were denied. Fourteen percent were withdrawn by the applicant. This includes those that were discarded due to the incompleteness of the applications.

Overall, as indicated above, home improvement loans have lower approval rates than home purchase loans within the City. This may indicate a significant gap between those households wanting to improve their homes and those who were actually able to obtain conventional financing to complete such improvements. This indicates a need for the City to continue to offer financial assistance to households that cannot qualify for a conventional home improvement loan, in order to encourage and support the rehabilitation and preservation of Carson's existing affordable, owner-occupied housing stock.

Table 30
City of Carson and Los Angeles County 2010
Disposition of Loans

Jurisdiction	Conventional Home Purchase Loans			
	Total Appl'ns	Approved*	Denied	Other
City of Carson	396	256	83	57
Percentage	100%	64.6%	21.0%	14.4%
L.A. County	54,482	38,827	8,054	7,601
Percentage	100%	71.3%	14.8%	14.0%
Source: Home Mortgage Disclosure Act (HMDA) data for 2010				
Notes: *Approved loans include: loans originated and applications approved, but not accepted.				

D. Governmental Constraints

Numerous factors in both the private and public sectors affect housing affordability. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as constraints to housing development.

Zoning

Carson's Zoning Ordinance establishes several residential zoning districts in order to accommodate a variety of housing types and densities. Residential zoning in the City ranges from one unit per 5,000 square feet net area (Residential, Single-Family) to 25 units per acre (Residential, Multi-Family). The City has also approved several specific plans that permit single-family detached units on lots less than 5,000 square feet. Some residential units are located in commercial or industrial zones and are classified as legal, non-conforming uses.

The City's Zoning Ordinance also establishes various mixed use residential (MUR) overlay zones in the City that allow a combination of residential uses with commercial retail and office uses. The residential and mixed use residential overlay zones are as follows:

Residential, Single-Family (RS) Zone. This zone was created for the establishment, expansion and preservation of residential areas which are to be developed with single-family detached dwellings and such other activities considered harmonious with such low density residential development.

Residential, Multiple Dwelling (RM) Zone. This zone was created for the establishment, expansion and preservation of residential areas which are to be developed with multiple dwellings or combinations of single-family and multiple

dwelling, and such other activities considered harmonious with such medium and high density residential development.

Residential Agricultural (RA) Zone. This zone was created for single-family residential uses together with compatible crop cultivation and related agricultural activities on land which is not yet fully utilized for residential purposes.

Mixed-Use – Carson Street (MU-CS) Zone. This zone was created primarily to create a downtown retail and residential district which will provide a distinctive core area along Carson Street which includes the Civic Center. This designation provides for pedestrian-oriented, mixed-use (commercial/residential) development which may include market rate, affordable or senior housing and transit-oriented development. This zone permits 35 dwelling units per acre. If the dwelling units are affordable or senior units, the maximum permitted density is 55 units per acre.

Mixed-Use – Sepulveda Boulevard (MU-SB) Zone. This zone was created primarily to create a retail, office and residential district along the south side of Sepulveda Boulevard two hundred forty (240) feet east of Marbella Avenue and four hundred (400) feet west of Avalon Street. This designation provides for mixed-use (commercial/ residential) development which may include market rate, affordable or senior housing development, residential or commercial development. The lots are very shallow in this area which makes conventional development difficult. The purpose of this zone is to create the flexibility needed to develop a vibrant residential/commercial corridor.

Land Use Controls Development Standards

There are land use controls for setbacks, lot area, lot width, frontage, height, private open space, parking regulations, separation between buildings, landscaping, and recreational facilities that limit the density of development in Carson. Along with density bonuses, the City allows deviations from the development standards for projects that contain at least 10% affordable or senior units. The City recently adopted a density bonus ordinance that further describes the incentives permitted for affordable housing projects that qualify for a density bonus. The Planning Commission may grant such deviations as it deems necessary while evaluating the overall impact and design of the project. Applicable development standards for residentially zoned properties in Carson are depicted in Table 31.

Table 31
City Of Carson
Residential Development Standards

Zone District	Land Use Category	Minimum Lot Size	Setback			Maximum Height	Other Requirements
			Front	Rear	Side		
Residential Agricultural Single-Family	Low Density Residential	5,000 sq. ft.	20-feet	15-feet	3 to 5-feet	30-feet (2 sty)	130-150 sq. ft. open space required
Residential Single-Family	Low Density Residential	5,000 sq. ft.	20-feet	15-feet	3 to 5-feet	30-feet (2 sty)	130-150 sq. ft. open space required
Residential Single-Family (R8)	Low Density Residential	5,000 sq. ft.	20-feet	15-feet	3 to 5-feet	30-feet (2 sty)	130-150 sq. ft. open space required
Residential Multiple Dwelling (RM-12)	Medium Density Residential	5,000 sq. ft.	20-feet	15-feet	6 to 10-feet	30-feet (2 sty)	30-40% Net Project Area required for Open Space
Residential Multiple Dwelling (RM-25)	High Density Residential	5,000 sq. ft.	20-feet	15-feet	6 to 10-feet	30-feet (2 sty)	30-40% Net Project Area required for Open Space
Mixed-Use Residential Carson Street	Mixed-Use Residential ²	20,000 sq. ft.	10-feet	15-feet	10-feet	45-feet ¹ (3 sty)	Max FAR: 1.5
							Min. 100-ft lot frontage
Mixed-Use Residential Sepulveda Blvd.	Mixed-Use Residential ²	20,000 sq. ft.	5-feet	5-feet	5-feet	30-feet (2 sty)	Max FAR: 1.5
							Min. 100-ft lot frontage
Mobile Home Parks	Varies	1,200 sq. ft.	15-feet	5-feet	5-feet	N/A	CUP Required
							Average Required Site size: 2,200 sq. ft.

¹55-foot building height permitted for affordable or senior projects.

²Required to meet residential condominium development & design standards

Source: Carson General Plan, 2004
Carson Municipal Code

The City requires sufficient parking for residential projects to avoid the need for either residents or guests to park on the street. The reason for this is to avoid a safety hazard and ensure that surrounding developments are not adversely impacted. The Planning Commission may grant deviations from the parking requirements when accessing the overall impact and design of the project. The City's residential parking requirements are included in Table 32.

Table 32
Parking Requirements

Use	Off-street Parking Required
Single-family RS, RA Zones	2 spaces within a garage
Single-family in RM Zone	2 spaces within either a garage or carport
Multifamily or Condominium	2 spaces within a garage, dwelling or carport for each dwelling. In addition, 1 guest space for every multifamily unit with 3-bedrooms or more and 1 guest space for every 2 multifamily units with 2-bedrooms or less.
Multifamily or Condominium in a MUR Overlay District	1 covered space for every studio unit. 2 covered spaces for each unit with one or more bedrooms. 1 guest space for every four units.
Mobile Home Park	2 spaces for each mobile home and 1 guest space of every 4 mobile homes.

On- and Off-Site Improvements

On and off-site improvements may be required in conjunction with development based on the location of the project and existing infrastructure. Dedication and construction of streets, alleys, and other public easements and improvements may be required to maintain public safety and convenience.

The City's standards and requirements for streets, sidewalks, and other site improvements are found in the Municipal Code. The following summarizes the City's standards for roadway and right-of-way widths.

- Residential entrance streets from General Plan highways, through collector streets, streets adjacent to schools, and multiple residential use streets- 64 feet total width (40 feet street width and 12 feet of right-of-way on both sides)
- Interior collector and local streets, cul-de-sac streets, and loop streets- 60 feet total width (36 feet of street width and 12 feet of right-of-way on both sides)
- Alleys- 30 feet total width

Concrete sidewalks shall be installed for residential developments along all frontages where residential lots are adjacent to street right-of-way. Concrete sidewalks shall be full width walks for major and secondary highways and all industrial and commercial property adjacent to public right-of-way. Tree well locations shall be as specific by the Director of Public Works and Director of Parks and Recreation and shall be required when street trees are to be installed and sidewalks are adjacent to the curb, Wheelchair ramps shall be provided at every new corner where curbs and gutters are to be constructed where the construction of the sidewalk is proposed.

Street lights shall be provided and installed on all streets. Marbelite street light standards shall be specified for the street lighting system unless waived by the city if it would not be

in keeping with the neighborhood pattern or if it would be impractical to underground existing overhead utilities and existing wood poles.

Street trees and/or landscaping and irrigation systems shall be installed along all streets and highways in each division of land per the General Plan. The locations of trees and types of species of trees or landscaping shall be approved by the Parks and Recreation Director and the Director of Public Works. This requirement may be waived if the City finds that topographical, soil or other conditions make the planting of trees or landscaping unreasonable or impractical.

New subdivisions may be required to dedicate land for public facilities such as schools, parks, libraries, fire stations or other public uses based on the land requirements for such facilities in the adopted Specific Plan or General Plan.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These requirements ensure public safety and health and do not unduly hinder housing development.

Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe the City's provisions for these types of housing through its land use controls.

Multi-Family Rental Housing: Multi-family housing comprises 11 percent of the City's existing housing stock. Under the City's General Plan, multi-family units are permitted in either the Medium Density Residential (MDR) land use category (maximum permitted density of 12 units per acre); and the High Density Residential (HDR) land use category (maximum permitted density of 25 units per acre). The applicable zoning designations are RM-12 and RM-25, respectively.

Mobile Home Parks: There are approximately 2,412 mobile homes in the City of Carson which comprise 9.3% of the City's existing housing stock. Mobile home parks in Carson are permitted with the approval of a conditional use permit in the RA, RS, and RM zones, subject to certain limitations. In addition, the City has established, through its Rent Control Ordinance, rent protection for the 2,412 households that reside in mobile home parks in the City. Any proposed rent increases must be justified using established criteria. Requested rent increases are generally adjusted and sometimes denied by a City-established Mobile Home Rent Control Board.

Mixed-Use Projects:

Mixed use projects in the Carson Street (MU-CS) Zone and the Sepulveda Boulevard (MU-SB) Zone are required to maintain a maximum floor area ratio (FAR) residential or

mixed-use of 1.5, with a minimum floor area ratio for ground floor commercial uses within a mixed-use development required to be 0.15. The maximum floor area ratio for ground floor commercial uses within a mixed-use project is 0.7. Subterranean garages are not included in the FAR calculation for mixed-use projects. Depending on the location of the project, the maximum residential density may be either 35 du's/acre with 55 du's/acre permitted for affordable and senior housing (Carson Street) or 25 du's acre with 35 du's per acre permitted for affordable and senior housing (Sepulveda Boulevard). These development standards encourage the incorporation of housing in mixed-use projects by essentially limiting commercial development to less than half the size of the proposed project.

Second Units: The City's Zoning Ordinance provides for the ministerial approval of second dwelling units on single-family zoned lots which can serve to create new cost-effective housing opportunities while using existing infrastructure. Development standards that are applicable to second units include the following:

A. Minimum Lot Size

1. Seven thousand five hundred square feet required within the RS (Residential, Single-Family) Zone.
2. Six thousand five hundred square feet required within the RM (Residential, Multiple-Family) Zone.

B. Unit Sizes

1. Zero (0) bedroom, one bathroom and kitchen: five hundred square foot maximum.
2. One (1) bedroom, one bathroom and kitchen: six hundred fifty square foot maximum.
3. Two (2) bedrooms, one bathroom and kitchen: seven hundred square foot maximum.

C. Required Setbacks

1. A detached second dwelling is required to be set back a minimum of ten feet from the primary residential structure and a minimum of six feet from accessory structures. Side yard setbacks are five feet and rear yard setbacks are fifteen feet.
2. If a second unit is proposed above an accessory structure, the minimum side yard setback is ten (10) feet, including the accessory structure.

D. Permitted Height

1. A second dwelling unit is limited to two stories, with the maximum building height for a second dwelling unit established at thirty feet.

E. Required Parking

1. Studio Unit: 1 uncovered off-street parking space
2. 1 Bedroom Unit: 1 space in a garage or carport
3. 2 Bedroom Unit: 2 spaces within a garage (applies also to any unit exceeding 700 square feet).

Transitional and Supportive Housing and Emergency Shelters: Pursuant to State law, the City permits transitional or supportive housing in all residential zones in the City. These types of facilities are subject to the same standards as other similar residential uses in the same residential zoning district.

The City identified the Manufacturing Light (ML) and Manufacturing Heavy (MH) zone districts as appropriate zone districts to permit transitional and supportive housing and emergency shelter facilities by right. Appendix D includes a map that denotes the ML and MH zone districts in the City of Carson. Buildings located in these areas are generally industrial office/warehouse buildings with ample parking. There are multiple parcels of available vacant developable land in the ML and MH zone. All identified areas are in close proximity to public transportation lines and personal services and retail, such as grocery stores, drug stores, and clinics and medical services. The amount of available parcels within both the ML- and MH-zoned sites are more than able to accommodate an emergency shelter to meet the estimated need of 21 homeless individuals in the City, and any future homeless needs. This estimated capacity does not include the potential to convert currently vacant or underutilized buildings in ML and MH zones into an emergency shelter, which can also meet the City's homeless needs. One particular ML zoned site that can be readily used as an emergency shelter is located at 1135 Janis Street, which is located in the light industrial park area north of the 91 Freeway and east of Avalon Boulevard (Site 4). The site size is 4 acres occupied by a building with 6,000 square feet available for emergency shelter purposes.

Housing for Persons with Disabilities: Under Senate Bill (SB) 520, which became effective January 1, 2002, the City is required to analyze potential and actual constraints that could affect the development, maintenance, and improvement of housing for persons with disabilities. In the event that these constraints are governmental, the Element must identify those measures that will be effective in removing the constraints that may hinder the City from meeting the need for housing for persons with disabilities.

In accordance with SB 520, a review of zoning and land use, development procedures, policies, and practices, and building codes was conducted in order to identify any potential constraints that could affect the provision of housing that would be accessible to persons with disabilities. The results of this analysis are summarized below according to three general categories of potential constraints:

- **Zoning and Land Use.** The City treats residential care facilities with six or fewer persons as a single-family use. These facilities are allowed by right in any zone where single-family homes are permitted under State law. The City's Zoning Code defines family as any number of persons living together in a room or rooms comprising a single dwelling unit and related by blood, marriage, or

adoption, or any group of persons not related by blood, marriage of adoption but inhabiting a dwelling unit.

- **Permits and Processing Procedures.** There are no permit requirements for residential care facilities serving six or fewer persons. The City provides formal procedures for reasonable accommodation in their Zoning Code. The process begins with a formal application to the City's Planning Department. A request for accommodation is granted where all the following are established:
 - The accommodation requested is intended to be used by an individual with a disability, who resides or will reside on the property; and
 - The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a residential use; and
 - The requested accommodation will not impose an undue financial or administrative burden on the City; and
 - The requested accommodation will not require a fundamental alteration in the nature of the land use and zoning program of the City.
- **Building Code.** The City has adopted the International Building Code which includes provisions of the Americans with Disabilities Act. The City has added no amendments to the Building Code that would place constraints on accommodation of persons with disabilities.

Based on a review of City's development procedures and policies, no specific constraints were identified. The City's Zoning Ordinance does not contain any provisions that would preclude the development of housing for persons with disabilities.

Planning Entitlement and Building Permit Fees

Planning entitlement and building permit fees are collected by the City to defray project entitlement and review costs incurred by the Planning and Building and Safety Divisions. Table 33 includes the fees charge for basic planning entitlement applications. Building permit fees, on the other hand, are based on the total valuation of the property, which are depicted in Table 34.

Table 35 identifies an entitlement fee comparison survey of the planning and building fees of Carson's surrounding communities. The survey indicates that Carson has much lower fees than these communities thereby making it less costly to build in Carson. In addition, to help keep costs down, the City Council may waive building fees.

**Table 33
Carson Planning Entitlement Fees**

Fee	Fee Schedule	Fee	Fee Schedule
General Plan Amendment	\$4,500	Development Agreement	\$5,000
Zone Change	\$4,500	Environmental Review	\$1,000
Ordinance Amendment	\$4,500	Specific Plan	\$8,000
Variance	\$2,000	Landscape Plan Check	
Conditional Use Permit	\$750 -\$2,500	2,500-7,500 sq.ft.	\$135
Tentative Tract Map	\$5,500	7,501-15,000 sq.ft.	\$200
Tentative Parcel Map	\$4,000	15,001-30,000 sq.ft	\$410
		30,001 to one acre	\$500

**Table 34
Carson Building Permit Fees**

Total Valuation	Fee Schedule
\$0 to \$700	\$53.40
\$701 to \$25,000	\$80.04
plus for each additional \$1,000 or fraction in excess of \$1,000	\$20.80
\$25,001 to \$50,000	\$579.60
plus for each additional \$1,000 or fraction in excess of \$25,000	\$16.20
\$50,001 to \$100,000	\$984.60
plus for each additional \$1,000 or fraction in excess of \$50,000	\$12.00
\$100,001 and over	\$1,584.60
plus for each additional \$1,000 or fraction in excess of \$100,000	\$8.00

The following survey compares the costs of planning entitlement fees charged by the City of Carson to fees charged by other municipalities. For example, Carson requires a fee of \$4,500 for a zone change, while Long Beach, Los Angeles, Los Angeles County, Torrance, and El Segundo zone change fees are all more costly.

**Table 35
Entitlement Fee Comparisons**

Jurisdiction	General Plan Amendment	Zone Change	Tentative Tract Map	Variance
Carson	\$4,500	\$4,500	\$5,500	\$2,000
Long Beach	\$10,930	\$10,930	\$5,628.95	\$6,011.50
Los Angeles	N/A	\$9,121*	\$6,964	\$4,970
Los Angeles County	\$3,000	\$12,604	\$15,059**	\$8,461
Torrance	\$6,608	\$6,608	\$1,998	\$6,681
El Segundo	Deposit	Deposit	\$5,360	\$8,220

Source: City and County Planning Departments

Note: * For single-family dwelling (up to 4 lots) ** Tentative map-minor land division.

School Impact Fees

The City of Carson is served by two school districts: Los Angeles Unified School District and Compton Unified School District. Both districts charge impact fees on residential development, as shown in Table 36. These fees can add significantly to the cost of development. Senior housing, however, is exempt from school fees because it does not impact the demand for schools.

**Table 36
School Impact Fees**

School District	Fee
Compton Unified School District	\$2.97 per square foot
Los Angeles Unified School District	\$4.00 per square foot

Source: Compton Unified School District, Los Angeles Unified School District

Other than school impact fees, there are no other development impact fees imposed by Carson on new residential development in the City.

Total Typical Fees by Type of Unit

As a means of assessing the cost that fees contribute to development in Carson, the City has updated and calculated the total Building, Planning, and other fees associated with single-family and multi-family dwelling units. The typical total development fees for a 1,500 square foot, two bedroom/two bathroom single-family unit (building valuation of \$300,000 per unit) is approximately \$12,700, while the typical total development fees for a 1,000 square foot, two bedroom/one bathroom multi-family unit (building valuation of \$200,000 per unit) is \$10,700.

The City of Carson's development fees represent a small portion of the overall cost of residential development and are comparable to other Los Angeles jurisdictions. The City has worked hard to keep fees low and will continue to do so, utilizing allocated funds to promote development of affordable housing, housing for extremely low-income households and residents with disabilities.

Building Codes and Enforcement:

The City of Carson's building codes are based upon the ICC (International) Building, Housing, Plumbing, Mechanical, and Electrical Codes with minor amendments. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare. The local enforcement of these codes does not add significantly to the cost of housing.

Local Processing and Permit Procedures:

Residential building applications (with an estimated valuation of \$50,000 or more) require a Development Plan to be reviewed and approved by the Planning Commission. The following criteria are required to be considered by the Planning Commission when reviewing the Development Plan:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing graphics and color.
- e. Development scheduling (if phased development) which will satisfy the above criteria in each phase.
- f. Conformance to any applicable design standards and guidelines which have been adopted. Such design standards and guidelines may be generally applicable or may specify different requirements for different areas.

If the estimated valuation of the project is less than \$50,000, the Development Plan can be approved by the Planning Director.

Development Plans that require Planning Commission review and approval usually involve 3-4 months of processing time prior to the grant of the entitlement. Development Plans that require only Planning Director review and approval require 1-2 weeks of processing time.

Following Planning Commission approval of a Development Plan or Conditional Use Permit, there is a 15-day appeal period. Finally, the developer must submit detailed plans to the City's Building and Safety Division to ensure compliance with the Building Code. Combined, these items can easily add up to several months. However, in order to avoid project delays, Planning Division staff works with developers throughout the

process, presenting options such as reducing plan check time by working with building officials early on to ensure that plans meet Code requirements when they are submitted.

Under current Code requirements, multifamily residential projects are required to obtain approval of a conditional use permit. Typical processing times are from six to eight weeks. If a negative declaration is required under the California Environmental Quality Act (CEQA), there is a mandatory 20-day review period. The current requirement to obtain approval of a conditional use permit applies both to renter and owner-occupied (condominium) multifamily projects. The following affirmative findings are required to be made:

The proposed use and development will be consistent with the General Plan.

- a. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- b. There will be adequate street access and traffic capacity.
- c. There will be adequate water supply for fire protection.
- d. The proposed use and development will be compatible with the intended character of the area.

The conditional use permit (CUP) requirement for multifamily residential projects in the City can act as an impediment to the approval of housing in Carson. In the previous Housing Element, the City proposed to amend its Zoning Code to exempt all multifamily residential projects from the conditional use permit requirement. However, further analysis and ongoing development activity has shown that the requirement of a conditional use permit on multifamily development projects has not been a constraint on the development of housing in the City.

The current conditional use permit application process runs concurrently with other required entitlement applications being processed (such as site plan and design review) resulting in no additional processing time or delays created by the conditional use permit requirement. In addition, as noted in Table 33, planning entitlement fees in Carson are comparatively lower than fees charged by other jurisdictions. The City also enables developers to waive the CUP requirement for multifamily projects through the Density Bonus Program, which provides the opportunity for affordable housing units. Finally, the City has received no negative feedback from the development community or others in regards to the conditional use permit requirement for multifamily residential projects. The City has solicited developers' opinions on the City's CUP requirement for multi-family developments and has found that developers do not find the requirement as a constraint to the development of housing in the City. There have been numerous recently completed and currently proposed developments in the City that demonstrate development activity within the City even with the CUP requirement on multi-family developments:

- The Gateway at City Center: An 86-unit affordable senior building with ground floor retail, including a restaurant.
- The Renaissance at City Center: A 150-unit apartment development with additional ground floor retail.

- Via 425: A new four-story, 65-unit affordable apartment community. The development includes live-work units along Carson Street. Construction was completed in May 2012.
- 616 E. Carson Street- A mixed-use community that will include 152 condominiums and ground floor retail.
- The Boulevards at South Bay- The Boulevards at South Bay Specific Plan provides for a mix of commercial, retail, and entertainment uses, a hotel, and up to 1,550 single-family and multifamily units.
- Via 425 (Phase 2)- A 40-unit affordable apartment community.
- Magnolia Walk- 12 units of affordable detached condominiums.
- Affirmed Housing- 40 units of affordable family units.

V. HOUSING RESOURCES

The following narrative describes and analyzes the resources available for the development, rehabilitation and preservation of housing in the City of Carson. Section A begins with an overview of the availability of land resources or residential sites for future housing development in Carson and an evaluation of the City's ability to provide adequate sites to address its identified share of future housing needs. Section B presents the financial resources available to support the provision of affordable housing in the community. Finally, Section C discusses the administrative resources available for the operation of local housing programs.

A. Availability of Sites for Housing

An important component of the Carson Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (as determined by SCAG). Table 37 shows Carson's residential development potential on vacant lands located within one-half mile of existing infrastructure. As illustrated by this table, the City provides for the development of 2,190 net new units within the current City limits and near existing development, services, and infrastructure connections. Over 90 percent of Carson's future growth is planned at multi-family densities, including a large specific plan area designated for future development known as "The Boulevards at South Bay."

In addition to development on vacant lands depicted in Table 37, there is the potential for new residential development on underutilized sites which are sites currently developed at densities lower than those permitted under the General Plan. As discussed in Chapter IV, there are larger parcels (20,000 square feet and larger) in Carson that are under developed with low density single-family uses (usually one or two dwelling units) that are zoned for multifamily uses with densities allowing 12 to 25 units per acre. These properties are providing a significant additional unit potential in various areas of the City. They also offer the best opportunity for increasing the stock of housing which can be priced within lower income groups' range of affordability.

A key feature of the City's land use policy is the use of Specific Plans. Specific Plans are used in two ways: 1) to encourage and expedite the processing of large-scale private developments, and 2) to target certain areas of the City with unique planning needs. Specific Plans generally permit residential densities that exceed those set forth in the Zoning Code. For example, a large specific plan area (SP-10) includes development potential for up to 1,550 dwelling units on 42 acres within the specific plan area at a density of 37 units/acre. This project, currently under development, is known as "The Boulevards at South Bay" which is a mixed-use development project. The Boulevards at South Bay proposes 1,150 ownership units and 400 residential rental units.

Mixed use residential is also being implemented along Carson Street and Sepulveda Boulevard in the City. Zoning applicable to these two commercial areas allows for residential development, provided it is compatible with surrounding non-residential uses. The Mixed-Use Carson Street zone district permits residential densities at 35 du's/acre for residential units and 55 du's/acre for senior residential projects. The Mixed-Use Sepulveda

Boulevard zone district permits residential densities at 25 du's/acre for residential units and 35 du's/acre for senior residential projects.

Comparison of Site Inventory with RHNA

According to SCAG, Carson has a regional housing need of 1,698 housing units for the 2014-2021 planning period. Given that the City's residential sites can support the development of 2,190 units, the City has allocated sufficient land to meet its projected housing needs. Furthermore, Carson can meet the required distribution of housing units by income group presented earlier in Table 28.

The General Plan for Carson, adopted in 2002, anticipated an additional 1,839 units could be constructed in Carson, based on proposed revisions to the Land Use Element. However, through the establishment of mixed-use overlay districts and the creation of specific plan areas, this estimate has been exceeded. These mixed-use overlays and specific plan areas permit residential densities greater than those originally contemplated in the adopted General Plan. Most all of the residential units constructed within the mixed-use overlay districts and specific plan areas will be developed as apartments, town homes, and condominiums at densities ranging as high as 37 du's/acre (The Boulevards at South Bay). With market rents in Carson at levels affordable to low income households, this multi-family housing will serve to address the City's need for 710 lower income units. In addition, a portion of multifamily units to be developed in Carson on lots under developed with single-family uses will likely sell at levels affordable to low -income households without housing subsidies. In those cases where subsidies are required to make the purchase and rental of homes affordable to low income households or very-low-income households, the City offers a variety of programs that offer both mortgage and rental assistance as discussed below.

Methodology for Determining Realistic Capacity

The development capacity resulting in both gross and net new projected units described in Table 37 was calculated using density allowances contained in the Land Use Element of the Carson General Plan. In all cases, the "upper limit" of the allowed number of units was applied to the acreage figures in Table 37, which are in turn derived from the parcel level inventory included as Appendix C. For example, parcels located in the RS, and RM-8 zones have a permitted density of 1-8 dwelling units per acre. The unit capacity in these zones was derived by multiplying the available acres by the 8 dwelling units per acre allowance. The same methodology was applied to the vacant RM-12 and RM-25 zoned properties. The actual "net new" units accounts for the application of development standards such as building setbacks and lot coverage, street dedications, etc. which reduce the overall unit capacity of the vacant sites that were analyzed.

All of the sites included in Table 37 are vacant and are available for development since April 2010. All sites are currently located within the City's corporate limits and are within ½ mile of essential infrastructure/services. According to the City of Carson Zoning Code, where no density designation is included with the zoning symbol on the Zoning Map, one (1) dwelling unit is permitted on each lot. No lot shall be created which has a net area less than five thousand (5,000) square feet. As explained above, where a

density designation is included with the zoning symbol on the Zoning Map, the maximum number of dwelling units permitted on a lot or project area is the net lot area in acres multiplied by the density designation number.

RA-zoned properties can be subdivided to create buildable sites in accordance with the City's zoning requirements, which establish a minimum lot size of 5,000 square feet. For example, a parcel located north of West Carson Street and west of Main Street (zoned RA and identified in Table 37), comprising 61,868 square feet, could be subdivided to create 12 parcels at 5,000 square feet each.

In addition to the RA, RS and RM zoned vacant parcels included in Table 37, there are also two mixed-use zone classifications that allow for residential units. One such area is the Carson Street mixed-use overlay area and the other area is the Sepulveda Boulevard mixed-use overlay area. The residential density permitted in the Mixed Use-Carson Street zone designation is 35 du's/acre with 55 du's/acre permitted if the residential units are affordable or for seniors. The projected gross and net new units for this area was based on the lower density allowance (35du's/acre), except for the 235 units in the proposed City Center project which will be built at a density of 55 dwelling units per acre. The residential density permitted in the Mixed Use- Sepulveda Boulevard zone designation is 25 du's/acre with 35 du's/acre permitted if the residential units are affordable or for seniors.

Sites that are currently zoned Commercial-General (CG), Open Space (OS), and Manufacturing (Light) that indicate potential new units are vacant sites with existing zoning that is inconsistent with their General Plan designations. Thus, with rezoning, they are capable of supporting a limited number of potential new dwelling units.

Finally, Specific Plan (SP-10), consisting of nine parcels, is the 154-acre Boulevards at South Bay development which includes a 1,550-unit mixed use project on a 42-acre portion of the specific plan area (Appendix E). A development agreement includes proposed apartments and condominiums on 5-10 acre sized parcels within the Specific Plan area with some units located on former land fill areas. The effective density of this approved development is between a 35 to 60 du's/acre range. The number of units (1,550) is net new units and is derived after accounting for the application of the development standards and design guidelines of the Specific Plan.

Appendix C contains a list of assessor parcel numbers that comprise these vacant sites as of 2012, per Los Angeles County Assessors information.

Table 37
Inventory of Vacant Sites
Suitable for Residential Development¹

No of Parcels Vacant	Square Feet	ACRES	General Plan Designation	ZONING ²	GROSS UNITS	POTENTIAL UNITS ³ (Net New)
7	1,076,367	24.71	LD	Residential Agricultural Single Family (RA) ⁴	220	165
47	303,177	6.96	LD	Residential Single Family (RS)	58	12
2	55,164	0.33	LD	Residential Multiple Dwelling (RM-8)	2	1
2	21,778	0.50	LD/MD	Residential Multiple Dwelling (RM-12)	6	4
1	8,445	0.19	HD	Residential Multiple Dwelling (RM-18)	3	2
1	16,552	0.38	HD	Residential Multiple Dwelling (RM-25)	9	8
11	379,843	8.72	MU-R	Mixed Use Residential Carson Street (MU-CS) ⁵	474	401
2	55,314	1.27	MU-R	Mixed Use Residential Sepulveda Blvd. (MU-SB) ⁶	43	37
2	45,756	1.05	MD	Commercial-General (CG)	12	10
8	34,647	.80	LD	Open Space (OS)	8	0
1	4,862	.11	LD	Manufacturing-Light (ML)	1	0
9	6,727,552	154	MU-R	Specific Plan (SP-10) ⁷	1,550	1,550
93	8,729,457	200.4		Total Potential Housing Units at Ultimate Build Out ⁸	2,386	2,190

Notes:

1. All of the sites included in this table are vacant and were available for development as of April 2010. All sites are currently located within the City's corporate limits and are within ½ mile of essential infrastructure.
2. According to the City of Carson Zoning Code, where no density designation is included with the zoning symbol on the Zoning Map, one (1) dwelling unit is permitted on each lot. No lot shall be created which has a net area less than five thousand (5,000) square feet.
3. Where a density designation is included with the zoning symbol on the Zoning Map, the maximum number of dwelling units permitted on a lot or project area is the net lot area in acres multiplied by the density designation number. The actual "net new" units accounts for the application of development standards such as building setbacks and lot coverage, street dedications, etc. which reduce the overall unit capacity of the vacant sites that were analyzed. The actual "net new" units assume 85 percent developable area.
4. These RA-zoned properties can be subdivided to create buildable sites in accordance with the City's zoning requirements, which establish a minimum lot size of 5,000 square feet. For example, a parcel located north of West Carson Street and west of Main Street zoned RA and identified in Table 37 (above), comprising 61,868 square feet, could be subdivide to create 12 parcels at 5,000 square feet each.
5. The residential density permitted in the Mixed Use- Carson Street zone designation is 35 du's/acre with 55 du's/acre permitted if the residential units are affordable or for seniors. This increased density provision is available independent of densities granted through the City's Density Bonus program, and can be utilized even without participation in the Density Bonus program. Includes 235 units in the proposed City Center project that will be developed at 55 du's/acre.
6. The residential density permitted in the Mixed Use- Sepulveda Boulevard zone designation is 25 du's/acre with 35 du's/acre permitted if the residential units are affordable or for seniors. This increased density provision is available independent of densities granted through the City's Density Bonus program, and can be utilized even without participation in the Density Bonus program.
7. Specific Plan (SP-10), consisting of nine parcels, is the 154-acre Boulevards at South Bay development which includes a 1,550-unit mixed use project on a 40-acre portion of the specific plan area that has been approved for development. The effective density of this approved development is between a 35 to 60 du's/acre range. The number of units (1,550) is net new units and is derived after accounting for the application of the development standards and design guidelines of the specific plan. The proposed housing units will be constructed on 5 to 10

acre- sized parcels within the 40-acre area currently set aside in the Specific Plan area for housing. The developmental density would be 38.75 dwelling units per acre.(Please see Exhibit E-1 in Appendix E)

8. Appendix C contains a list of assessor parcel numbers that comprise these vacant sites as of 2012, per Los Angeles County Assessors information.

B. Financial Resources

There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. The following describes in detail the two primary local funding sources for housing currently used in the City of Carson including Carson Housing Authority Funds and City CDBG funds. Both of these sources could potentially be used to assist in the support and development of affordable housing.

Housing Authority Funds Redevelopment low-mod housing set-aside funds are one of the primary sources of financing used for the preservation, improvement, and development of affordable housing. Previously, as required by California Redevelopment Law, Carson's Redevelopment Agency set aside 20 percent of all tax increment revenue generated from the redevelopment project area for the purpose of increasing and improving the community's supply of housing for low- and moderate-income households. This set-aside was placed in a separate low- and moderate-income housing fund and could be spent anywhere within the City limits. Housing units developed using the Agency's 20 percent low-mod housing set-aside funds were to remain affordable to the targeted income group for a period of time not less than 55 years for rental housing and 45 years for owner housing.

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City of Carson Redevelopment Agency was dissolved as of February 1, 2012 and the City selected the Carson Housing Authority to be the Successor Agency responsible for all enforceable obligations owed.

The Carson Housing Authority has \$8 million in cash balances and \$20.1 million in bond projects to be used for the development and preservation of affordable housing. The Housing Authority is planning to assist the following projects/programs:

1. Via 425 Phase II (401-409 E Carson Street) – The Carson Housing Authority is under an Affordable Housing Agreement with the Related Companies to build a 40-unit multi-family affordable housing development on the Authority-owned property located at 401-409 E. Carson Street. The project will consist of housing for very low-, low-, and moderate-income households. The product types range from one-bedroom to three-bedroom units, and will all be market-rate quality. As part of the project, the developer will also provide upgraded amenities such as common community space and a large courtyard designed for gathering and casual dining. The courtyard is further enhanced by a children's play area with benches and pathways bordered with landscaped

planters. The design will be Phase II to the existing Via 425 development adjacent to the property. The site plan includes the following:

- 8 one-bedroom units;
- 20 two-bedroom units;
- 12 three-bedroom townhome units; and
- 86 under podium parking spaces.

A regulatory agreement restricting income affordability levels will be recorded against the property to specify the terms of affordability restrictions of the units to very low-, low-, and moderate-income residents. These terms will be in effect for a minimum of 55 years following the issuance of the Certificate of Occupancy. Affordability restrictions are as follows:

- 4 very low-income units
 - 15 low-income units
 - 21 moderate-income units
2. Carson City Center (708-724 E. Carson Street and 21720-21814 Avalon Blvd.)– The senior portion of this project was completed in 2011 and Phase II, which includes 150 market rate apartments, is 90% complete. Phase II is scheduled to open in Summer 2013. The senior housing portion provides 42 units for very-low income senior households and 43 units for moderate income senior households.
 3. The Boulevards at South Bay - This project is approved for 1,550 housing units and the developer is currently under negotiation with the Carson Housing Authority (successor agency for Redevelopment Agency) to provide up to 10% of the units as affordable housing.
 4. Arbor Green (21227-21237 Figueroa Street) - Affirmed Housing Group is the developer for this project. This site is currently under construction and when completed will provide 40 unit of affordable housing. The affordability mix includes: 4 very low-income units, 15 low-income units, and 21 moderate-income units.
 5. Annual Rental Subsidies – Continue annual rental subsidies to the Carson Terrace and Avalon Courtyard projects.
 6. First time Home Buyer Program – A HOME Funds federal grant was awarded to the City's Community Development Department in February 2013. Funding for this program will begin in the Fall of 2013 when HOME Funds become available.
 7. Residential Rehabilitation Program – A HOME Funds federal grant was awarded to the City's Community Development Department in February 2013. Funding for this program will begin in the Fall of 2013 when HOME Funds become available.

The Housing Authority Funds and other grant funds will be used in a variety of ways to facilitate the development and preservation of affordable housing. The City recognizes that the development of affordable housing cannot be accomplished through the efforts of the

City alone. Partnerships must be developed with other private and governmental funding agencies, as well as, with private for-profit and non-profit housing developers.

Housing Authority Funds will be used to provide financial assistance in the approximate amount of \$4.8 million in support of affordable housing at Via 425 Phase II. Financing for the project also includes owner equity and equity raised from Low Income Housing Tax Credits. The project will include 40 units of affordable housing and is the second phase of the existing Via 425 development, a 65-unit affordable housing development completed in 2012. The Authority is also using funds to assist in the development of the Arbor Green project which is financed with equity from Low Income Housing Tax Credits, private debt, and Authority assistance. The Authority will provide \$5.5 million in assistance to finance the development of this project. Approximately \$15 million has been budgeted to provide financial assistance for the development of affordable housing at The Boulevards at South Bay. This project has been planned for 2 million square feet of commercial/retail and approximately 575 for-sale housing units and 830 rental housing units. Housing Funds would be used in support of making a percentage of the housing units affordable to low income households.

HOME Funds will also be used to preserve and improve existing housing through the Single Family Residential Rehabilitation Program. The Program, targeted to low and moderate income homeowners, provides financial and technical assistance to correct code violations and provide for basic housing repairs. Financial assistance is provided to homeowners in the form of loans, which are deferred second mortgages with three percent deferred interest, due upon sale of the property. HOME Funds were awarded in February 2013 and will be available in Fall 2013.

Housing Authority Funds will be used to provide rental subsidies to low-income households at the Carson Terrace and Avalon Courtyard housing developments in order to make rental units affordable. The Housing Authority will contribute approximately \$230,000 annually for rental subsidies.

CDBG Funds

Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for funding a wide range of community development activities. The City of Carson receives approximately \$1,100,000 annually in CDBG funds from HUD which it utilizes to fund housing rehabilitation programs, public service activities, capital improvement projects and administration.

Another source of housing assistance in the City of Carson is through the local Public Housing Authority (PHA). The local PHA serving the City of Carson is the Los Angeles County Housing Authority (LACHA). LACHA administers the Section 8 rental subsidy program in the City of Carson for both tenant-based and project-based assistance. LACHA administers approximately 340 Section 8-assisted units annually. The City has seven apartment projects that are publicly assisted, but not public housing developments.

Table 38 lists the additional potential funding sources that are available for housing activities. They are divided into four categories, including: federal, state, county and private resources.

Table 38
Public and Private Resources Available for
Housing and Community Development Activities

Program Name	Description	Eligible Activities	
1. Federal Programs			
Community Development Block Grant	Grant program for housing and community development activities available through the County's annual grant to Carson.	X X X X X	Acquisition Rehabilitation Home Buyer Assistance Economic Development Homeless Assistance Public Services
State and Federal Home Investment Partnerships Act (HOME) Funds	HOME funds are made available on an annual competitive basis through the State Department of Housing and community Development (HCD) Small Cities Program. Available to develop and support affordable rental housing and home ownership opportunities.	X X X X	Acquisition Rehabilitation Home Buyer Assistance Rental Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of Very Low Income tenants.	X	Rental Assistance
Section 202 Supportive Housing for the Elderly	Grants to non-profit developers of supportive housing for the elderly.	X X X	Acquisition Rehabilitation New Construction
Section 207 Multifamily Rental Housing	HUD insures mortgages made by private lending institutions to finance the construction or rehabilitation of multifamily rental housing by private or public developers.	X X	Rehabilitation New Construction
Section 207 Manufactured Home Parks	HUD insures mortgages made by private lending institutions to finance the construction or rehabilitation of manufactured home parks consisting of at least 5 spaces.	X X	Rehabilitation New Construction
Section 213 Cooperative Housing	HUD insures mortgages made by private lending institutions to finance the construction, rehabilitation, acquisition, improvement or repair of cooperative housing projects.	X X X X	Acquisition Rehabilitation New Construction Improvement
Section 223(f) Existing Multifamily Rental Housing	HUD insures mortgages under Section 207 pursuant to Section 223(f) to purchase or refinance existing multifamily projects originally financed	X X	Acquisition Refinancing

Table 38
Public and Private Resources Available for
Housing and Community Development Activities
(continued)

Program Name	Description	Eligible Activities
1. Federal Programs (Cont'd)		
Section 811 Supportive Housing for Persons with Disabilities	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	X X X X Acquisition Rehabilitation New Construction Rental Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits are available to individuals and corporations that invest in low income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.	X X X New Construction Rehabilitation Acquisition
2. State Programs		
California Housing Finance Agency (CHFA) Multiple Rental Housing Program	Below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	X X X New Construction Rehabilitation Acquisition of Properties from 20 to 150 units
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase.	X Home Buyer Assistance
Building equity and growth in Neighborhoods Program (BEGIN)	Grants to cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions	X Homebuyer Assistance
Cal Home	Grants to enable very low and low income households to become or remain homeowners. City must apply for funds through HCD in response to periodic Notices of Funding Availability (NOFAs).	X X X X X Housing Acquisition Housing Rehabilitation Homebuyer Assistance Homebuyer Counseling
Redevelopment Housing Fund	20 percent of Agency funds are set aside for affordable housing activities governed by state law. Annual set-aside contribution is approximately \$545,000, plus \$100,000 in repayment of past deferrals.	X X X Acquisition Rehabilitation New Construction

Table 38
Public and Private Resources Available for
Housing and Community Development Activities
(continued)

Program Name	Description	Eligible Activities
2. State Programs (Cont'd)		
Tax Exempt Housing Revenue Bond	The City can support low income housing developers in their effort to obtain bonds in order to construct affordable housing. The City can issue housing revenue bonds requiring the developer to lease a fixed percentage of the units to low income families and maintain rents at a specified amount below market rate.	X New Construction X Rehabilitation X Acquisition
Independent Cities Lease Finance Authority (ICLFA)	The City is a participant in the ICLFA which provides bond funds under a "FreshRate" program for mortgage loan downpayments for low and moderate income applicants. It places a cap on closing costs and fees and can be used for downpayment assistance on single-family homes.	X Downpayment assistance
3. County Programs		
Mortgage Credit Certificate (MCC) Program	The MCC Program offers the first time homebuyer a federal tax credit. This credit reduces the amount of federal taxes to be paid. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings, helping to qualify for a mortgage loan.	X Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: - Fixed rate mortgages issued by private mortgage insurers. - Mortgages which fund the acquisition and rehabilitation of a home. - Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority communities	X Home Buyer Assistance X Home Buyer Assistance X Rehabilitation X Home Buyer Assistance

Table 38
Public and Private Resources Available for
Housing and Community Development Activities
(continued)

Program Name	Description	Eligible Activities
4. Private Resources/Financing Programs (cont.)		
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	X X X New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers and public agencies for affordable Low Income ownership and rental projects.	X New Construction
Freddie Mac	Home Works - Provides standard mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	X Home Buyer Assistance combined with Rehabilitation
Community Reinvestment Act (CRA)	Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate.	X X Rehabilitation Housing Development

C. Administrative Resources

The provision of affordable housing in any community requires both financial resources as well as administrative resources. Housing programs require that a number of entities work together in partnership to bring the necessary resources together to provide for affordable housing. Provided below is a brief discussion of some of the administrative resources that the City of Carson has available to provide for housing programs.

In previous years, Carson's Redevelopment Agency administered low-mod housing set-aside funds in the amount of 20 percent of all tax increment revenue generated from the redevelopment project area. These funds were used for the purpose of increasing and improving the community's supply of housing for low and moderate income households. These low-mod housing set-aside funds were placed in a separate low and moderate income housing fund and could be spent anywhere within the City limits. With the dissolution of the Carson Redevelopment Agency, the Carson Housing Authority now administers the Agency's low-mod housing set-aside funds and remaining obligations.

Housing units developed by the Housing Authority must remain affordable to the targeted income group for a period of time not less than 55 years for rental housing and 45 years for owner housing. The Housing Authority staff meets with for-profit and non-profit housing developers for the purpose of discussing potential low and moderate income housing projects.

Housing development projects within the City of Carson are managed by the Community Development Department. Through the coordinated effort of these divisions, the needs for affordable housing are assessed and planned for, proposed developments are regulated in accordance with the City's planning and zoning codes, and funding is available through the Housing Authority. For-profit and non-profit housing developers are valuable resource partners in the development of affordable housing. The City has successfully worked with housing developers to complete affordable housing projects, including the Gateway at City Center, an 86-unit affordable senior housing building and Via 425, a 65-unit affordable apartment community located on Carson Street. One popular funding mechanism is the use of state tax credit funding from the Tax Credit Allocation Committee (TCAC). Tax credits are available to individuals and corporations that invest in low income rental housing. The tax credits are sold to individuals or corporations with a high tax liability and the proceeds from the sale are used to create affordable housing. TCAC projects are expected to provide additional affordable housing units in the future.

VI. HOUSING PLAN

Chapters II to V establish the housing needs, constraints, and resources in Carson. The Housing Plan presented in the following chapter sets forth the City's housing goals, policies and programs to address Carson's identified housing needs.

A. Goals and Policies

The following goals and policies reflect a revision to those previously adopted in the City's 2006-2014 Housing Element to incorporate what has been learned from the prior element, and to adequately address the community's identified housing needs. These goals and policies will serve as a guide to City officials in daily decision making.

GOAL 1: IMPROVEMENT AND MAINTENANCE OF THE EXISTING HOUSING STOCK WHILE PRESERVING AFFORDABILITY.

POLICY 1.1: Work toward the elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation and redevelopment of blighted areas within the City.

POLICY 1.2: Provide financial assistance to encourage private sector investment in the City.

POLICY 1.3: Promote economic well being of the City by encouraging the development and diversification of its economic base.

POLICY 1.4: Ensure that housing meets all applicable code requirements, without imposing unnecessary costs.

POLICY 1.5: Establish and maintain development standards that support housing development while protecting the quality of life.

POLICY 1.6: Support conversion of mobilehome parks to resident ownership upon demonstration of resident support and the ability to maintain quality housing.

GOAL 2: MAINTENANCE AND ENHANCEMENT OF NEIGHBORHOOD QUALITY.

POLICY 2.1: Develop safeguards against noise and pollution to enhance neighborhood quality.

POLICY 2.2: Assure residential safety and security.

POLICY 2.3: Improve housing and assistance of low and moderate income persons and families to obtain homeownership.

POLICY 2.4: Encourage community involvement in addressing the maintenance and improvement of housing stock and neighborhood context.

POLICY 2.5: Continue to improve streets, drainage, sidewalks, alleys, street trees, parks and other public amenities and infrastructure.

POLICY 2.6: Promote continued maintenance of quality homeownership and rental housing by offering loans to encourage preventative maintenance and repair.

POLICY 2.7: Require excellence in the design of housing through the use of materials and colors, building treatments, landscaping, open space, parking, environmentally sensitive and sustainable building design.

POLICY 2.8: Address the incidence of foreclosure in the City through housing rehabilitation programs and proactive code enforcement.

GOAL 3: THE CITY SHALL SEEK TO PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR ALL ECONOMIC SEGMENTS OF THE CITY.

POLICY 3.1: Facilitate and encourage diversity in types, prices, ownership, and size of single-family homes, apartments, townhomes, mixed-use housing, transit-oriented development, and live-work housing.

POLICY 3.2: Work to expand the resource of developable land by making underutilized land available for development.

POLICY 3.3: Facilitate a mix of affordability levels in residential projects and dispersal of such units to achieve greater integration of affordable housing throughout the community.

POLICY 3.4: Promote the availability of housing which meets the special needs of the elderly, homeless, persons with disabilities and large families.

POLICY 3.5: Encourage the development of second units as a source of smaller affordable housing units.

POLICY 3.6: Promote the development of multifamily housing.

POLICY 3.7: Encourage residential development along transit corridors and in close proximity to employment, transportation and activity centers.

POLICY 3.8: Integrate and disperse special needs housing within the community and in close proximity to transit and public services.

POLICY 3.9: Explore continued improvements to the entitlement process to streamline and coordinate the processing of development permits, design review, and funding of affordable housing projects.

GOAL 4: PROTECTION OF THE EXISTING SUPPLY OF AFFORDABLE HOUSING.

POLICY 4.1: Establish funding sources for affordable housing.

POLICY 4.2: Minimize the permit and city costs for affordable housing developments.

POLICY 4.3: Encourage the preservation of affordable rental units to ownership units.

POLICY 4.4: Limit the conversion of affordable rental units to ownership units.

POLICY 4.5: Encourage California State University Dominguez Hills to build student, faculty and staff housing to meet the needs of their campus.

GOAL 5: HOUSING OPPORTUNITIES TO ALL PERSONS REGARDLESS OF RACE, RELIGION, ETHNICITY, SEX, AGE MARITAL STATUS, HOUSEHOLD COMPOSITION, OR OTHER ARBITRARY FACTOR.

POLICY 5.1: Support the development and enforcement of Federal and State anti-discrimination laws.

POLICY 5.2: Make fair housing information and contact agencies available as a part of the City's Public Information Program.

GOAL 6: LONG-TERM MAINTENANCE OF PRIVATE PROPERTIES WITH COMMON AREA OWNERSHIP, SUCH AS CONDOMINIUMS AND PLANNED UNIT DEVELOPMENTS.

POLICY 6.1: Amend existing, and ensure that future, association covenant documents address: proper maintenance of individual units as well as common areas, collection of assessments, etc.

POLICY 6.2: Consider assisting the renovation of common areas in troubled developments.

POLICY 6.3: Consider design solutions to enhance "policing" of troubled development (e.g. replacement of solid walls with open fencing, security lighting along streets, etc.)

POLICY 6.4: Educate homeowners about the rehabilitation assistance programs through the city.

POLICY 6.5: Continue to monitor federal, state, and regional programs and funding sources designed to improve areas of troubled housing.

POLICY 6.6: Develop socially minded programs, such as the COPS Program, to instill a sense of community in the residents and to advance the practice of community policing as an effective strategy to improve public safety.

POLICY 6.7: Continue to work toward increasing and stabilizing the number of owner-occupied units within condominiums and planned unit developments.

GOAL 7 CONSERVATION OF NATURAL RESOURCES AND REDUCTION OF ENERGY CONSUMPTION IN ALL AREAS OF RESIDENTIAL DEVELOPMENT.

POLICY 7.1: Educate the public in the area of energy conservation.

POLICY 7.2: Promote the use of alternative energy sources.

POLICY 7.3: Promote financial reimbursement programs for the use of energy efficient building products and appliances.

POLICY 7.4: Promote transit oriented development.

B. Affordable Housing Strategies and Programs

The City has adopted various strategies and programs to support the development of affordable housing in the community and to implement the housing goals and policies enumerated above. Table 39 provides information on quantified objectives and past performance in achieving these objectives. Some of the programs included in Table 39 have been updated to reflect affordable housing objectives for the current planning period.

The programs included in Table 39 fall into eight categories: Housing Improvement, Housing Development Assistance, Support of Affordable Housing, Rental Assistance, Home Ownership Assistance, Fair Housing, Energy Conservation, and Foreclosure Programs.

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs¹

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Housing Improvement							
Residential Rehabilitation Program (Neighborhood Pride Program)■	Housing & Neighborhood Development Division	CDBG	Provide financial assistance through loans and grants to provide basic housing repairs and remedy code violations. (Single-family homes as well as mobilehomes are eligible.)	Assist 8 households annually	Annually	Loans and grants were provided for substantial rehabilitation of owner-occupied single-family dwellings. From 2010-2012, the program assisted 134 housing units (70 single-family homes and 64 mobilehomes).	Age of housing stock and community demand justify continuation of program.
Code Enforcement Program■	Code Enforcement and Building & Safety Divisions	City General Fund	Code Enforcement Division responds to complaints of violations of City's property maintenance codes by issuing notices to property owners to bring their properties into compliance, and provides followup inspections. Building & Safety Division performs same function relative to the City's building codes.	Respond to 1,000 complaints annually	Annually	The City continued an ongoing effort to combat the incidence of blighted and otherwise substandard housing through a combination of efforts including enforcement, citation, and referral to the City's housing rehabilitation programs. The Code Enforcement Division has responded to approximately 2,000 complaints to assure the public's health, safety, and welfare.	Continue program to protect health, safety, and welfare of residents.

¹ ♦ Indicates New Program
■ Indicates Continued Program
☒ Indicates Discontinued Program

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Residential Property Report (RPR) Program■	Building & Safety Division	City General Fund	This program, established by City Ordinance, requires that a RPR be obtained from the City before the sale, exchange, or transfer of a previously-occupied residential property. The report enables the City to verify that residential buildings meet certain Zoning and Building Code requirements at the time of sale/exchange/transfer.	Approximately 400 residential inspections per year	Annually	The City continued the ongoing program and processed approximately 538 residential property reports.	Continue program to protect health, safety, and welfare of residents.
Foreclosure Registration Program◆	Building & Safety Division	City General Fund	The program provides the City with the authority to assess penalties for irresponsible property owners of foreclosed properties and provides financial resources to track and maintain vacant properties.	Approximately 260 residential properties per year	Initiated in 2013, Ongoing program thereafter	N/A (Program initiated in 2013)	Initiate this program starting in 2013 and implement on-going thereafter.
Housing Improvement (continued)							
Residential Neighborhood Safety Program■	Public Safety Division and Los Angeles County Sheriff's Department	City General Fund	Offers a range of neighborhood safety programs through the Public Safety Division including neighborhood watch, property identification, community forums, residential security survey, crime prevention, and community relations.	Increase the numbers of block captains and neighborhood watch groups, and their involvement in their communities	Contacts with block captains and neighborhood watch groups occur on a continuous basis throughout the year	Currently 200 active neighborhood watch groups and block captains citywide. The Division continues to offer the following services: Neighborhood/Business/Park Watch; Disaster Preparedness; Graffiti Abatement; and referrals to other City programs, including Code Enforcement.	Continue program to protect health, safety, and welfare of residents.

**Table 39
(2014-2021)**

Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Mobilehome Park Maintenance Program■	Housing & Neighborhood Development Division	City General Fund	Protect the affordability of mobilehome units through rent control regulation, and provision of loan and grant assistance for mobilehome rehabilitation.	Approximately 17 units to be assisted through rehabilitation loans annually. Rent increase applications reviewed and Mobilehome Rental Review Board hearings scheduled as applications are received and processed.	Annually	Loans and grants were provided for substantial rehabilitation of owner-occupied single-family dwellings. From 2010-2012, the program assisted 134 housing units (70 single-family homes and 64 mobilehomes).	Continue program, as this serves to preserve/maintain a form of affordable housing.
Lead-Based Paint Testing and Abatement Program■	Housing & Neighborhood Development Division	CDBG	Provide testing and abatement to single-family and mobilehome units that are acquired or rehabilitated.	75 units tested annually	Annually	This inspection program is conducted in conjunction with other housing rehabilitation programs in the City. From 2010-2012, the program assisted 134 housing units (70 single-family homes and 64 mobilehomes), which included some lead-based paint testing and abatement. One home was abated annually.	Continue program to protect the health, safety and welfare of the residents. Current plans are to incorporate asbestos into the testing and abatement program.
Housing Development Assistance							

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Development Funding for Multifamily Housing■	Planning Division and Housing & Neighborhood Development Division	Housing Authority Funds	Development assistance to promote the development of affordable multifamily housing.	Provide as many affordable units as market conditions and funding sources permit over the eight-year planning horizon	Ongoing program, 2014-2021	The City's Housing Authority has been designated as the successor agency for the Carson Redevelopment Agency and is currently implementing projects and programs previously managed under the Agency including development assistance for affordable multifamily housing. To date, the program has provided \$13.9 million subsidy to the Carson City Center Project facilitating the development of 86 senior units, 42 very low-income units, and 43 moderate-income units.	Continue program to continue to provide and expand the supply of decent, safe, sanitary, and affordable housing to low- and moderate-income residents.
Mixed Use Development■	Planning Division and Housing & Neighborhood Development Division	City General Fund and Housing Authority Funds	Require the development of housing in mixed-use projects including the development of specific plans that feature mixed-use as a key component. Organize special marketing events for the development community, post Inventory of Vacant Sites on City's webpage, and assist with the identification of funding sources.	Continue efforts to retain qualified developers and encourage them to incorporate mixed uses into development proposals, including the incorporation of affordable housing units.	Ongoing program, 2014-2021	In 2012, the development of a 65-unit tax credit affordable housing project to be located at 425 E. Carson Street was completed. Also in 2012, the City continued to work with developers to complete a planned project at 616 Carson Street for 152 dwelling units.	Continue program to continue to provide and expand the supply of affordable housing in a mixed-use configuration.

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Housing Development Through Development Agreements■	Planning Division and Housing & Neighborhood Development Division	Housing Authority Funds	Encourage the development of safe and affordable housing. Development agreements between developers and local governments outline the regulations and policies governing the development, often including a requirement for affordable housing.	Continue efforts to retain qualified developers and encourage them to submit qualified proposals, so as to provide sustainable housing developments for all segments of the population (including rental and owner-occupied housing).	Annually	The City assisted in the development of the Carson City Center Project and approved a 65-unit tax credit project at 425 E. Carson Street.	Continue program to continue to provide and expand the supply of decent, safe, and sanitary housing for all segments of the population.
Housing Development Assistance (continued)							
Assess Use of City-Owned/Publicly-Owned Land for Affordable Housing■	Planning Division and Housing & Neighborhood Development Division	City General Fund	Evaluate alternative means to provide for affordable housing development including long-term leasing of City-owned or publicly-owned land for housing development.	Identify suitable sites for housing development and encourage such development on those sites.	Ongoing program, 2014-2021	The City has identified sites comprising approximately \$20 million in land value and is projected to accommodate 150 housing units.	Continue program. Assess feasibility of retaining a qualified development project on Agency/City land meeting Agency criteria.
Alternative Affordable Housing Finance Programs■	Planning Division and Housing & Neighborhood Development Division	State of California, HUD, and private sector funds	Assess a variety of alternative funding mechanisms for the construction of new affordable housing.	Identify financing mechanisms that can facilitate the development of new affordable housing	Ongoing program, 2014-2021	The City has identified \$100 million in alternative financing solutions and investment opportunities. The City will continue to work with developers to obtain TTAC tax credit approval and access CDBG funding such as the BEGIN program.	Continue program. Pursue and retain several qualified financing sources and investment partners.

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Development of Special Needs Housing■	Planning Division, Housing & Neighborhood Development Division	Housing Authority Funds State of California, HUD, Los Angeles County, Los Angeles Homeless Services Authority, private/non-profit service agencies	Evaluate, encourage, and facilitate the development and maintenance of special needs housing for seniors, the homeless, and persons with physical and developmental disabilities.	Identify suitable sites for special needs housing development and provide incentives and/or identify alternative funding sources to facilitate such development	Ongoing program, 2014-2021	The City has identified \$15 million for developer assistance. The City recently assisted in the development of The Gateway at the Carson City Center Project, which is an 86-unit affordable senior building with ground floor retail. The city will continue to offer developer assistance to provide special needs housing as needed.	Continue program so that the needs of these special needs housing communities are accommodated.
Emergency Shelters■	Planning Division, Housing & Neighborhood Development Division, Building & Safety Division	HUD/Los Angeles Homeless Services Authority	Amend the existing zoning ordinance to permit emergency shelters by right in the ML zone and subject only to the same permitting processes and regulatory requirements as other uses in the same zone.	Provide suitable sites for the development of emergency shelters within the City to meet estimated homeless needs	Ongoing program, 2014-2021	The City prepared and adopted an amendment to the Zoning Code Ordinance to permit emergency shelters by-right in the ML (Manufacturing Light) and MH (Heavy Industrial) zone districts along with development and operational standards.	Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.
Transitional and Supportive Housing■	Planning Division, Housing & Neighborhood Development Division, Building & Safety Division	HUD/Los Angeles Homeless Services Authority	Amend the existing zoning ordinance to permit transitional and supportive housing in all residential zones within the City, subject only to those standards/regulations that apply to other residential land uses of the same type in the same zone.	Ensure that the housing need for all residents is met by providing opportunities for transitional and supportive housing to be accommodated within the City.	Ongoing program, 2014-2021	The City prepared and adopted an amendment to the Zoning Code Ordinance to identify transitional and supportive housing as a residential use and permitted in all residential zones, subject only to those standards/regulation that apply to other residential uses of the same type in the same zone.	Continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.
Housing Development Assistance (continued)							

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Single Room Occupancy (SRO) Housing ■	Planning Division, Housing & Neighborhood Development Division, Building & Safety Division	Redevelopment Agency Housing Set-Aside Funds, State of California, HUD, and private sector funds	Amend the existing zoning ordinance to permit SRO's in at least one non-residential zone as a principally permitted use and as a conditionally permitted use in appropriate residential zones.	Ensure that the housing need for all residents is met by providing opportunities for transitional and supportive housing, including SROs, to be accommodated within the City.	Ongoing program, 2014-2021	The City prepared and adopted an amendment to the Zoning Code Ordinance to permit SRO's in at least one zone as a permitted use.	Continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing, including SROs, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.
Reasonable Accommodation (housing for the persons with disabilities) ■	Planning Division, Housing & Neighborhood Development Division, Building & Safety Division	Redevelopment Agency Housing Set-Aside Funds, State of California, HUD, and private sector funds	Amend the existing zoning ordinance and adopt a "reasonable accommodation" ordinance to facilitate the development of housing for persons with disabilities.	Provide information in public places on the City's reasonable accommodation ordinance and Residential Rehabilitation Program	Ongoing program, 2014-2021	The City prepared and adopted an amendment to the Zoning Code to adopt a reasonable accommodation ordinance to facilitate the development of housing for persons with disabilities on March 20, 2012.	Provide information in public places regarding the reasonable accommodation ordinance that expands upon the provisions of the Residential Rehabilitation Program and make information on this program more widely available to residents. Commit to assisting residents in need of reasonable accommodation and offer financial assistance through Residential Rehabilitation Program and continue to direct eligible residents to apply for funds.
Housing for Persons with Developmental Disabilities ◆	Planning Division, Housing & Neighborhood Development	General Fund	Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the Harbor and South Central Regional Centers within 1-year of Housing Element adoption.	Facilitate the development of housing for persons with developmental disabilities	Ongoing program, 2014-2021	N/A (Program initiated in 2013)	Initiate this program starting in 2013 and implement on-going thereafter.

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Support of Affordable Housing							
Preservation of At-Risk Housing■	Housing & Neighborhood Development Division	Housing Authority Funds	Monitor at-risk housing, inform tenants of potential conversion to market rate status, and educate tenants on potential purchase of units.	Ensure that existing units are not lost and that existing tenants are not displaced.	Ongoing program, 2014-2021	150 units within the City have five-year renewal contracts with the Department of Housing and Urban Development or Section 8 vouchers. There were no affordable units at-risk of conversion during the previous planning period.	Continue program so that units at risk are preserved.
Development of Multifamily Housing■	Planning Division, Housing & Neighborhood Development Division	Housing Authority Funds	Facilitate the development of multifamily housing. Identify potential sites suitable for multifamily housing development and acquire site(s) or retain qualified developer to acquire site(s).	Provide as many affordable units as market conditions and funding sources permit.	Ongoing program, 2014-2021	The City has provided \$13.9 million subsidy to the Carson City Center Project which includes development of 86 senior units, 42 very low-income units, and 43 moderate-income units. Currently, there are other multifamily developments approved or underway on Carson Street, including Via 425, a 65-unit affordable apartment community; a mixed-use development that will include 150 condominiums on the former Avalon Carson mobilehome park; and the Boulevards at South Bay Specific Plan area, which accommodates over 1,500 housing units.	Continue program to increase the supply of multifamily housing, particularly affordable multifamily housing, in the community. The City will monitor the effectiveness of the requirement to obtain a conditional use permit for multifamily housing, and revise the requirement, as appropriate.

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Density Bonus Program■	Planning Division	Not applicable	In the context of affordable housing, a density bonus permits developers to increase the square footage or number of units allowed on a piece of property if they agree to restrict the rents or sales process of a certain number of units to persons meeting certain income criteria. It also exempts such projects from the CUP requirement.	Use strategically to foster the development of affordable housing where appropriate	Ongoing program, 2014-2021	The City prepared and adopted an amendment to the Zoning Code Ordinance to include a Density Bonus Program on September 20, 2010.	Continue program to encourage housing developers to utilize the density bonus program in order to increase the supply of affordable housing units within the City.
Support of Affordable Housing (continued)							
Mobilehome Park Ownership/Conversion Program■	Planning Division, Housing & Neighborhood Development Division	Private financing sources	City and/or Redevelopment Agency will assess a variety of alternative funding mechanisms for mobilehome parks that convert to condominium use with resident support.	Monitor and evaluate conversion application process and provide alternative financial analysis.	Ongoing program, 2014-2021	The City is currently monitoring potential conversion of mobilehome parks to condominium uses.	Continue monitoring conversion activity and providing park residents information as to their options.
Second Unit Dwelling Program■	Planning Division, Housing & Neighborhood Development Division	City General Fund	City will implement strategies to encourage the development of 2 nd units in within the City.	Remove constraints on property owners and assist them with development of their properties with second dwelling units.	Ongoing program, 2014-2021	The City anticipates that 3-5 second dwelling units will be constructed by 2014 and has updated its ordinance to address existing second dwelling units and the maintenance and rehabilitation of those units.	Continue program to increase supply of second dwelling units in the City.
Incentives for Large Multifamily Units◆	Planning Division, Housing & Neighborhood Development Division	City General Fund	The City will prioritize incentives for developers to encourage the inclusion of units with three or more bedrooms to accommodate low-income large family households.	Encourage private development of housing units with three or more bedrooms that can accommodate larger households.	Ongoing program, 2014-2021	N/A (Program initiated in 2014)	Develop menu of incentives and advertise at City Hall and the City's website information about available development incentives and any available funding sources. Initiate this program starting in 2013 and implement on-going thereafter.
Rental Assistance							

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Section 8 Rental Assistance Program■	Los Angeles County Housing Authority (LACHA)	HUD	Provide rental subsidies to very low income households.	Work with LACHA to monitor existing vouchers and certificates, and pursue additional assistance.	Annually	The Los Angeles County Housing Authority provides the City approximately 330-340 Section 8 vouchers annually.	Continue working with LACHA to monitor existing vouchers and certificates to preserve housing options for very low income residents
Rental Assistance (General)■	Housing & Neighborhood Development Division	Housing Authority Funds	Foster and maintain quality affordable rental housing for low and very low income households.	Provide rental subsidies to low and very low income households pursuant to affordability covenants	Annually	The City assists 125 households through this program. Assistance is valued at \$206,000 annually.	Continue providing rental subsidies to preserve housing options and assure continued decent, safe, and sanitary housing for low and very low income households
Homeownership Assistance							
First Time Home Buyers Program☐	Housing & Neighborhood Development Division	Redevelopment Agency Housing Set-Aside Funds	Provide first time home buyers with down payment assistance	N/A	N/A	The City assisted in closing 19 loans during the previous planning period.	N/A (Discontinued Program)
Homeownership Assistance (continued)							
Mortgage Credit Certificate Program■	California Housing Finance Agency	State of California Housing Bond Funds	Offers first time home buyers a Federal tax credit, reducing the amount of Federal taxes to be paid, thus assisting those home buyers to qualify for a mortgage loan.	Sustain affordable home ownership opportunities in the City of Carson.	Annually	The City currently provides information on the Mortgage Credit Certificate Program at City Hall, and is involved with ongoing coordination with lenders to assist first-time home buyers.	Continue program to support home ownership opportunities for low and moderate income households within the City.
Fair Housing							
Discrimination Investigation, Tenant/Landlord Mediation, and Legal Services Assistance■	Housing Rights Center, under contract with Housing & Neighborhood Development Division	CDBG	Preserve fair housing practices through the investigation of complaints of discrimination in rental and for-sale housing. Also provides dispute resolution services in tenant/landlord matters, and legal representation where necessary.	Handle/investigate 75complaints annually	Annually	The City processed and assisted in addressing approximately 240 complaints during the previous planning period.	Continue program to promote and maintain fair housing opportunities within the City.
Energy Conservation							

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

Program	Responsible Agency	Funding Source	Description/Objective(s)	Goals	Timeframe	Accomplishments	Recommended Actions
Energy Conservation■	Planning Division, Housing & Neighborhood Development Division	Los Angeles County, Edison International, Southern California Gas Company	Encourage use of, and support and assist in the publicizing of, energy-saving programs provided by the utility companies.	Facilitate energy conservation in housing development	Ongoing program, 2014-2021	The City continues to support the ongoing energy conservation programs from Southern California Edison, Southern California Gas Company, and the South Bay Environmental Services Center by providing information to help residents take advantage of energy saving programs. The Gateway, a senior housing project at Carson City Center, was developed as a “green” housing project and integrates energy saving design standards.	Continue and expand program s to promote green housing development.
Foreclosure Programs							
Foreclosure Crisis Program■	Housing & Neighborhood Development Division	Private sector/non-profit sources	Refer residents dealing with a mortgage crisis to entities which provide pre-foreclosure services and post-foreclosure activity	Prevent loss of homeowners’ residences through foreclosure processes.	Ongoing program, 2014-2021	Approximately 27 families were assisted under this program from the period 2010-2012.	Continue program of assisting homeowners to prevent mortgage defaults by providing referrals to counseling and education services as appropriate.
Neighborhood Stabilization Program■	Housing & Neighborhood Development Division	HUD, State of California (HCD)	Stem neighborhood decline resulting from foreclosures by purchasing, rehabilitating, and reselling abandoned foreclosed residential properties	Complete acquisition, rehabilitation, and resale of 3-5 homes to moderate income families.	Ongoing program, 2014-2021	Approximately 20 homes were rehabilitate under this program from the period 2010-2012.	Implement program of acquisition, rehabilitation, and resale to sustain the viability of residential neighborhoods.
Sites Inventory Programs							
Sites Inventory Monitoring Program◆	Planning Division	General Fund	Provide appropriate land use designations/classifications and maintain an inventory of suitable sites for residential development.	Provide adequate sites to accommodate	Ongoing program, 2014-2021	N/A (Program initiated in 2014)	Initiate this program starting in 2014 and implement on-going thereafter.

Table 39
(2014-2021)
Evaluation of Affordable Housing Strategies and Programs (continued)

			<p>Develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity or assumed affordability below the residential capacity needed to accommodate the remaining need for lower-income households of 710 units, the City will identify and zone sufficient sites to accommodate the shortfall.</p> <p>Make the vacant residential sites inventory available on the City's website to non-profit and for-profit housing developers.</p>	the City's RHNA and affordable housing goals.			
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C. Affordable Housing Implementation Strategies

The following provides more detailed explanations of the various affordable housing programs and strategies included in Table 39. Many of these programs are programs that are being continued from the prior planning period while other programs have been newly created to respond to new housing needs and to new State housing element law requirements.

Housing Improvement

1. Residential Rehabilitation Program

The Program is targeted to low and moderate income homeowners. Financial and technical assistance is provided to correct code violations and provide for basic housing repairs. Financial assistance is provided in the form of loans to homeowners. The loans are deferred second mortgages with 3 percent deferred interest, due upon sale of the property. The program is targeted to specific neighborhoods in need of neighborhood revitalization. The goal is to rehabilitate approximately 8 homes annually.

2. Code Enforcement Program

The City's Property Maintenance Program provides inspections and property owner contact in order to ensure compliance with the property maintenance requirements within the City. This Program is intended to address conditions of physical blight resulting from violations of property maintenance regulations.

3. Residential Property Report (RPR) Program

A Residential Property Report (RPR) is required to be obtained from the City before the sale, exchange, or transfer of previously occupied residential property. The report is based on an inspection that must be performed by the City's Building and Safety Division before the property is transferred. The report protects both the buyer and seller and allows the City to verify that residential buildings meet certain zoning and building code requirements at time of sale. Some transfers of property are exempt from these requirements.

4. Foreclosure Registration Program

Residential foreclosure rates are forecast to continue at high levels through 2016. In addition, many property owners have abandoned these foreclosed properties and have contributed to the deterioration of neighborhoods. In order to protect neighborhoods from blight resulting from inadequate maintenance and security of foreclosed properties, a number of California cities are requiring owners to register with the city until the property is sold. The City of Carson has established the Foreclosure Registration Program (FRP) in order to take preventative measures in

future blight management and code violations. The program provides the City with the authority to assess penalties for irresponsible property owners and provides financial resources to track and maintain vacant properties. The FRP charges a registration fee of approximately \$450 per parcel to cover potential costs of remediation. Upon transfer of the property, the deposit funds are returned unless fines were incurred by the property owner.

5. Residential Neighborhood Safety Program

The City's Public Safety Department offers a range of neighborhood safety programs including business and residential neighborhood watch programs, disaster preparedness resources, and a graffiti abatement program.

6. Mobile Home Park Maintenance Program

This program provides protection for mobile home park tenants. There are currently 2,412 mobile home park spaces in the City. Mobile home parks constitute a significant proportion of the low- and moderate-income housing in the City. The City of Carson has rent control for mobile home spaces only, and the City's rent control ordinance is administered by a board appointed by the City Council.

7. Lead Based Paint Testing and Abatement Program

The Lead Based Paint Testing and Abatement Program provides testing for lead base paint for housing and mobile home structures that are acquired or rehabilitated with the use of HUD funds.

Housing Development Assistance

8. Development Funding for Multifamily Housing

The City's Housing Authority provides development assistance to promote the development of affordable multifamily housing. This assistance can take the form of direct subsidies provided to affordable housing developers, provision of infrastructure, and/or the write-down of land costs.

9. Mixed-Use Development

This program is intended to encourage the development of mixed-use projects in the City, including the development of specific plans that requires housing as a key component of the proposed development. Specifically, the program includes organizing special marketing events for the development community, posting the Inventory of Vacant Sites on the City's website, and assisting with the identification of funding resources.

10. Housing Development Through Development Agreements

Development Agreements are used by the City to lessen the unpredictability of the project review and entitlement process by outlining the regulations and development policies that will be imposed on a particular housing project, including affordable housing projects, within a binding Development Agreement.

11. Asses Use of City-Owned/Publicly-Owned Land for Affordable Housing

Where practicable, the City offers publicly owned land for the purposes of assisting in the construction of affordable housing.

12. Alternative Affordable Housing Finance Programs

There are a number of housing finance programs that are available to assist in the production of affordable housing, including state and federal programs. This program is designed to identify those programs which are suitable for the type of housing to be constructed and to provide assistance in securing and utilizing these financing resources.

13. Development of Special Needs Housing

Special needs housing, including housing for the elderly, extremely low/very low-income residents, and persons with disabilities are a priority for the City. As such, the City offers guidance to housing developers on the needs of these groups and suggests ways in which proposed housing projects can accommodate their needs.

In regards to the need of the homeless, such programs serving the City of Carson are administered by the Los Angeles County Homeless Services Authority (LAHSA). LAHSA is a joint powers authority created by the City and the County of Los Angeles for the purpose of planning, coordinating, and managing resources for homeless programs. LAHSA is the lead agency for developing a Continuum of Care (COC) strategy for the region to meet the needs for homeless persons for emergency shelters and to provide services and housing to transition homeless from emergency housing to transitional and permanent housing. For a variety of services, Los Angeles County is divided into eight Service Planning Areas (SPAs). LAHSA utilizes these SPAs in planning, coordinating, and managing resources for homeless programs. The City of Carson is located in SPA 8—South Bay.

14. Emergency Shelters

The City prepared and adopted an amendment to the Zoning Code Ordinance to permit emergency shelters by-right in the ML (Manufacturing Light) and MH (Heavy Industrial) zone districts along with development and operational standards. This program commits the City to continue to monitor the inventory of

sites appropriate to accommodate emergency shelters, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.

15. Transitional and Supportive Housing

The City prepared and adopted an amendment to the Zoning Code Ordinance to identify transitional and supportive housing as a residential use and permitted in all residential zones, subject only to those standards/regulation that apply to other residential uses of the same type in the same zone. This program commits the City to continue to monitor the inventory of sites appropriate to accommodate emergency shelters, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.

16. Single-Room Occupancy Units

The City prepared and adopted an amendment to the Zoning Code Ordinance to permit SRO's in at least one zone as a permitted use. This program commits the City to continue to monitor the inventory of sites appropriate to accommodate emergency shelters, and work with appropriate organizations to ensure the needs of the homeless population and extremely low-income households are met.

17. Reasonable Accommodation

The City prepared and adopted an amendment to the Zoning Code to adopt a reasonable accommodation ordinance to facilitate the development of housing for persons with disabilities on March 20, 2012. This program commits the City to provide information in public places regarding the reasonable accommodation ordinance that expands upon the provisions of the Residential Rehabilitation Program and make information on this program more widely available to residents. The program commits the City to assisting residents in need of reasonable accommodation and offer financial assistance through the Residential Rehabilitation Program by directing eligible residents to apply for funds.

18. Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for

persons with developmental disabilities. Carson will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Carson will work with the Harbor and South Central Los Angeles Regional Centers to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Support of Affordable Housing

19. Preservation of At-Risk Housing

The City has established a program to monitor affordable housing units assisted by the Housing Authority that are at risk of converting to market rate. This program will be expanded to serve as an early warning system to monitor all at risk units in the City. Owners of such units will be contacted to assess the owner's intent to prepay a federally-assisted mortgage or to renew or opt out of project-based Section 8 contracts. The owners will be encouraged to consider renewal of HUD Section 8 contracts. Owners who want to opt-out of a Section 8 contract, prepay a HUD subsidized mortgage or sell their property upon the expiration of the rental subsidy will be encouraged to provide 18-24 months advanced notice to tenants. Through the program, tenants will be informed of the potential conversion of their units to market rate, and they will be educated on the potential tenant purchase of units.

20. Development of Multifamily Housing

The City of Carson Housing Authority assists with the development of new multifamily rental housing. These units are targeted to families earning up to 50 percent of the area median income, adjusted for family size. Sites for new construction of affordable multifamily housing will be considered based on the development and financing feasibility of multifamily housing affordable to households at targeted income levels consistent with the Affordable Housing Strategy. The Agency will provide financial assistance for new multifamily rental housing construction not to exceed the amount of the affordability gap remaining after all available leverage sources of non-local subsidies have been exhausted.

The City of Carson currently requires the approval of a conditional use permit for multifamily housing in the City. In the previous Housing Element, the City proposed to amend its Zoning Code to exempt all multifamily residential projects

from the conditional use permit requirement. However, further analysis and ongoing development activity has shown that the requirement of a conditional use permit on multifamily development projects has not been a constraint on the development of housing in the City.

21. Density Bonus Program

The City's Density Bonus Program provides density bonuses to affordable housing projects in accordance with State law. It also exempts affordable housing projects from the conditional use permit requirement. The City also allows deviations from the development standards for projects that contain at least 10% affordable or senior units.

22. Mobile Home Park Ownership/Conversion Program

The City has established policies protecting the supply of affordable housing, including limiting the conversion of mobile home park spaces to ownership spaces and providing for the protection of mobile home park tenants since mobile home parks constitute a significant portion of the low- and moderate-income housing in the City. As such, the City has established a program to address mobile home park closures or conversions and to assist mobile home park owners in finding alternative funding mechanisms to prevent closure or conversion.

23. Second Dwelling Unit Program

Under this program, the City will inform eligible property owners through updated brochures and posting of information on the City's website of opportunities to develop second-units and the City's development requirements for these units. The overall strategy to encourage this type of residential development in the City includes the following elements:

- Commit to specific incentives to encourage and facilitate the development of second units early enough in the planning period to provide realistic opportunities for second-unit development.
- Commit to re-evaluating the requirement for a two-car garage for second units that have two bedrooms or exceed 700 square feet in size and amend the Code accordingly.
- Commit to advertising second-unit development opportunities at community and senior centers, in community newsletters and local utility bills as well as establishing pre-approved design prototypes to encourage and stimulate the development of second units.

- Establish an annual monitoring program that will evaluate the program's effectiveness in promoting second-unit development commensurate with the City's regional housing need. If the results of the monitoring indicate the development standards are unduly impeding second-unit development, the program should commit Carson to take immediate action to amend its second-unit ordinance and Housing Element to remove identified constraints and adopt more effective incentives.

24. Incentives for Large Multifamily Units

It is crucial that affordable units constructed in the City are available for families, as well as other special needs groups: however, larger units are often more costly to develop. Under this program, the City will prioritize incentives for developers to encourage the inclusion of units with three or more bedrooms to accommodate low-income, large family households. Incentives may include, but are not limited to: (1) Regulatory concessions/waivers; (2) Fee waivers/financial assistance; (3) Streamlined entitlement review/approvals; and (4) Technical assistance for financing/funding of development projects. Individual projects will be evaluated to determine if they qualify for any incentives on a case by case basis.

Rental Assistance

25. Section 8 Rental Assistance Program

The Section 8 rental assistance program extends rental subsidies to low income families and elderly, which spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Section 8 Vouchers provide for rental assistance payments to owners of private market rate units on behalf of very low income tenants. Vouchers permit tenants to locate their own housing. This Program is administered by the Los Angeles County Housing Authority. Approximately 340 Section 8 assisted units are provided in the City. The City's goal will be to maintain current levels of assistance. In addition, the City will encourage rental property owners to participate in the program with the Housing Authority.

26. Rental Assistance (General)

The City of Carson Housing Authority provides on-going rental subsidies to several affordable multi-family housing developments through available Housing Authority Funds. The rental subsidies serve to make more units affordable for low-income households.

Homeownership Assistance

27. Mortgage Credit Certificate (MCC) Program

The MCC Program offers first time homebuyers a federal tax credit. This credit reduces the amount of federal taxes to be paid, thus assisting first-time homebuyers to qualify for a mortgage loan allowing a lender to reduce the housing expense ratio by the amount of tax savings.

Fair Housing

28. Fair Housing Services Program

Fair Housing services are provided to the residents of the City of Carson by the Housing Rights Center. The City funds an annual contract for the Housing Rights Center to provide a variety of fair housing services including: annual housing audits, fair housing workshops for property managers, owners and tenants education, fair housing outreach, and enforcement of housing complaints within the Civil Rights (Federal and State) laws and tenant dispute resolution. Services will be provided to more than 75 persons annually. This program serves to meet a City housing goal to support the enforcement of fair housing laws and services to affirmatively further fair housing within the City.

Energy Conservation

29. Energy Conservation Program

The City's Energy Conservation Program is described in Chapter II of the element. Many of the energy conservation programs are provided through Southern California Edison and the Southern California Gas Company. However, the City has partnered with the South Bay Environmental Services Center (SBESC) to keep citizens informed on the availability of energy saving resources and information. The City has also established a Green Task Force (GTF) that provides policy direction and input on energy conservation techniques and programs.

Foreclosure Programs

30. Foreclosure Crisis Program

The City's Foreclosure Crisis Program provides pre-foreclosure services and post-foreclosure services to assist residents in need of referrals for counseling and direction. The program also includes assistance with the rehabilitation and resale of blighted properties that are in foreclosure to qualifying moderate-income families.

31. Neighborhood Stabilization Program

This program is designed to stem neighborhood decline resulting from foreclosures by purchasing, rehabilitating, and re-selling abandoned, foreclosed residential properties.

Sites Inventory Programs

32. Sites Inventory Monitoring Program

As shown in Appendix C, the City has numerous parcels of vacant land appropriately zoned to accommodate the 2014-2021 RHNA, which includes the Boulevards at South Bay Specific Plan. The adopted Specific Plan can accommodate 1,550 new dwelling units at densities between 35 to 60 dwelling units per acre. To encourage and facilitate the development of a variety of housing types, the City offers development incentives including, but not limited to: (1) Regulatory concessions/waivers; (2) Fee waivers/financial assistance; (3) Streamlined entitlement review/approvals; (4) Technical assistance for financing/funding of development projects. Assistance is prioritized for developments that provide units for special needs groups including: large households, the elderly, individuals with disabilities, including those with developmental disabilities, and extremely low income residents. During the planning period the City will provide information on vacant sites identified in the Housing Element and any additional areas of the City to interested developers. The City will monitor the supply of vacant sites annually and evaluate whether the incentives described above are providing the necessary catalyst to ensure development is occurring consistent with the Specific Plan's buildout projections and the City's affordable housing goals.

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity or assumed affordability below the residential capacity needed to accommodate the remaining need for lower-income households of 710 units, the City will identify and zone sufficient sites to accommodate the shortfall.

As noted in Table 39, the City continues to carry out the Residential Rehabilitation is one

of the City's primary housing improvement programs. It provides financial assistance through loans and grants and technical assistance to repair code violations and provide basic housing repairs. The City has completed approximately 134 loans and grants over the period 2010-2012. The City's Code Enforcement Program works in conjunction with the Residential Rehabilitation Program in that the Building and Safety Division responds to complaints on City code violations and provides inspections and cites property owners (2,000 cases annually) to bring them into compliance with the City's codes. Funding through the Residential Rehabilitation Program can be used to correct code violations.

There are a number of Housing Development programs offered by the City. The City's Housing Authority provides development assistance through to promote the development of affordable multifamily housing. The Housing Authority has provided approximately \$13.9 million through development agreements to the Carson City Center. An additional \$15 million has been made available in financial assistance through development agreements the City has in place with local developers for the required affordable housing component. Another \$15 million has been provided for developer assistance to facilitate the development and maintenance of special needs housing for seniors, the homeless and persons with disabilities. The City has approximately \$20 million in land inventory available for affordable housing. This program assesses the feasibility of qualified development projects, based on City of Carson's criteria, for the provision of Housing Authority/City owned land to support projects in producing affordable housing units.

The City supports affordable housing programs and provides rental assistance in support of affordable housing. Through the Preservation of At-Risk Housing Program the City monitors at-risk housing, informs tenants of potential conversion to market rate, and educates tenants on potential tenant purchase of units. Through the Los Angeles County Housing Authority, the City has approximately 340 Section 8 rental assisted units providing affordable housing to low income families. The City has also provided approximately \$230,000 annually in funds for rental assistance. This provides assistance for about 125 households to make housing affordable.

In an effort to promote fair housing within the City annual funding is provided in support of fair housing services. Annual funding is provided for contracted fair housing services including: dispute resolution services, legal advice and representation on tenant/landlord matters, as well as other civil and consumer issues.

Table 40
2014 – 2021 Quantified Objectives

Housing Goals	2014 to 2021	Objective
	Number of Units Allocated	Units
New Construction****		
<i>Extremely Low Income</i>	0	223
Very Low Income	447*	224
Low Income	263	263
Moderate Income	280	280
Above Moderate Income	708	708
Total Units	1,698	1,698
Rehabilitation**		
Very Low Income		50
Low Income		50
Moderate Income		100
Above Moderate Income		--
Total Units		200
Conservation***		
Very Low Income		--
Low Income		265
Moderate Income		--
Above Moderate Income		--
Total Units		265

Source: SCAG Regional Housing Needs Assessment, 2012.

City of Carson Community Development Department

* Includes Very Low and Extremely Low Income; RHNA does not include separate Extremely Low Income category

** Includes rehabilitation of mobile home units and is consistent with the City's Residential Rehabilitation Program and Mobilehome Park Maintenance Program annual goals for the eight-year planning period.

*** Includes the number of affordable units at-risk of conversion from 2014-2024 as outlined in Appendix F.

**** Construction objectives represent the City's 2014-2021 RHNA allocation.



APPENDIX A
Public Outreach Materials



City of Carson Housing Element

The City of Carson is in the process of updating the State-required Housing Element.



Please join us at the upcoming
community workshop event:



Workshop date:

Tuesday, April 23, 2013
6:30 pm

The event will be held at:

Carson City Hall
701 E Carson Street
Carson, CA 90745

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact Zak Gonzalez II at (310) 952-1700, ext: 1301 or visit the Community Development Department located in Carson City Hall.



April X, 2013

Subject: Community Workshop for the City of Carson 2014-2021 Housing Element Update

To Whom It May Concern:

The City of Carson cordially invites you to an upcoming community workshop to discuss and present the 2014-2021 Housing Element update. The community event is intended to provide information to the City Council, Planning Commission and the community about the General Plan Housing Element update, and to answer any questions regarding the update process. In addition, we would like to gather input from residents, City leaders, and interested stakeholders on housing issues and concerns that should be addressed in the Housing Element update. The workshop will be held during the Planning Commission meeting:

Planning Commission

Tuesday, April 23, 2013
6:30 p.m.
Council Chamber of Carson City Hall
701 E Carson Street
Carson, CA 90745

The Housing Element is one component of the City's General Plan, the City's long-range plan for land use in the community. The Housing Element identifies housing specific needs in Carson and describes the approaches the City will take to facilitate meeting those needs.

If you have questions or would like additional information, please contact Zak Gonzalez II by telephone at (310) 952-1700 ext: 1301, or visit the Community Development Department website at <http://carson.ca.us/content/departments/ecodevelopment.asp>

If you cannot attend the meeting in person and would like to comment, please forward written comments to Zak Gonzalez II in the Community Development Department, located at Carson City Hall, 701 E Carson Street, Carson, CA 90745.

Enclosed with this letter is a flyer that provides information about the community workshop. Please distribute and post these flyers at your earliest convenience. Thank you.

Sincerely,

Zak Gonzalez
Associate Planner, Community Development Department/Planning Division



Name	Title	Company	Address	City	State	Zip	Email
Michael Arnold	Executive Director	Los Angeles Homeless Services Authority (LAHSA)	811 Wilshire Blvd, Suite 600	Los Angeles	CA	90017	
Carlos Gonzalez	Director of Programs	PATH (People Assisting the Homeless) Partners	340 North Madison Ave.	Los Angeles	CA	90004	
Walter Neil	Chair	Carson Chamber of Commerce	530 E. Del Amo Blvd.	Carson	CA	90746	
Nancy Spiegel	Director of Information and Development	Harbor Regional Center	21231 Hawthorne Blvd.	Torrance	CA	90503	nancy.spiegel@harborrc.org
Maria Figueroa	Community Relations	South Central Los Angeles Regional Center	650 West Adams Blvd., Suite 400	Los Angeles	CA	90007	MariaF@sclarc.org
Peggy Sue Lindsey	Manager	Carson Garden Retirement Apartments	21811 S. Main St., #117	Carson	CA	90745	
		El Camino Village Senior Complex	21735 S. Main St.	Carson	CA	90745	
Phyllis Robinson	Resident Manager	Avalon Courtyard Senior Project	22121 S. Avalon Blvd.	Carson	CA	90745	
Kim Rouse	Manager	Carson Terrace Senior Apartments	632 E. 219th St., #219	Carson	CA	90745	
Yvette Duenas	Resident Manager	Villagio	555 E. Carson St.	Carson	CA	90745	
		Grace Manor Apartments	2228 Grace Ave.	Carson	CA	90745	
		Gateway at City Center	720 Carson St.	Carson	CA	90745	
		Via 425	425 E. Carson St.	Carson	CA	90745	
		Magnolia Walk	2551 E. Carson St.	Carson	CA	90745	
Darin Brawley	Superintendent	Compton Unified School District	501 S. Santa Fe	Compton	CA	90221	
John E. Deasy	Superintendent	Los Angeles Unified School District	333 S. Beaudry Ave.	Los Angeles	CA	90017	
Robert Dwelle	Real Estate Director	Habitat for Humanity	17700 Figueroa St.	Gardena	CA	90248	
Scott Darrell	Resident Services Director for Housing with HEART	Jamboree Housing Corporation	17701 Cowan Ave., Suite 200	Irvine	CA	92614	
Ben Phillips	VP/Regional Director of Housing Development	Mercy Housing California	1500 South Grand Ave., Suite 100	Los Angeles	CA	90015	
Lori R. Gay	President and CEO	Neighborhood Housing Services of Los Angeles County	3926 Wilshire Blvd., Suite 200	Los Angeles	CA	90010	
Chancela Almansour	Executive Director	The Housing Rights Center	3255 Wilshire Blvd., Suite 1150	Los Angeles	CA	90010	calmansour@housingrightscenter.org
Sean Rogan	Executive Director	Housing Authority of Los Angeles County	700 West Main Street	Alhambra	CA	91801	
Sheryl Spiller	Director	L.A. County Public Social Services	12860 Crossroads Parkway South	Industry	CA	91746	
Hunter Johnson	President and CEO	UNC Housing	110 Pine Avenue, Suite 500	Long Beach	CA	90802	
Alan Greenlee	Executive Director	Southern California Association of Nonprofit Housing	501 Shatto Place, Suite 403	Los Angeles	CA	90020	
Holly Benson	Vice President, Housing Development	Abode Communities	701 East 3rd Street, Suite 400	Los Angeles	CA	90013	
Dora Leong Gallo	CEO	A Community of Friends	A Community of Friends	Los Angeles	CA	90010	
Terri Ludwig	CEO	Enterprise Foundation	315 West 9th Street, Suite 801	Los Angeles	CA	90015	
Nancy Halpern Ibrahim	Executive Director	Esperanza Community Housing Corporation	2337 S. Figueroa Street	Los Angeles	CA	90007	
		Los Angeles Center for Affordable Tenant Housing	514 Shatto Pl., Suite 270	Los Angeles	CA	90020	
Timothy O'Connell	Senior Director, Policy and Advocacy	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	
Irwin Jay Deutch	Chairman of the Board, President and CEO	Century Pacific Equity Corporation	1801 Century Park East, Suite 1200	Los Angeles	CA	90067	
Maria Cabildo	President	East Los Angeles Community Corporation	530 S. Boyle Ave.	Los Angeles	CA	90033	
		Los Angeles Housing Partnership Inc.	1200 Wilshire Blvd., Suite 307	Los Angeles	CA	90017	

		Beyond Shelter	205 S. Broadway, Suite 608	Los Angeles	CA	90012	
Steve Pontell	President and CEO	National Community Renaissance	9065 Haven Ave., Suite #100	Rancho Cucamonga	CA	91730	
		Orange Housing Development Corporation	414 E. Chapman Ave.	Orange	CA	92866	
		Southern California Presbyterian Homes	516 Burchett St.	Glendale	CA	91203	
Priscilla Izarraga	Communications Group	The East Los Angeles Community Union (TELACU)	5400 E. Olympic Blvd., Third Floor	Los Angeles	CA	90022	
Jacqui Stewart	Block Captain	Cashdan-Craigjlon Block Club	1860 E. Cashdan St.	Carson	CA	90746	
Barbara Post	President	Carousel Homeowners Association	24433 Marbella Ave.	Carson	CA	90745	
James Shaeffer, Jr.	President	Carriage Place Homeowners Association	23524 Nicolle Ave.	Carson	CA	90745	
Roy Shepard	President	Carson/Dominguez Hills Homeowners Association	1406 Kramer Dr.	Carson	CA	90746	
Leo Moore	President	Centerview/Glen Avalon Homeowners Association	16921 Belforest Dr.	Carson	CA	90746	
Margie Mayhams		Cliveden Avenue Block Club	19213 Cliveden Ave.	Carson	CA	90746	
Bonny Coombs		Colony Cove Homeowners Association	17700 S. Avalon Blvd. #196	Carson	CA	90746	
Carol Hull		Colony Cove Homeowners Association H.A.T. (Homeowners Acting Together)	17700 S. Avalon Blvd. #13	Carson	CA	90746	
George Shy	President	Colony Park Homeowners Association	23134 Colony Park Dr.	Carson	CA	90745	
Connie Chaney	President	Coltman Avenue Block Club	18327 Coltman Ave.	Carson	CA	90746	
Joi L. Aldridge	Secretary	Del Amo Homeowners Association	1870 Kramer Dr.	Carson	CA	90746	
Ray Park	President	Dominguez Area Property Owners Association	2858 E. Dominguez St.	Carson	CA	90810	
Richard Lanie	Block Captain	Enslow Drive Block Club	19607 S. Enslow Dr.	Carson	CA	90746	
Pinkston Walton	President	Galazy West-Carson Crest Homeowners Association	16328 Haskins Lane	Carson	CA	90746	
Terri Forsythe		Homeowners Against Rent De-Control	P.O. Box 5127	Carson	CA	90749	
Raul Murga	President	Imperial Carson Homeowners Association	21111 Dolores St. #189	Carson	CA	90745	
Dianne Thomas	President	Nestor Avenue 20K Block Club	20219 Nestor Ave.	Carson	CA	90746	
Joseph Alford	President	Northwood Avenue Block Club	19202 Northwood Ave.	Carson	CA	90746	
Asa W. Smith		Proud Heritage Association	19324 Caney Ave.	Carson	CA	90746	
Francisco Jeffers	President	Rainsbury Avenue Block Club	17524 Rainsbury Ave.	Carson	CA	90746	
Donna Spencer	Owner	Rancho Dominguez Mobile Estates	435 E. Gardena Blvd.	Gardena	CA	90247	
Woody Rowell	President	Scottsdale Townhouse Association	23400 S. Avalon Blvd.	Carson	CA	90745	
Richard Hicks		South Dunbrooke Neighborhood Association	19608 Dunbrooke	Carson	CA	90746	
Del Huff	President	Stevenson Village Homeowners Association	868 E. Meadbrook St.	Carson	CA	90746	
Amador Saenz	President	Sun Ray Manor Homeowners Association	148 W. 231st St.	Carson	CA	90745	
Gil Smith		University Heights Homeowners Association	18802 Pepperdine Dr.	Carson	CA	90746	
John James	President	Visalia Avenue Block Club	16311 Visalia Ave.	Carson	CA	90746	
Laura Catipon		Citywide Advisory Commission	120 E. 236th St.	Carson	CA	90745	
Connie Dela Cruz-Manio		Citywide Advisory Commission	22002 Hansom Ave.	Carson	CA	90745	
Lidia Somero-Deretich		Citywide Advisory Commission	161 W. Jay St.	Carson	CA	90745	

Bermita Givens		Citywide Advisory Commission	540 E. Bradenhall Dr.	Carson	CA	90746	
Pamela Higginbotham		Citywide Advisory Commission	120 W. 223rd St., Unit #5	Carson	CA	90745	
Marcelino Ines, Jr.		Citywide Advisory Commission	1112 E. Gladwick St.	Carson	CA	90746	
Dr. Denice Price		Citywide Advisory Commission	17710 Sycamore St.	Carson	CA	90746	
Edolla Austin		Cultural Arts Commission	1828 E. Calstock St.	Carson	CA	90746	
Barbara Cole		Cultural Arts Commission	16318 Visalia Ave.	Carson	CA	90746	
Silvia Cruz		Cultural Arts Commission	23014 Atmore Ave.	Carson	CA	90745	
Ngwebifor Fobi		Cultural Arts Commission	19018 Eddington Dr.	Carson	CA	90745	
Liberato Pablo		Cultural Arts Commission	23025 Kinaro Ave.	Carson	CA	90745	
Modesta Pulido		Cultural Arts Commission	22106 Gulf Ave.	Carson	CA	90745	
Ida Villareal		Cultural Arts Commission	21811 Water St.	Carson	CA	90745	
Ray Aldridge		Economic Development Commission	1870 E. Kramer Dr.	Carson	CA	90746	
Christopher Childers		Economic Development Commission	P.O. Box 5306	Carson	CA	90749	
Joey Cinco		Economic Development Commission	405 W. 235th St.	Carson	CA	90745	
Dobard		Economic Development Commission	19312 S. Broadacres Ave.	Carson	CA	90745	
Pilar Hoyos		Economic Development Commission	22010 S. Wilmington Ave., Suite 400	Carson	CA	90745	
Tom Love		Economic Development Commission	1632 Via Zurita	Palos Verdes	CA	90274	
Walter Neil		Economic Development Commission	2350 E. 223rd St.	Carson	CA	90745	
Katie Pandolfo		Economic Development Commission	18400 Avalon Blvd.	Carson	CA	90746	
Ken Phillips		Economic Development Commission	21243 S. Avalon Blvd.	Carson	CA	90746	
Brian Raber		Economic Development Commission	1843 E. Abbottson St.	Carson	CA	90746	
Larry Seward		Economic Development Commission	2 Civic Plaza Dr.	Carson	CA	90745	
James Boyer		Environmental Commission	520 E. Carson St., #40	Carson	CA	90745	
Reginald Fagan		Environmental Commission	335 E. Albertoni St., #200-512	Carson	CA	90746	
Lillian Hopson		Environmental Commission	1628 Edom St.	Carson	CA	90746	
Julian Jimenez		Environmental Commission	437 E. 231st St.	Carson	CA	90745	
Royce Love		Environmental Commission	19402 S. Cliveden Ave.	Carson	CA	90746	
Eleanor Mack		Environmental Commission	1038 E. Gladwick St.	Carson	CA	90746	
Joseph Pinon		Environmental Commission	22628 S. Figueroa St., Apt #11	Carson	CA	90745	
Hourie Taylor		Environmental Commission	1337 Femrock St.	Carson	CA	90746	
Rosby Teopaco		Environmental Commission	805 E. 222nd St.	Carson	CA	90746	
Mandisa Burr		Human Relations Commission	1503 E. Helmick St.	Carson	CA	90746	
Malena Cervantes		Human Relations Commission	24835 Marine Ave.	Carson	CA	90745	
David Gatdula		Human Relations Commission	22209 Isabelle Court	Carson	CA	90745	
Tina Keely		Human Relations Commission	1527 E. Carson St., #114	Carson	CA	90745	

Urbana "Bonnie"		Human Relations Commission	1642 Califon St.	Carson	CA	90745	
Geneva		Human Relations Commission	P.O. Box 11165	Carson	CA	90749	
Jessica		Human Relations Commission	21223 Lynton Ave.	Carson	CA	90745	
Monique		Human Relations Commission	524 Fairhaven St.	Carson	CA	90745	
Paola		Human Relations Commission	479 E. 229th Place	Carson	CA	90745	
Walter		Parks and Recreation Commission	21985 Acarus Ave.	Carson	CA	90745	
Tancredo		Parks and Recreation Commission	21424 S. Perry St.	Carson	CA	90745	
Alene Harris		Parks and Recreation Commission	1818 Abila St.	Carson	CA	90745	
Clete Reed		Parks and Recreation Commission	22043 Rashdall Ave.	Carson	CA	90745	
Nathaniel "Nate" Riddick		Parks and Recreation Commission	2723 Monroe St.	Carson	CA	90810	
Mary Salas		Parks and Recreation Commission	1113 E. Lauder St.	Carson	CA	90745	
Mary Wilson		Parks and Recreation Commission	19229 Annalee Ave.	Carson	CA	90746	
Charlotte Brimmer		Planning Commission	683 Loyola Ave.	Carson	CA	90746	
Louie Diaz		Planning Commission	2543 E. 218th Place	Long Beach	CA	90810	
Chief Loa Pele Faletogo		Planning Commission	20532 Leapwood Ave., Apt. #31C	Carson	CA	90746	
John Goolsby		Planning Commission	17700 S. Avalon Blvd., Space #321	Carson	CA	90746	
Joseph Gordon		Planning Commission	1457 E. Abbottson St.	Carson	CA	90746	
Amador Saenz		Planning Commission	148 W. 231st St.	Carson	CA	90745	
Janice Schaefer		Planning Commission	21111 Dolores St., #62	Carson	CA	90745	
Olivia Verrett		Planning Commission	17525 Buttonwood Lane	Carson	CA	90746	
Marvin Clayton		Public Relations Commission	426 W. Carson St., #6	Carson	CA	90745	
Enid Jones		Public Relations Commission	849 E. Victoria St., #811	Carson	CA	90746	
Nellie Lua		Public Relations Commission	21507 Grace Ave.	Carson	CA	90745	
Sweeney Mae Montinola		Public Relations Commission	20700 Avalon Blvd.	Carson	CA	90746	
Perlita Rasing		Public Relations Commission	2822 E. 221st Place	Long Beach	CA	90810	
Imani Robinson		Public Relations Commission	16424 S. Muriel Ave.	E. Rancho Dominguez	CA	90221	
Sandra Wortham		Public Relations Commission	1861 Denwall Drive	Carson	CA	90746	
Louis Cogut		Public Safety Commission	17701 S. Avalon Blvd., #50	Carson	CA	90746	
Leroy Friley		Public Safety Commission	17200 Bonham Ave.	Carson	CA	90746	
Adrianus "Hans" Hoogendam		Public Safety Commission	19320 Belshaw Ave.	Carson	CA	90746	
Earnest Jefferson		Public Safety Commission	2537 E. Madison St.	Carson	CA	90810	
George Maloney		Public Safety Commission	135 E. 230th St.	Carson	CA	90745	
Alan Rowland		Public Safety Commission	17704 Sycamore St.	Carson	CA	90746	
MacArthur Valbuena		Public Safety Commission	23612 Delford Ave.	Carson	CA	90745	
Tommy Fa'avae		Public Works Commission	605 E. 221st St.	Carson	CA	90745	

Bennie Harris		Public Works Commission	1818 Abila St.	Carson	CA	90745	
Jennifer Johnson		Public Works Commission	22010 Wilmington Ave.	Carson	CA	90745	
Reuben Thompson		Public Works Commission	623 E. Holborn Drive	Carson	CA	90746	
Fortunato Tingson		Public Works Commission	408 Gina Drive	Carson	CA	90745	
Estrella Bumacod		Senior Citizens Advisory Commission	237 W. 219th St.	Carson	CA	90745	
Tiny Cook		Senior Citizens Advisory Commission	17701 S. Avalon Blvd., #197	Carson	CA	90746	
Dorothy Dominguez		Senior Citizens Advisory Commission	1818 E. 214th St.	Carson	CA	90745	
Virginia Elmo		Senior Citizens Advisory Commission	21930 Millpoint Ave.	Carson	CA	90745	
Margie Mayhams		Senior Citizens Advisory Commission	19213 S. Cliveden Ave.	Carson	CA	90746	
Maria Pilapil		Senior Citizens Advisory Commission	21735 Neptune Ave.	Carson	CA	90745	
Enrique "Kit" Poblete		Senior Citizens Advisory Commission	357 E. 230th St.	Carson	CA	90745	
George Polendey		Senior Citizens Advisory Commission	22907 Mission Drive	Carson	CA	90745	
Mona Porotesano		Senior Citizens Advisory Commission	21207 Avalon Blvd., #208	Carson	CA	90745	
Carl Scheel, Sr.		Senior Citizens Advisory Commission	22035 Selwyn Ave.	Carson	CA	90745	
Frankie Stewart		Senior Citizens Advisory Commission	19323 Andmark Ave.	Carson	CA	90746	
Bobby Alexander		Veterans Affairs Commission	19003 Broadacres Ave.	Carson	CA	90746	
Luris Bell		Veterans Affairs Commission	17701 S. Avalon Blvd., #352	Carson	CA	90746	
Robert Boyd		Veterans Affairs Commission	21140 Bolsa St.	Carson	CA	90745	
William Davis		Veterans Affairs Commission	17701 S. Avalon Blvd., #227	Carson	CA	90746	
John Graber		Veterans Affairs Commission	21310 Garston Ave.	Carson	CA	90745	
Jesus Guerrero		Veterans Affairs Commission	21315 Marbella Ave.	Carson	CA	90745	
John Manley		Veterans Affairs Commission	353 E. 228th St.	Carson	CA	90745	
Robert Mitchell		Veterans Affairs Commission	16913 Billings Drive	Carson	CA	90746	
Jose "Joe" Nazareno		Veterans Affairs Commission	23003 S. Frigate Ave.	Carson	CA	90745	
Edward Paramo		Veterans Affairs Commission	218 W. 231st St.	Carson	CA	90745	
Emmanuel Salomon		Veterans Affairs Commission	1828 E. 214th St.	Carson	CA	90745	
Cheryl Shaffer		Veterans Affairs Commission	17523 S. Sandlake	Carson	CA	90746	
Dr. James Whitmore		Veterans Affairs Commission	19112 S. Grandee Ave.	Carson	CA	90746	
Theresa Aguilar		Women's Issues Commission	1702 E. 215th Place	Carson	CA	90745	
Gloria Estrada		Women's Issues Commission	21518 Water St.	Carson	CA	90745	
Merlinda Guerrero		Women's Issues Commission	21315 Marbella Ave.	Carson	CA	90745	
Lyn Jensen		Women's Issues Commission	21425 Avalon Blvd., #49	Carson	CA	90749	
Helen Maxwell		Women's Issues Commission	840 E. Meadbrook St.	Carson	CA	90746	
Rosie Nazareno		Women's Issues Commission	23003 S. Frigate Ave.	Carson	CA	90745	
Dr. Greta Price		Women's Issues Commission	17549 Sagebrush Way Street	Carson	CA	90746	

Arlana Atienza		Youth Commission	509 E. Lincoln St.	Carson	CA	90745	
Angelica Carambas		Youth Commission	23411 Maribel Ave.	Carson	CA	90745	
Tyler Harper		Youth Commission	1034 Autumn Leaf Court	Carson	CA	90746	
Austin Mendoza		Youth Commission	24133 Neptune Ave.	Carson	CA	90745	
Heather Mendoza		Youth Commission	24133 Neptune Ave.	Carson	CA	90746	
Kourtney Noa		Youth Commission	246 Shadwell St.	Carson	CA	90746	
Isaias Pulido		Youth Commission	22106 Gulf Ave.	Carson	CA	90745	
Alexandra Rodriguez		Youth Commission	22716 Kinard Ave.	Carson	CA	90745	
Gerardo Rodriguez, Jr.		Youth Commission	22716 Kinard Ave.	Carson	CA	90745	
Savanah Strickland		Youth Commission	19108 Northwood Ave.	Carson	CA	90746	
Virginia Velasquez		Youth Commission	23802 Ronan Ave.	Carson	CA	90745	
Cathy Beauregard		Beautification Committee	673 W. 20th St., #3	San Pedro	CA	90731	
Dom De La Cruz		Beautification Committee	412 W. Nielsen St.	Carson	CA	90745	
Sandra Goodson		Beautification Committee	19912 Scobey Ave.	Carson	CA	90746	
Carla Harper		Beautification Committee	1034 Autumn Leaf Court	Carson	CA	90746	
Mary Anne Manalang		Beautification Committee	21350 S. Avalon Blvd., #4809	Carson	CA	90745	
Lupe Martinez		Beautification Committee	133 E. 234th Place	Carson	CA	90745	
Vincent Mendoza		Beautification Committee	523 E. Double St.	Carson	CA	90745	
Mary Anne O'Neal		Beautification Committee	16211 Visalia Ave.	Carson	CA	90746	
Doris Robertson		Beautification Committee	17700 Avalon Blvd., #92	Carson	CA	90745	
Myrna Sales		Beautification Committee	1843 E. 214th St.	Carson	CA	90745	
Larry Shimokaji		Beautification Committee	1502 E. Carson St., #135	Carson	CA	90745	
Jennifer Vazquez		Beautification Committee	21413 Martin St.	Carson	CA	90745	
Beverly Blayney		Carson Historical Committee	23328 Maribel Ave.	Carson	CA	90745	
Mary Dolores Brownlee		Carson Historical Committee	21217 Water St.	Carson	CA	90745	
Alison Bruesehoff	Bruesehoff	Carson Historical Committee	18127 S. Alameda St.	Rancho Dominguez	CA	90220	
Frances Cottrell	Cottrell	Carson Historical Committee	19302 S. Cliveden Ave.	Carson	CA	90746	
Dr. Kathleen Fawver	Fawver	Carson Historical Committee	1000 E. Victoria St.	Carson	CA	90747	
Florante Ibanez	Ibanez	Carson Historical Committee	541 E. 238th Place	Carson	CA	90745	
Carole Keen	Keen	Carson Historical Committee	17700 S. Avalon Blvd., Space #38	Carson	CA	90746	
Thomas Philo	Philo	Carson Historical Committee	1337 18th St., #6	Santa Monica	CA	90404	
Iva Voldase	Voldase	Carson Historical Committee	19419 Tajauta Ave.	Carson	CA	90746	
Susie Alofaituli	Alofaituli	Utility Users' Tax Citizens Oversight Committee	126 W. Clarion Drive	Carson	CA	90745	
Rosa Banuelos	Banuelos	Utility Users' Tax Citizens Oversight Committee	218 W. Carson St., #121	Carson	CA	90745	
Latrice Carter	Carter	Utility Users' Tax Citizens Oversight Committee	19018 Belshaw Ave.	Carson	CA	90746	

Jesus Ceja	Ceja	Utility Users' Tax Citizens Oversight Committee	20700 Avalon Blvd., #120	Carson	CA	90746	
Richard Chang	Chang	Utility Users' Tax Citizens Oversight Committee	17126 S. Broadway	Gardena	CA	90248	
Terri Forsythe	Forsythe	Utility Users' Tax Citizens Oversight Committee	17700 Avalon Blvd., #282	Carson	CA	90746	
Althea Friday	Friday	Utility Users' Tax Citizens Oversight Committee	138 Bilson St.	Carson	CA	90746	
Jerry Lee	Lee	Utility Users' Tax Citizens Oversight Committee	137 E. 223rd St.	Carson	CA	90745	
Gloria Lewis	Lewis	Utility Users' Tax Citizens Oversight Committee	19630 Leapwood Ave.	Carson	CA	90746	
Ely Mangabat	Mangabat	Utility Users' Tax Citizens Oversight Committee	353 E. 213th St.	Carson	CA	90745	
Rita Manley	Manley	Utility Users' Tax Citizens Oversight Committee	353 E. 228th St.	Carson	CA	90745	
Matthew Marfice	Marfice	Utility Users' Tax Citizens Oversight Committee	22010 S. Wilmington Ave., #400	Carson	CA	90745	
Joe Martinez	Martinez	Utility Users' Tax Citizens Oversight Committee	119 E. 231st St.	Carson	CA	90745	
Chidi Metu	Metu	Utility Users' Tax Citizens Oversight Committee	644 E. Turmont St.	Carson	CA	90746	
Glynnndon Owens	Owens	Utility Users' Tax Citizens Oversight Committee	1856 E. Turmont St.	Carson	CA	90746	
Mariza Parra	Parra	Utility Users' Tax Citizens Oversight Committee	1136 E. Lauder St.	Carson	CA	90745	
Paul Randall	Randall	Utility Users' Tax Citizens Oversight Committee	17701 S. Avalon Blvd., #318	Carson	CA	90746	
Woody Rowell, Jr.	Rowell, Jr.	Utility Users' Tax Citizens Oversight Committee	4 Squaw Peak Lane	Carson	CA	90745	
Jesus-Alex Cainglet	Cainglet	Community Civic Engagement Board	326 Palm Court	Carson	CA	90745	
James Calhoun	Calhoun	Community Civic Engagement Board	21145 Casplan Ave.	Carson	CA	90810	
Donny Fa'aliliu	Fa'aliliu	Community Civic Engagement Board	136 W. 234th St.	Carson	CA	90745	
Joseph Fa'avae	Fa'avae	Community Civic Engagement Board	23728 Gulf Ave.	Carson	CA	90745	
David Gamboa	Gamboa	Community Civic Engagement Board	1000 E. Victoria St.	Carson	CA	90746	
Roselyn Ibanez	Ibanez	Community Civic Engagement Board	541 E. 238th Place	Carson	CA	90745	
Cheryl McKnight	McKnight	Community Civic Engagement Board	1000 E. Victoria St.	Carson	CA	90747	
Lori Noflin	Noflin	Community Civic Engagement Board	19309 Tillman Ave.	Carson	CA	90746	
Vanessa Olivo	Olivo	Community Civic Engagement Board	402 E. 228th St.	Carson	CA	90745	
Glennie Punsalan	Punsalan	Community Civic Engagement Board	109 W. 224th Place	Carson	CA	90745	
Stephen Randle	Randle	Community Civic Engagement Board	1262 Magnolia Drive	Carson	CA	90746	
Deidre Vandiegriff	Vandiegriff	Community Civic Engagement Board	1021 Gladwick St.	Carson	CA	90746	
LaVonne Spicer-Moore	Spicer-Moore	Mobilehome Park Rental Review Board	20203 Campaign Drive	Carson	CA	90746	
Richard Vaughn	Vaughn	Mobilehome Park Rental Review Board	415 E. Centerview Drive	Carson	CA	90746	
Wilma Wilson	Wilson	Mobilehome Park Rental Review Board	19306 Harlan Ave.	Carson	CA	90746	
Norma Hernandez	Hernandez	Mobilehome Park Rental Review Board	1110 E. 222nd St.	Carson	CA	90745	
Avia Pepper Long	Pepper Long	Mobilehome Park Rental Review Board	2725 E. Tyler St.	Long Beach	CA	90810	
Maria Mason	Mason	Mobilehome Park Rental Review Board	1110 E. 222nd St.	Carson	CA	90745	
Reynaldo Monzon	Monzon	Mobilehome Park Rental Review Board	1140 E. 220th St.	Carson	CA	90745	
Maria Horton	Horton	Mobilehome Park Rental Review Board	10261 Westminster Ave.	Garden Grove	CA	92843	

Mary Pitman	Pitman	Mobilehome Park Rental Review Board	24822 Jeronimo Lane	Lake Forest	CA	92630	
Barbara Dzikowski	Dzikowski	Mobilehome Park Rental Review Board	P.O. Box 2038	Lomita	CA	90717	
Susy Forbath	Forbath	Mobilehome Park Rental Review Board	1299 Ocean Ave., Ste. #900	Santa Monica	CA	90401	
Peggy Anderson	Anderson	Mobilehome Park Rental Review Board	21207 S. Avalon Blvd., #129	Carson	CA	90745	
Tom King	King	Mobilehome Park Rental Review Board	21811 Vera St., #71	Carson	CA	90745	
Raul Murga	Murga	Mobilehome Park Rental Review Board	437 W. Carson St., #31A	Carson	CA	90745	
Glenn White	White	Mobilehome Park Rental Review Board	750 E. Carson St., #84	Carson	CA	90745	
Felix Azur	Azur	Relocation Appeals Board	118 W. 226th St.	Carson	CA	90745	
Rochelle Hall	Hall	Relocation Appeals Board	1618 E. Helmick St.	Carson	CA	90746	
Pastor Athos Monteclaro	Monteclaro	Relocation Appeals Board	435 W. 220th St.	Carson	CA	90745	
Ricardo Pulido	Pulido	Relocation Appeals Board	22106 Gulf Ave.	Carson	CA	90745	
Harriett Russ	Russ	Relocation Appeals Board	20109 Scobey Ave.	Carson	CA	90746	

APPENDIX B
State Licensed Residential Care Facilities
City of Carson



Licensed Residential Care Facilities- City of Carson

Facility #	Capacity	License Status	Facility Name	Street Address	City	State	Zipcode	Telephone #
198601621	4	Pending	246 VAN ZANT HOME	455 E. 246TH PLACE	CARSON	CA	90745	(310) 518-3372
198600605	4	Licensed	ABAD GROUP HOME	23602 CAROLDALE AVE.	CARSON	CA	90745	(310) 325-4651
191600217	6	Licensed	ACOSTA FAMILY HOME	1540 CYRENE DRIVE	CARSON	CA	90746	(310) 604-8740
191601301	6	Licensed	ACOSTA FAMILY HOME II	1811 ABILA STREET	CARSON	CA	90745	(310) 513-9966
198601539	4	Licensed	ANCHOR HOME CARE	22908 ANCHOR AVE.	CARSON	CA	90745	(310) 989-8017
198601080	6	Licensed	ANGELIC CARE HOME	1138 TURMONT STREET	CARSON	CA	90746	(310) 567-9285
198601118	6	Licensed	AUSTIN HOUSE, THE	21206 DOLORES STREET	CARSON	CA	90745	(310) 952-9364
198601391	6	Licensed	BLESSARY'S HOME INC.	19515 DUNBROOKE AVE.	CARSON	CA	90746	(909) 957-8868
198601179	6	Licensed	CAROLDALE HOME	23453 CAROLDALE AVE	CARSON	CA	90745	(310) 834-2106
198202247	6	Licensed	CATO'S QUALITY CARE FACILITY	1024 EAST HELMICK STREET	CARSON	CA	90746	(310) 638-8185
198601597	4	Pending	CEN FAMILY EXTENSIVE CARE	17700 EXA CT	CARSON	CA	90746	(323) 779-1842
191600567	6	Licensed	CHANATER FAMILY HOME	165 E. 232ND PLACE	CARSON	CA	90745	(310) 549-6415
198201550	6	Licensed	EMILY'S HOME	359 E. 169TH STREET	CARSON	CA	90746	(310) 328-6018
198201803	6	Licensed	EMILY'S HOME IV	19011 EDDINGTON DRIVE	CARSON	CA	90746	(310) 378-3669
198202981	6	Licensed	EMILY'S HOME V	19203 CAMPAIGN DRIVE	CARSON	CA	90746	(310) 378-3669
198601622	4	Pending	FARIMAN VAN ZANT HOME	19209 FARIMAN DRIVE	CARSON	CA	90746	(310) 763-9269
198202955	6	Licensed	FEMA HOME	21313 ISLAND AVE.	CARSON	CA	90745	(310) 830-0805
191603371	4	Licensed	FERNANDEZ GUEST HOME	21413 WATER ST.	CARSON	CA	90745	(310) 830-1204
191671053	6	Licensed	GAMIO GROUP HOME	21528 RONAN AVE.	CARSON	CA	90745	(310) 834-3918
198601620	6	Pending	GD HOMES 1	23453 CAROLDALE AVENUE	CARSON	CA	90745	(714) 422-9263
198201837	6	Licensed	GRACE CARE CORPORATION	116 E. 189TH STREET	CARSON	CA	90746	(310) 527-0170
197800725	6	Licensed	GRACE CARE CORPORATION	317 E. 189TH ST.	CARSON	CA	90746	(310) 527-2018
198201097	6	Licensed	HARRISON'S BOARD & CARE HOMES,INC.	20108 BELSHAW AVENUE	CARSON	CA	90746	(562) 596-2568
191601075	6	Licensed	HARRISON'S FAMILY HOME ADULT RESIDENTIAL	1617 HELMICK	CARSON	CA	90746	(562) 596-2568
198601343	4	Licensed	HERITAGE HOUSE	16317 MCKINLEY AVE	CARSON	CA	90746	(310) 902-4893
198201580	5	Licensed	ISAACS SUPER SUPERVISION	19202 S. GUNLOCK AVENUE	CARSON	CA	90746	(323) 774-3398
191601019	6	Licensed	JACKSON'S ADULT RESIDENTIAL	20009 ANNALEE AVENUE	CARSON	CA	90746	(310) 639-3467
198202291	4	Licensed	JADE HOME CARE	22133 HANSOM AVENUE	CARSON	CA	90745	(310) 513-1806
191600209	6	Licensed	JOHNIGAN BOARD & CARE	320 CENTERVIEW DR.	CARSON	CA	90746	(310) 324-0515
198201207	6	Licensed	JONES FAMILY HOME ADULTS	1773 E. GLADWICK	CARSON	CA	90746	(310) 639-4572
198600586	6	Licensed	KINDWEILER HOME	272 EAST 213TH ST.	CARSON	CA	90745	(310) 999-8666
198600302	6	Licensed	LIFESTYLE BOARD AND CARE	149 EAST 235TH STREET	CARSON	CA	90745	(310) 834-9325
198201863	4	Licensed	LINCOLN HOME IV	23018 ARCHIBALD	CARSON	CA	90745	(310) 549-1317
198600504	6	Licensed	LORI'S ADULT RESIDENTIAL	20024 NORTHWOOD AVENUE	CARSON	CA	90746	(310) 637-7902
191600837	6	Licensed	LOURDES HOME CARE	424 W. 228TH STREET	CARSON	CA	90745	(310) 518-3526
198201096	6	Licensed	MEDING'S HOME CARE	627 W. 232ND STREET	CARSON	CA	90745	(310) 835-8432
198202562	6	Licensed	MEDING'S HOME CARE II	123 WEST 220TH STREET	CARSON	CA	90745	(310) 830-3286
191600795	6	Licensed	MERCED'S FAMILY HOME	1606 E. 220TH ST.	CARSON	CA	90745	(213) 835-4330
198600006	4	Licensed	MILLMONT HOME	1118 E. MILLMONT STREET	CARSON	CA	90746	(310) 631-1952
191601177	6	Licensed	MONETA HOME CARE	22032 MONETA AVENUE	CARSON	CA	90745	(310) 518-5383
191600687	6	Licensed	NALAS RESIDENTIAL FACILITY	455 E. 246TH PLACE	CARSON	CA	90746	(310) 518-3372
191601550	6	Licensed	NALAS RESIDENTIAL FACILITY	19103 ENSLOW DRIVE	CARSON	CA	90746	(310) 538-0228

Licensed Residential Care Facilities- City of Carson

191641250	6 Licensed	NALAS RESIDENTIAL FACILITY	19209 FARIMAN DR.	CARSON	CA	90746 (310) 763-9269
198600502	10 Licensed	NEPTUNE HOME	22002 NEPTUNE AVENUE	CARSON	CA	90745 (310) 834-8059
198600454	6 Licensed	OLIVE'S HOME	20020 BROADACRES AVENUE	CARSON	CA	90746 (310) 604-6010
191601735	110 Licensed	OLIVIA ISABEL MANOR	21515 SO. FIGUEROA STREET	CARSON	CA	90745 (310) 328-5116
198201170	4 Licensed	PEREZ FAM HOME	156 W. 234TH STREET	CARSON	CA	90745 (310) 834-5199
198201618	6 Licensed	PEREZ FAMILY HOME II	332 NEILSON STREET	CARSON	CA	90745 (310) 320-5430
198201947	6 Licensed	RENTERIA HOME	238 WEST 231ST STREET	CARSON	CA	90745 (310) 835-3082
191601383	6 Licensed	ROSEWOOD ADULT RESIDENTIAL FACILITY II	20009 ENSLOW DRIVE	CARSON	CA	90746 (310) 537-1735
198600994	6 Licensed	RUTH'S HAVENS	314 EAST 237TH STREET	CARSON	CA	90745 (310) 816-2939
191600793	4 Licensed	SIMPSON FAMILY HOME	18430 COLTMAN AVE	CARSON	CA	90746 (310) 324-8973
191601391	6 Licensed	STEVENS ADULT HOME	1857 ABBOTTSON	CARSON	CA	90746 (310) 637-4344
191670135	6 Licensed	TAYLOR'S RESIDENTIAL CARE	1037 EAST GLADWICK	CARSON	CA	90746 (310) 638-8887
198601025	4 Licensed	TRINITY HOMES	17505 HARWICK COURT	CARSON	CA	90746 (310) 639-7777
191601557	6 Licensed	WITHERS ADULT RESIDENTIAL CARE HOME	17419 LYSANDER DRIVE	CARSON	CA	90746 (310) 635-5957
198202826	6 Licensed	WITHERS ADULT RESIDENTIAL FACILITY #1	841 EAST MEADBROOK STREET	CARSON	CA	90746 (310) 323-6895
198601296	4 Licensed/Pending	YEATIE'S ADULT RESIDENTIAL HOME	17700 EXA CT	CARSON	CA	90746 (323) 779-1842
198203822	6 Licensed	DIMONDALE ADOLESCENT CARE FACILITY	1632 DIMONDALE DRIVE	CARSON	CA	90746 (310) 764-5670
198200917	6 Licensed	HARBOR CITY CHILDREN'S FOUNDATION, INC.	24507 MARBELLA AVENUE	CARSON	CA	90745 (310) 834-1198
191604301	6 Licensed	OPTIMIST SOUTH BAY GROUP HOME	20209 TILLMAN AVE	CARSON	CA	90746 (310) 537-6028
198206127	6 Licensed	POSITIVE PATH YOUTH DEVELOPMENT CENTER	24825 NEPTUNE AVENUE	CARSON	CA	90745 (310) 847-7160
191600883	6 Licensed	T & T HOME FOR BOYS	19504 TILLMAN AVE.	CARSON	CA	90746 (310) 635-2469
191600783	6 Licensed	TURMONT HOME FOR BOYS	741 E. TURMONT ST.	CARSON	CA	90746 (310) 532-5606
198201940	4 Licensed	A & P GUEST HOME	1703 EAST ALBREDIA STREET	CARSON	CA	90745 (310) 872-3023
197607670	5 Licensed	A PARADISE ELDERLY HOME	178 WEST 231ST STREET	CARSON	CA	90745 (310) 876-6917
198601657	6 Pending	ALL HEARTS AND HANDS GUEST HOME	23518 NAFFA AVE	CARSON	CA	90745 (310) 835-5905
197608233	6 Licensed	AMAZING PARADISE HOME CARE	312 WEST 229TH STREET	CARSON	CA	90745 (310) 876-6917
198601641	14 Pending	BAYSIDE GUEST HOME, THE	138 W. 223RD ST.	CARSON	CA	90745 (310) 418-7938
197607844	4 Licensed	CAROLDALE HOME 2	23451 CAROLDALE AVENUE	CARSON	CA	90745 (310) 834-2106
197800100	6 Licensed	CARSON GUEST HOME	22418 CATSKILL AVENUE	CARSON	CA	90745 (310) 834-3144
198204950	230 Licensed	CARSON SENIOR ASSISTED LIVING	345 EAST CARSON STREET	CARSON	CA	90745 (310) 830-4010
197606934	6 Licensed	CELEBRITY CARE HOME	233 W. 234TH STREET	CARSON	CA	90745 (310) 830-8366
197608262	6 Pending	FAMILY CARE MANOR II	211 E. CLARION DRIVE	CARSON	CA	90745 (310) 480-6651
198601567	6 Pending	GD HOMES 2	23451 CAROLDALE AVE	CARSON	CA	90745 (310) 422-9263
197606345	6 Licensed	HARMONY HOME CARE	1318 215TH ST	CARSON	CA	90745 (310) 549-0218
197607151	6 Licensed	HOME SWEET HOME ASSISTED LIVING	19304 COSLIN AVENUE	CARSON	CA	90746 (310) 869-8009
197606884	6 Licensed	JOTAG HOME CARE	105 WEST 225 STREET	CARSON	CA	90745 (424) 477-5593
197607674	6 Licensed	M & L GUEST HOME	23071 ARCHIBALD AVE.	CARSON	CA	90745 (310) 834-1363
198204149	6 Licensed	PLEASANT GUEST HOME	23042 S. ARCHIBALD AVENUE	CARSON	CA	90745 (310) 549-0077
197607061	4 Licensed	SEACREST	110 E. 229TH PLACE	CARSON	CA	90745 (310) 549-1208
198205247	6 Licensed	SOUTH BAY RESIDENTIAL HOME	430 WEST 214TH STREET	CARSON	CA	90745 (310) 533-6068
197606350	6 Licensed	ST. ANTHONY'S CARE HOME	507 WEST 215TH STREET	CARSON	CA	90745 (310) 856-8244

Licensed Residential Care Facilities- City of Carson

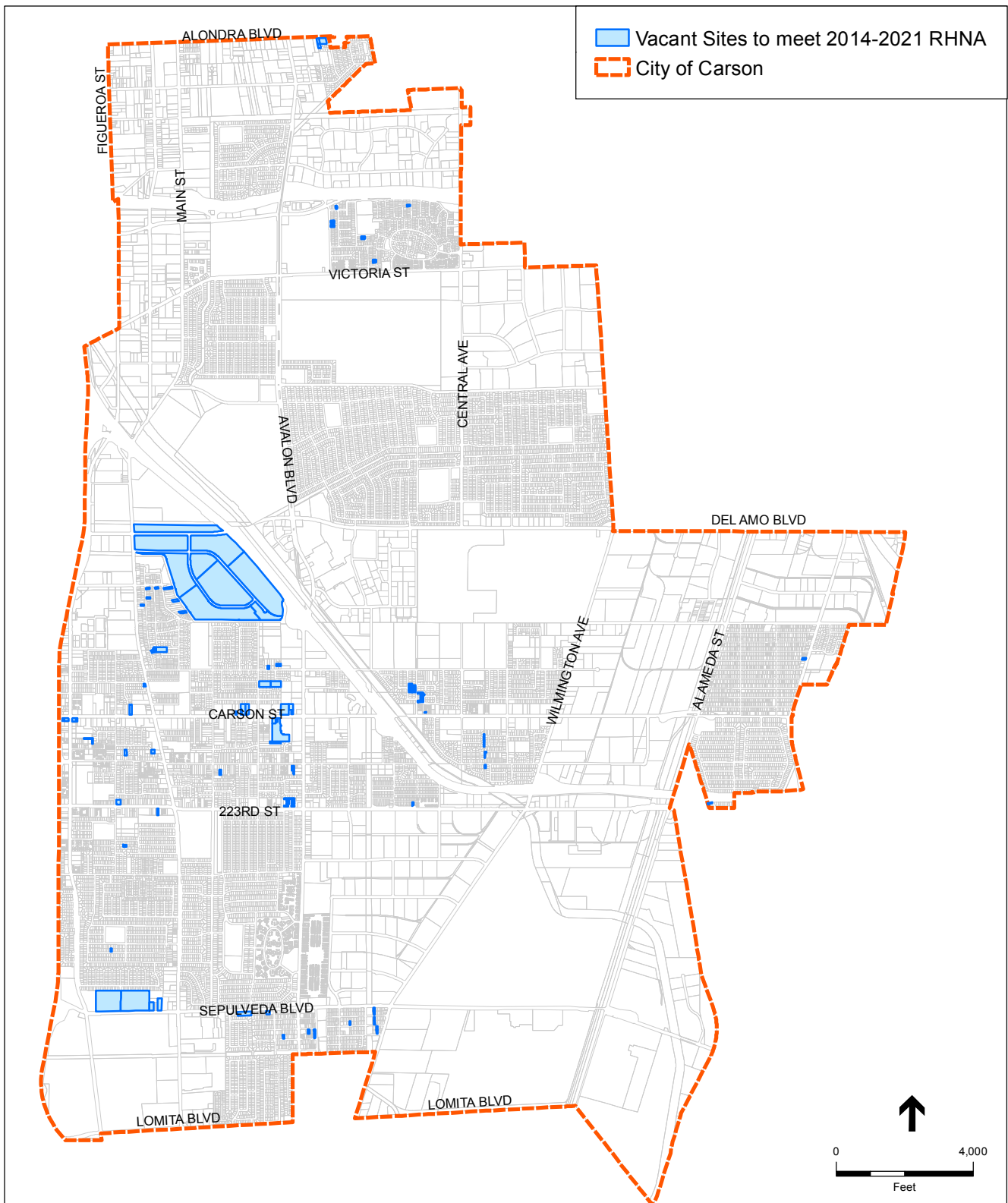
198204805	6 Licensed	ST. WILLIAMS GUEST HOME	22023 SOUTH CALLAHAN PLACE	CARSON	CA	90745 (310) 835-3991
198204659	6 Licensed	STAR CARE RESIDENTIAL	416 EAST 212TH ST.	CARSON	CA	90745 (310) 549-5381
198203590	6 Licensed	TRADITIONAL CARE MANOR	211 E. CLARION DRIVE	CARSON	CA	90745 (310) 518-7909
191601407	6 Licensed	VERGIE'S MANOR	553 E. 169TH STREET	CARSON	CA	90746 (310) 323-0676
198204584	6 Licensed	VILLA ANGELA RESIDENTIAL HOME	23528 FIGUEROA STREET	CARSON	CA	90745 (310) 918-1262
198201821	4 Licensed	SOUTH BAY FAMILY HOME	21821 ARCHIBALD AVENUE	CARSON	CA	90745 (310) 320-3630
198201300	6 Licensed	TRAVIS SMALL FAMILY HOME	19809 LEAPWOOD AVENUE	CARSON	CA	90746 (310) 538-3468
198201396	2 Licensed	UGALDE HOME	1458 EAST 215TH STREET	CARSON	CA	90745 (310) 952-0491



APPENDIX C

List of Vacant Sites Identified by Assessor Parcel Numbers - 2013







APN	Zone	General Plan Designation	Address	Acres	Gross Units
6140003028	CG	MD	742 ALONDRA BLVD	0.75	9
6140003056	CG	MD	NO ADDRESS	0.30	3
7336017013	ML-D_RS	LD	NO ADDRESS	0.11	1
7335010904	MU-CS	MU-R	NO ADDRESS	0.17	9
7335010907	MU-CS	MU-R	NO ADDRESS	4.48	246
7335011900	MU-CS	MU-R	616 E CARSON ST	0.48	26
7337011016	MU-CS	MU-R	NO ADDRESS	0.16	8
7337011900	MU-CS	MU-R	NO ADDRESS	1.70	93
7337011901	MU-CS	MU-R	NO ADDRESS	0.50	27
7343011020	MU-CS	MU-R	NO ADDRESS	0.44	24
7343019900	MU-CS	MU-R	21704 FIGUEROA ST	0.27	14
7343019901	MU-CS	MU-R	526 W CARSON ST	0.12	6
7343020902	MU-CS	MU-R	600 W CARSON ST	0.26	14
7343020903	MU-CS	MU-R	610 W CARSON ST	0.13	7
7406002039	MU-SB	MU-R	NO ADDRESS	1.05	36
7406013003	MU-SB	MU-R	440 E SEPULVEDA BLVD	0.22	7
7327011900	OS	LD	NO ADDRESS	0.09	1
7327011905	OS	LD	NO ADDRESS	0.10	1
7327011906	OS	LD	NO ADDRESS	0.10	1
7327011907	OS	LD	NO ADDRESS	0.10	1
7327011908	OS	LD	NO ADDRESS	0.09	1
7327011909	OS	LD	NO ADDRESS	0.10	1
7327011910	OS	LD	NO ADDRESS	0.11	1
7327011911	OS	LD	NO ADDRESS	0.11	1
7317001030	RA	LD	NO ADDRESS	0.11	1
7330007906	RA	LD	NO ADDRESS	10.26	89
7330008902	RA	LD	NO ADDRESS	11.18	97
7330009903	RA	LD	NO ADDRESS	0.94	8
7330009913	RA	LD	NO ADDRESS	0.66	5
7337009033	RA	LD	21414 GRACE AVE	0.46	11
7337009035	RA	LD	NO ADDRESS	1.09	9
7343015010	RM-12-D	LD	125 W 219TH PL	0.25	3
7343016087	RM-12-D	MD	235 W 220TH ST	0.25	3
7341014025	RM-18-D	HD	NO ADDRESS	0.19	3
7341012011	RM-25-D	HD	279 W 223RD ST	0.38	9
7335021021	RM-8-D	MD	NO ADDRESS	0.21	1
7337002009	RM-8-D	LD	NO ADDRESS	0.12	1

6140003057	RS	LD	NO ADDRESS	0.21	1
7319012011	RS	LD	NO ADDRESS	0.10	1
7319019011	RS	LD	17707 EXA CT	0.12	1
7319019012	RS	LD	17701 EXA CT	0.12	1
7319021018	RS	LD	NO ADDRESS	0.11	1
7319021019	RS	LD	NO ADDRESS	0.11	1
7319027031	RS	LD	NO ADDRESS	0.10	1
7319027032	RS		17610 RAINSBURY AVE.	0.10	1
7319031002	RS	LD	NO ADDRESS	0.10	1
7319031008	RS	LD	NO ADDRESS	0.10	1
7319031009	RS		17544 RAINSBURY AVE.	0.10	1
7327008053	RS	LD	21431 S PERRY ST.	0.12	1
7327008054	RS	LD	21427 S PERRY ST.	0.12	1
7327008055	RS	LD	21419 S PERRY ST.	0.13	1
7327008056	RS	LD	21415 S PERRY ST.	0.12	1
7327008072	RS	LD	21336 ALVAR PL.	0.12	1
7327008073	RS	LD	21340 ALVAR PL.	0.12	1
7327008074	RS	LD	21344 ALVAR PL.	0.13	1
7327008075	RS	LD	21348 ALVAR PL.	0.12	1
7327008076	RS	LD	21352 ALVAR PL.	0.12	1
7328007033	RS	LD	NO ADDRESS	0.11	1
7328007034	RS	LD	NO ADDRESS	0.10	1
7328009029	RS	LD	NO ADDRESS	0.09	1
7328010001	RS	LD	NO ADDRESS	0.10	1
7330014008	RS	LD	339 W 234TH PL	0.11	1
7332012045	RS	LD	NO ADDRESS	0.09	1
7334003021	RS	LD	21135 1/2 BOLSA ST	0.96	8
7334003903	RS	LD	NO ADDRESS	0.14	1
7336019002	RS	LD	NO ADDRESS	0.10	1
7336019009	RS	LD	20832 SHEARER AVE.	0.10	1
7336020002	RS	LD	NO ADDRESS	0.09	1
7336022029	RS	LD	NO ADDRESS	0.28	2
7336022035	RS	LD	NO ADDRESS	0.23	1
7336022075	RS	LD	20808 JAMISON AVE	0.29	2
7341022027	RS	LD	NO ADDRESS	0.15	1
7343010032	RS	LD	NO ADDRESS	0.12	1
7343021035	RS	LD	NO ADDRESS	0.23	2
7404001006	RS	LD	NO ADDRESS	0.09	1
7404001027	RS	LD	NO ADDRESS	0.10	1
7404002006	RS	LD	NO ADDRESS	0.10	1
7404002019	RS	LD	NO ADDRESS	0.10	1

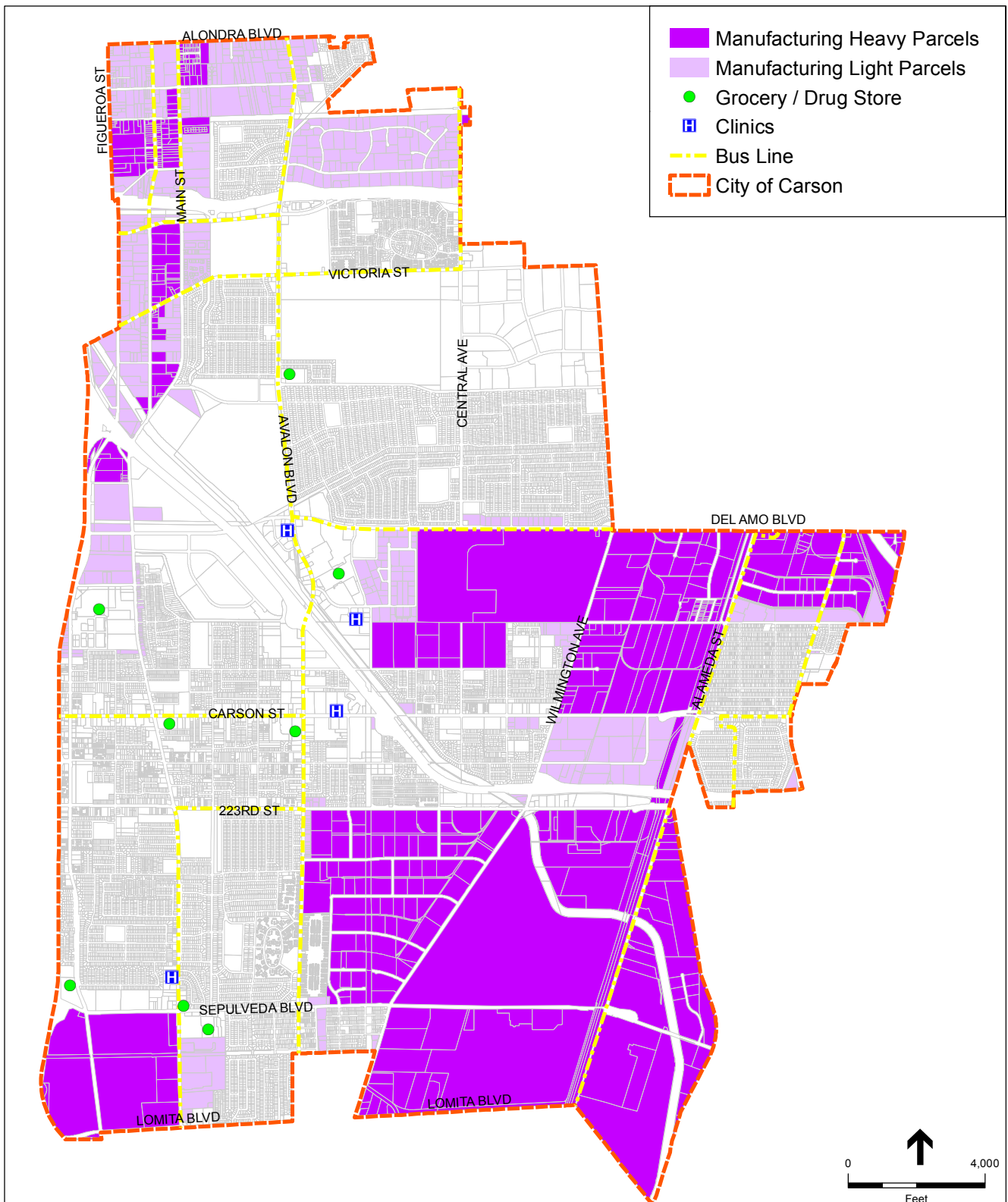
7404003008	RS	LD	NO ADDRESS	0.10	1
7404003015	RS	LD	NO ADDRESS	0.10	1
7404007028	RS	LD	831 E PACIFIC ST	0.10	1
7404015070	RS	LD	624 E PACIFIC ST	0.15	1
7404015905	RS	LD	NO ADDRESS	0.14	1
7404015907	RS	LD	NO ADDRESS	0.14	1
7406016089	RS	LD	NO ADDRESS	0.14	1
					836
7336010013	SP-10		20330 S Main St	11.72	1,550 (Boulevards at South Bay Specific Plan)
7336010014	SP-10	MU-R	NO ADDRESS	15.13	
7336010015	SP-10	MU-R	NO ADDRESS	18.69	
7336010016	SP-10	MU-R	NO ADDRESS	28.17	
7336010017	SP-10	MU-R	NO ADDRESS	27.34	
7336010018	SP-10	MU-R	NO ADDRESS	8.84	
7336010019	SP-10	MU-R	NO ADDRESS	16.33	
7336010020	SP-10	MU-R	NO ADDRESS	23.76	
7336010021	SP-10	MU-R	NO ADDRESS	4.47	
				TOTAL GROSS UNITS	2386



APPENDIX D

Manufacturing Light (ML) and Manufacturing Heavy (MH) Zone Districts







APPENDIX E

Boulevards At South Bay Specific Plan



APPENDIX F

Preservation of Assisted Housing At Risk Of Conversion Analysis

As required by Government Code Section 65583, the City must analyze the extent to which low income, multi-family rental units are at risk of becoming market rate housing, and if necessary, develop programs to preserve or replace these assisted housing units. The multi-family units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonus.

Low income multi-family housing is considered to be at risk if it is eligible to convert to non-low income housing due to: (1) the termination of a rental subsidy contract; (2) mortgage repayment; or (3) the expiration of affordability restrictions.

For the current planning period 2014-2021, there are two housing developments at-risk of converting to market rate, the Carson Gardens Retirement Apartments and the Grace Manor Apartments. An additional two developments are also at-risk of converting to market rate between the period 2021-2024, El Camino Village Senior Complex and Avalon Courtyard Senior Project. Provided below is an analysis and estimate of the costs of replacement and preservation of the above-identified units that are at risk of conversion to market rate units if annual contract renewals are not approved by HUD.

This section will address:

- An identification of assisted housing units that are at-risk of converting to market rate housing,
- An analysis of the costs of preserving and/or replacing these units,
- Resources that could be used to preserve at-risk units, and
- Program efforts for preservation of at-risk housing units.

Identification of At-Risk Units

Within the City of Carson there are several low- to moderate-income housing projects that have existing affordability controls listed in Table 27. Identified below are four developments that would be at-risk of converting to market rate in the next ten years (2014-2024) if annual contracts are not renewed or extended.

Table F-1 Potential At-Risk Units								
Project Name	Addresses	Types of Project-Based Govt. Assistance	Earliest Potential Conversion Dates	Total Number Units in Project	Number of Units Subject to Conversion	Tenant	Number of Bedrooms	Reported Condition
Carson	21811	HUD 221 D4	Applying for	101	100	Senior	1 & 2	Good

Gardens Retirement Apartments	S. Main St. Carson, CA 90745		a 5-year extension on 10/09					
Grace Manor Apartments	223 rd & Grace Carson, CA 90745	HUD Section 236	7 units are market rate & 30 units are Section 8 vouchers	38	30	Family	1,2, & 3	Very Good
El Camino Village Senior Complex	21735 So. Main St. Carson, CA 90745	Housing Authority Funds	2022	45	44	Senior	1	Poor
Avalon Courtyard Senior Project	22121 So. Avalon Blvd. Carson, CA 90745	Low Income Housing Tax Credits/Agency Set-Aside	2024	92	91	Senior	1	Very Good

Cost of Preservation of Units

While there are many options to preserving units including providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency or providing local subsidies to offset the difference between the affordable and market rate units, the strategy considered below is to provide a local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.

Table F-2 2013 Fair Market Rents	
Size of Unit	Fair Market Rent
0-bedroom	\$911
1-bedroom	\$1,101
2-bedroom	\$1,421
3-bedroom	\$1,921
4-bedroom	\$2,140
Source: HUD, 2009	

Table F-3 Estimated Monthly Subsidy to Preserve "At-Risk" Units						
Unit Size	Monthly Rents		Number of Units	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents¹	Market Rate²				
Studio	\$911	-	0	\$0	\$0	\$0
1-bedroom	\$1,101	\$1,150	245	\$49	\$12,005	\$144,060

2-bedroom	\$1,421	\$1,700	10	\$279	\$2,790	\$33,480
3-bedroom	\$1,921	\$2,010	10	\$89	\$890	\$10,680
4-bedroom	\$2,140	-	0	\$0	\$0	\$0
TOTAL						\$188,220
Notes						
¹ HUD Fair Market Rents, 2013						
² Carson Rental Survey						
Source: HUD Fair Market Rents 2013, Carson Rental Survey						

Cost of Replacement of Units

The City of Carson can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are apartments with parking provided on-site, concrete block with steel frame. Square footage estimates are based on estimated size of units to be replaced and assuming housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis.

Table F-4 Replacement Cost by Unit Type			
Unit Size	Cost per Square Foot¹	Average Square Foot/Unit²	Replacement Cost per Unit³
Studio	\$220	-	-
1-bedroom	\$220	584	\$158,480
2-bedroom	\$220	780	\$201,600
3-bedroom	\$220	1,010	\$252,200
4-bedroom	\$220	-	-
Notes			
¹ Based on prevailing market conditions. Units assumed as apartments with on-site parking; concrete block and steel frame.			
² Based on estimated size of units to be replaced.			
³ Includes construction costs, financing, and land acquisition costs of \$30,000 per unit.			
Source: Saylor Publications, Inc. www.saylor.com , 2009			

Table F-5 Replacement Cost of "At-Risk" Units¹			
Unit Size	Replacement Cost per Unit	Number of Units	Total Replacement Costs
Studio	-	0	\$0
1-bedroom	\$158,480	245	\$38,827,600
2-bedroom	\$201,600	10	\$2,016,000
3-bedroom	\$252,200	10	\$2,522,000
4-bedroom	-	0	\$0
Notes			
¹ Based on prevailing market conditions. Units assumed as apartments with on-site parking; concrete block and steel frame. Includes construction costs, financing, and land acquisition costs of \$30,000 per unit.			
Source: Willdan			

Resources to Preserve At-Risk Units

The high costs of developing and preserving housing, along with limitations on both the amount and uses of funds, necessitates that a variety of funding sources may be required to preserve or replace affordable housing units. The Housing Resources section of the housing element describes in detail the two primary local funding sources for housing currently used in the City of Carson including Carson Housing Authority Funds and City CDBG funds. Both of these sources could potentially be used to assist in the support and development of affordable housing. Table 38 provides a complete list of funding programs divided into funding categories including federal, state, county, and private resources that could be used for: acquisition, rehabilitation, home buyer assistance, refinancing, rental assistance, and new construction. Adapted from Table 38 is a listing of funding programs that could be used for new construction.

- State and Federal Home Investment Partnership Act (HOME) Funds
- Section 202 Supportive Housing for the Elderly
- Section 207 Multifamily Rental Housing
- Section 207 Manufactured Home Parks
- Section 213 Cooperative Housing
- Section 811 Supportive Housing for Persons with Disabilities
- Low Income Housing Tax Credit (LIHTC)
- California Housing Finance Agency (CHFA) Multiple Rental Housing Program
- Redevelopment Housing Fund
- Tax Exempt Housing Revenue Bond
- California Community Reinvestment Corporation
- Federal Home Loan Bank Affordable Housing Program

Program to Preserve At-Risk Units

The City has established a program to monitor affordable housing units assisted by the Redevelopment Agency that are at risk of converting to market rate. This program will be expanded to serve as an early warning system to monitor all at risk units in the City. Owners of such units will be contacted to assess the owner's intent to prepay a federally-assisted mortgage or to renew or opt out of project-based Section 8 contracts. The owners will be encouraged to consider renewal of HUD Section 8 contracts. Owners who want to opt out of a Section 8 contract, prepay a HUD subsidized mortgage or sell their property upon the expiration of the rental subsidy will be encouraged to provide 18-24 months advance notice to tenants. Through the program, tenants will be informed of the potential conversion of their units to market rate, and they will be educated on the potential tenant purchase of units.

Non-Profit Resources Available for Preservation of Units

The following non-profit corporations are potential organizations with the experience and capacity to assist in preserving at-risk units:

- Los Angeles Center for Affordable Tenant Housing
- BUILD Leadership Development Inc.
- Century Housing Corporation
- Century Pacific Equity Corporation
- Community Partnership Development Corporation
- DML & Associates Foundation
- East Los Angeles Community Corporation
- Foundation for Quality Housing Opportunities Inc.
- Housing Authority of the City of Los Angeles
- Housing Corporation of America
- Jamboree Housing Corporation
- Keller & Company
- Los Angeles Housing Partnership Inc.
- Los Angeles Low Income Housing Corporation (LALIH)
- National Community Renaissance
- Neighborhood Housing Services of the Inland Empire Inc.
- Nexus for Affordable Housing
- Orange Housing Development Corporation
- Southern California Housing Development Corporation
- Southern California Presbyterian Homes
- The East Los Angeles Community Union (TELACU)

