

LAHSA is an independent joint powers authority created by the City of Los Angeles and Los Angeles County for the purpose of planning, coordinating, and managing resources for homeless programs. LAHSA is the lead agency for developing the HUD-funded 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. Throughout the COVID-19 public health emergency LAHSA has worked with key partners to establish and facilitate the “Project Roomkey” effort. Project Roomkey was a coordinated countywide effort to secure hotel and motel rooms for people experiencing homelessness who are at a high-risk for hospitalization. LAHSA has since transitioned to the COVID-19 Recovery Plan, which promotes efforts to move people experiencing homelessness from emergency shelters to long-term housing solutions. The effort is supported by the statewide Project Homekey, which is focused on permanent housing. ~~The City has one active Homekey site – the 136-unit Hampton Inn at 767 E. Albertoni Street in the City, which Los Angeles County has been in negotiations with the property owner for acquisition and conversion to permanent supportive housing, as explained in more detail under Program 13. There are no Project Homekey sites currently located in Carson, and the city is generally hotel poor.~~

Parallel to LAHSA’s efforts and responsibilities as the lead agency in the county’s CoC, the Los Angeles County Board of Supervisors launched the Homeless Initiative in 2015. The Initiative identified key strategies to prevent and reduce homelessness in the county and received funding for those strategies with the passage of Measure H in 2017. Through coordination with a number of county departments, cities (including Carson), public agencies, and community partners and stakeholders, the Initiative identified 48 strategies to combat homelessness. These were condensed into the following six areas:

1. Prevent homelessness.
2. Subsidize housing.
3. Increase income.
4. Provide case management and services.
5. Create a coordinated care system.
6. Increase affordable/homeless housing.

The City obtained a planning grant from the county in 2017 to develop a comprehensive homelessness plan with the services of Shelter Partnership, Inc. In addition, the City has partnered with the South Bay Cities Council of Governments and the South Bay Coalition to End Homelessness on an application to the United Way of Los Angeles’ Home for Good program.

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.

Table 4-1: Standards for Density and Development Intensity

<i>Land Use Designation</i>	<i>Base Density/Intensity¹</i>		<i>Maximum Increase in Residential Density/FAR with Additional Active Commercial Use/Community Benefits³</i>
	<i>Base Residential Density²</i>	<i>Floor Area Ratio (FAR; for all uses combined, including residential and non-residential)⁴</i>	
Residential			
Low Density	up to 10	up to 0.55	-
<u>Low Medium Mix</u>	<u>up to 18</u>	<u>None specified</u>	<u>-</u>
Medium Density	10 to 18	None specified	20%
High Density	18 to 30 (18 to 40 for sites larger than two acres)	None specified	40%
Mixed Use			
Downtown Mixed Use	40 to 65	up to 1.75 (minimum 0.2 active commercial frontage required) ⁴	40%
Corridor Mixed Use	up to 40	up to 1.0 (minimum 0.2 active commercial frontage required) ⁴	15%
Business Residential Mixed Use	up to 30 <u>50</u>	up to 0.75 ^{4,6}	60%
Flex District	up to 40	up to 0.75 ^{4,6}	60%

1. State-mandated density bonuses for affordable housing are in addition to densities otherwise permitted. The bonuses would be applied to the base density/intensity for the land use classification.

2. Density is measured in housing units per net acre of site area.

3. Method for determining additional commercial space/community benefits bonus to be established in the Carson Municipal Code. Bonus would apply to base density/FAR.

4. Building area devoted to active commercial uses at the ground level is exempt from FAR calculations.

5. Residential density increase of up to 15 units per acre available for active commercial uses.

6. No maximum FAR for residential-only projects. 0.75 FAR for non-residential only or 1.0 for residential and non-residential combined projects.

Source: ~~City of Carson~~ 2040, *Land-use Classifications*

EXISTING DEVELOPMENT REGULATIONS

Article IX, Planning and Zoning, of the Carson Municipal Code includes a variety of development regulations, most of which affect the type, availability, location, and cost of housing. These include Chapter 1, Zoning; Chapter 2, Subdivision Regulations; Chapter 3, Standards and Criteria for Residential Condominiums; and Chapter 4, Density Bonus Provisions for Residential Units. All of these regulations must be consistent with the General Plan and proposed revisions to the Housing Element. Government Code 65583 (c)(1)(A) states that rezoning for jurisdictions with an eight-year housing planning period must be completed "no later than three years after either the date the housing element is adopted ...or 90 days after receipt of comments from the department, whichever is earlier." The Zoning Ordinance update is already underway and is anticipated to be completed well before the statutory deadline.

Furthermore, the General Plan proposes a significant increase in permitted building heights in the Downtown and Business Residential Mixed Use designations area of the city, from 45 feet to 55 feet at base, with potential further increases for projects providing community benefits, as shown in Table 4-3 below. These base line heights would not constrain the ability to achieve maximum densities (without exceptions). For example, the six-story maximum in the Downtown Mixed Use designation, which has a base maximum FAR of 1.75, would correspond to 381 du/ac (calculated for dwelling unit size of 1,000 square feet) – well beyond the maximum base density of 65 du/ac for the designation (see Table 4-1). Additionally, the forthcoming update to the Zoning Ordinance will help reduce constraints that were voiced as a concern during stakeholder outreach by revising open space requirements, such as by creating uniformity between rental and condominium standards and allowing greater flexibility in use of common open space to meet requirements (see Program 5).

Table 4-3: General Plan Update Preliminary Range of Building Heights (range of building heights are (fFor illustrative purposes only))

<i>Preliminary Range of Building Heights^{1,2}</i>		
<i>Land Use Classification</i>	<i>Base Building Heights</i>	<i>Heights with inclusion of Additional Active Commercial Space/Community Benefits</i>
Residential		
Low Density	20 feet, 2 stories	N/A
Medium Density	30 feet, 2-3 stories	N/A
High Density	40 feet, 4 stories	60 feet, 6 stories
General Commercial District	40 feet, 1-3 stories	N/A
Mixed Use		
Downtown Mixed Use	65 feet, 6 stories	85 feet, 7-8 stories
Corridor Mixed Use	45 feet, 4 stories	65 feet, 6 stories
Business Residential Mixed Use	55 feet, 4-5 stories	65 feet, 6 stories (with up to 85 feet (7 or 8 stories) in portions of Shell site at least 500 feet away from adjacent residential uses)
Flex District	Industrial buildings: 55 feet, 2-5 stories Office and hotel buildings: 80 feet, 7 stories	Industrial buildings: None Office and hotel buildings: Between 100-140 feet, 10-14 stories depending on use
Industrial		
Light Industrial	45 feet, 1-2 stories	N/A
Heavy Industrial	Varies and specified in Zoning Code	N/A

1. Building height and story information shown here is for illustrative purposes; actual allowable maximum heights are established in the Carson Zoning Code and may be higher or lower than shown in this table.

Table 4-6: Housing Types Currently Permitted

<i>Housing Types Permitted</i>	<i>Residential Zones</i>			<i>Mixed Use Zones</i>		<i>Commercial Zones</i>		
	<i>RA</i>	<i>RS</i>	<i>RM</i>	<i>MU-CS</i>	<i>MU-SB</i>	<i>CN</i>	<i>CR</i>	<i>CG</i>
Single-Family	X	X	X					
<u>Duplex¹</u>		X						
Multifamily			C	C	C	C	C	C
Condominiums			C	C	C	C	C	C
Second Units		X						
Mobile Home Parks	C	C	C	C		C	C	C
Live/Work				C	C			
Single Room Occupancy (SRO)			X	X	X			
Residential Community Care Facility ¹			C	C	C			C
Small Family Home Community Care Facility ²	X	X	X					
Emergency Shelters	Emergency shelters are permitted in the “ML” (Manufacturing Light) zone and “MH” (Manufacturing Heavy) zone; provided, that all of the requirements and development standards set forth below are satisfied. Any emergency shelter with a capacity greater than thirty (30) occupants shall also be subject to the approval of a conditional use permit.							
Supportive Housing	X	X	X	X	X			
Transitional Housing	X	X	X	X	X			
Boarding and Rooming Houses			C					C

X – Indicates automatically permitted use, or automatically permitted use subject to district requirements.

C – Indicates permitted use upon approval of a Conditional Use Permit.

1. Any attached single-unit or two-unit development pursuant to Government Code 65852.21.

2. Any family home, group care facility or similar facility for twenty-four (24) hour a day nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual (California Health and Safety Code, Section 1502(a)). Small Family Home Community Care Facilities are included in this definition.

3. A residential community care facility which is the family residence of the licensee in which care and supervision are provided for not more than six (6) persons, exclusive of members of the licensee’s family.

Source: City of Carson, Carson Municipal Code Sections 9121.1 Uses Permitted and 9131.1 Uses Permitted

The Zoning Ordinance update that is underway as of 2022 will permit a broader array of housing types in different districts, including SROs in greater number of zones and permit multifamily residential as of right in all higher density zones. Table 4-7 shows the proposed changes.

Table 4-7: Proposed Housing Types

<i>Housing Types Permitted</i>	<i>Residential Zones</i>				<i>Mixed Use Zones</i>			<i>Commercial Zones</i>		
	<i>LDR</i> <i>Low Density Residential</i>	<i>LMX</i> <i>Low Medium Density Mix</i>	<i>MDR</i> <i>Medium Density Residential</i>	<i>HDR</i> <i>High Density Residential</i>	<i>DMX</i> <i>Downtown Mixed Use</i>	<i>CMX</i> <i>Corridor Mixed Use</i>	<i>BRMX</i> <i>Business Residential Mixed Use</i>	<i>CN</i> <i>Commercial Neighborhood</i>	<i>CR</i> <i>Commercial Regional</i>	<i>CG</i> <i>Commercial General</i>
Single-Family	X	X	X							
Duplex ¹	X	X								
Multifamily			X	X	X	X		C	C	C
Mobile Home Parks ²	X	C	C					C	C	C
Live/Work					C	C	X			
Single Room Occupancy (SRO)			X	X	X	X	X			
Residential Community Care Facility-General ³				C	C	C	C	C	C	C
Residential Community Care Facility-Limited ⁴	X	X	X	X						
Emergency Shelters	Emergency shelters are permitted in the “IL” (Industrial Light) zone and “IH” (Industrial Heavy) zone; provided, that all of the requirements and development standards set forth below are satisfied. Any emergency shelter with a capacity greater than thirty (30) occupants shall also be subject to the approval of a conditional use permit.									
Supportive Housing	X	X	X	X	X	X	X	X	X	X
Transitional Housing	X	X	X	X	X	X	X	X	X	X
Boarding and Rooming Houses				C	C	C	C	C	C	C

X – Indicates automatically permitted use, or automatically permitted use subject to district requirements.

C – Indicates permitted use upon approval of a Conditional Use Permit.

1. Any attached single-unit or two-unit development pursuant to Government Code 65852.21.

2. Mobile Home Parks also permitted by right on sites zoned Mobile Home Park-Overlay.

3. Any family home, group care facility or similar facility for twenty-four (24) hour a day nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual (California Health and Safety Code, Section 1502(a)).

4. A residential community care facility in which care and supervision are provided for not more than six (6) persons excluding caregiver.

- City- and Other Publicly-Owned Land – Efforts to connect developers with land will be ongoing 2021-2029 on an annual basis; amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan (March/April 2023)
- Development at the City-owned site at District at South Bay – Seek project entitlement and construction within three years of Housing Element adoption. If entitlements are not received to develop the District at South Bay site, revise the RFP within one year of adoption.
- Affordable Homeownership – Outreach and education ongoing 2021-2029; MCC Program available on an annual basis
- Inclusionary Housing and Commercial & Industrial Development/Housing Linkage Fee Study – The study will be completed within two years after adoption of the General Plan update
- Undertake a mid-cycle (2025) comprehensive review to monitor progress and take corrective actions (e.g., seeking additional sites, increasing capacity) as needed.

Objectives:

- Identify financing mechanisms that can facilitate the development of new affordable housing.
- Identify suitable sites for housing development and encourage development on those sites.
- Facilitate the development of 1,250 new housing units on City-owned sites by 2029 – including at least 445 units affordable to lower-income households and 805 units affordable to moderate-income households (including the District at South Bay site).
- Sustain affordable home ownership opportunities in the City of Carson.
- Explore feasibility of inclusionary housing and commercial and/or industrial development/housing linkage fee.

PROGRAM 5: ZONING ORDINANCE UPDATE

The City’s Planning and Zoning Code contains standards and other provisions for residential developments in the city. The Code is undergoing a comprehensive update to reflect the 2040 General Plan, which is being updated in parallel with this Housing Element. In addition to implementing the new General Plan, the Zoning Code update will also help to overcome several governmental constraints to development in Carson, as discussed in Chapter 4 of this element. Amendments to facilitate housing production would include:

- **Multifamily Development Standards** – The City currently (2021) requires a Conditional Use Permit (CUP) for all multifamily development, including residential condominiums. Pursuant to recent changes in State law, as codified in Government Code Section 65583, the City shall permit by right development of multifamily, transitional, and supportive housing in all zones where multifamily housing is permitted in the General Plan – including the RM, MU-CS, and MU-SB zones as well as the MUR overlay.
- **Residential Condominiums** – The City currently maintains development standards for residential condominiums in Article IX, Chapter 3 of the Carson Municipal Code which differ from the standards required for other types of multifamily development. The City will simplify its zoning standards and ensure equivalent standards for multifamily developments during the update to the

Planning and Zoning Code following adoption of the 2040 General Plan. However, the City maintains a valid interest in regulating and placing restrictions on condominium conversions. Currently, the City provides density bonus incentives for such conversions pursuant to Section 9404 of the Planning and Zoning Code. The City will explore the adoption of a separate ordinance that regulates condominium conversions, including potential requirements like the approval of a CUP.

- **Parking Standards Review** – The City will undertake a ~~review-revision~~ of its parking regulations to ensure no undue constraints to development exist, and adopt parking regulations as part of the Zoning Ordinance update. In particular, the City shall consider reducing minimum parking standards in the Planning and Zoning Code, where necessary, to appropriately match future development patterns in Carson. Amendments to parking standards could include those related to smaller residential units and, mixed-use developments, and ~~developments-elimination of parking minimums for residential uses in~~ proximity to transit consistent with AB 2011. Current parking standards require two spaces for each multifamily unit, with additional guest spaces based on the number of bedrooms. Multifamily units within a Mixed-Use (MU) District require one covered space for every studio and two covered spaces for each unit with one or more bedrooms. Appropriate parking standards may include a reduction to one space for studio and one-bedroom units, and 1.5 spaces for two-bedroom units, as well as allowing tandem parking where the spaces are for a single unit. Other considerations may include centralized off-site parking in downtown areas and in-lieu fees for parking, which can be used to improve transit, expand bike parking or carshare opportunities, and enhance walkability to help meet neighborhood market goals (Program 17) and increase access to opportunity.
- **Zoning Appropriate for Affordable Projects** – The City will rezone sites identified in the housing sites inventory to permit anticipated allowable densities per the General Plan update. These zones will include appropriate development standards to facilitate maximum allowable densities and promote development outlined in the Housing Element. As the City is undertaking a comprehensive Zoning Code update following adoption of the General Plan, many of the proposed sites will be rezoned to allow higher densities, as outlined in the Housing Element and the Draft General Plan. Further, the City will ensure compliance with all by-right requirements provided in Government Code Section 65583.2, subdivisions (h) and (i). This will permit sites identified in prior Housing Element cycles to develop with at least 30 dwelling units per acre, although the vast majority of the housing sites would have General Plan densities higher than that. Housing developments that include 20 percent or more of its units affordable to lower-income households will be permitted to develop by right, with exclusively residential uses.
- Zoning for Non-Vacant Sites – If current development standards prevent maximum densities (plus sState density bonus law) from being achieved on any given site in the inventory, the City will revise those development standards to ensure that maximum densities can be achieved.
- Zoning for Variety of Housing Types – As part of the Zoning Ordinance update, the City will promote a greater variety of housing types, including removing conditional use permit requirement for multifamily uses, allow duplexes in single-family zones (as required by SB 9), and allow SROs in a greater number of zones, as illustrated in Table 4-7.
- Housing Opportunities in High Resource Areas – The City will provide increased housing opportunities to promote “missing middle” and student housing, and in addition to greater diversity of housing diversity in high-resource areas of Carson, which are clustered in two areas of the City – in north Carson, largely around California State University Dominguez Hills, and in the southwestern section of the city along E. Sepulveda Boulevard and Main Street. These tracts are

currently (2022) exclusively zoned Single Family, with minimum 5,000 s.f. lot size (corresponding to density of approximately eight units per net acre). The higher opportunity tract south of California State Dominguez Hills comprises almost 5900 acres with about 3,000 single family homes with no vacant lots, almost all on lots ranging in size from 5,000 to 6,000 s.f., typically with 50% percent ground coverage with homes in the middle of the lots, rendering them infeasible for SB 9 lot splits (not able to achieve lots at least 40% percent size of the original).








The City will zone these areas (see Figure 6-1) with a new LMX (Low Medium Mix) Residential designation with several features to promote higher densities:

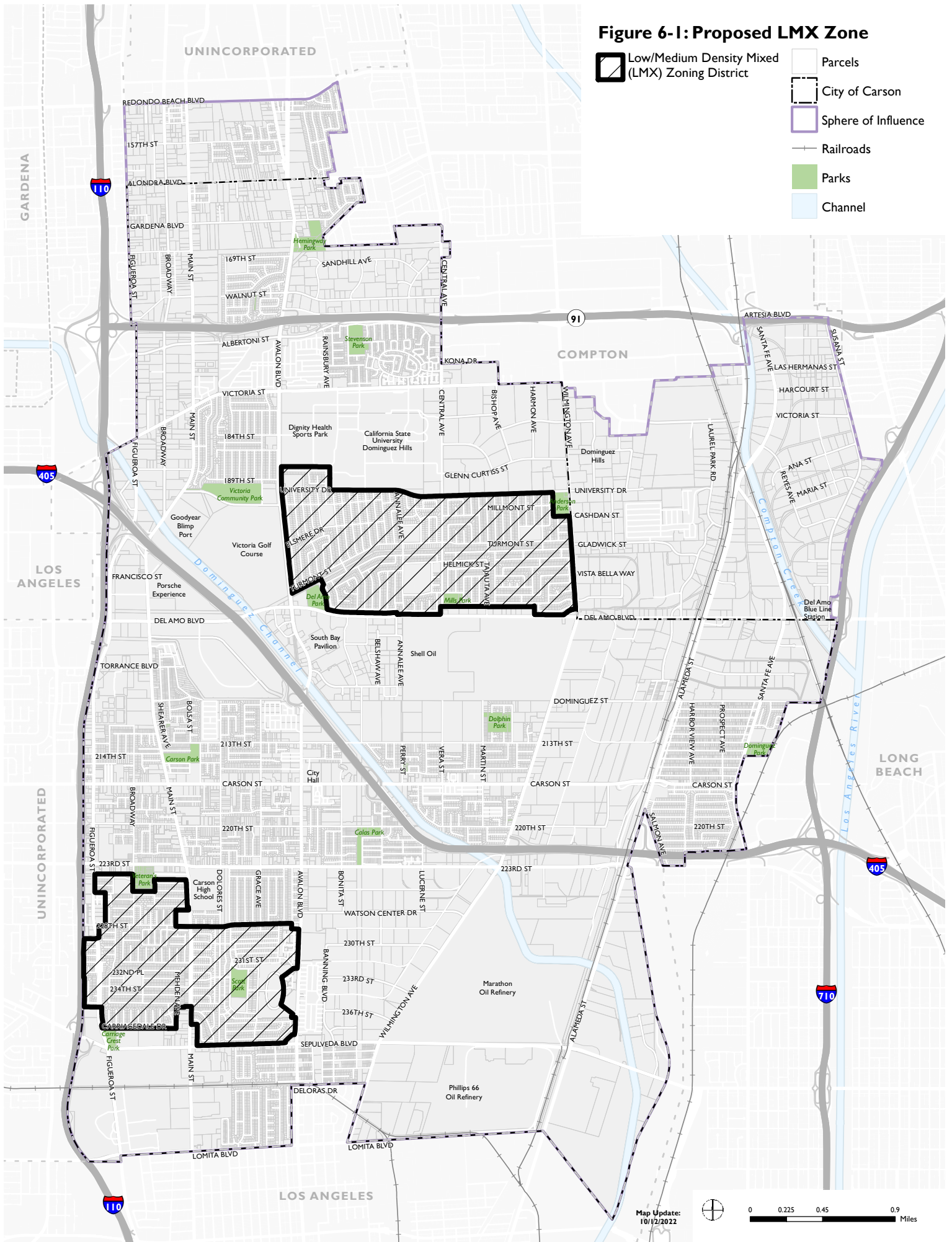
- Provide information to property owners about how the provisions of SB 9 (already adopted by the City) can also be used to subdivide existing single-family dwellings into duplexes;
- Increase maximum densities to 18 units per acre (compared to 8 units per acre presently) for lots larger than 15,000 s.f. to foster bungalow or cottage-court style development, with corresponding development standards to ensure their viability. Thus, for example, on a half-acre lot, nine housing units would be permitted;
- Encourage small units (small studios/1-bedroom units/micro units smaller than 600 s.f.) for student needs on lots larger than 10,000 s.f. by allowing them to be counted at half the density of larger units, and permitting small-plexes of up to six units (when the number of units are achievable through density) as of right on all sites larger than 10,000 s.f. Thus, for example, on a half-acre lot, 18 micro units would be developable (at 36 units per acre); and
- Opt in to SB 10 for the LMX zone to enable CEQA streamlining.

The City will incorporate the LMX zone revisions as part of the Zoning Ordinance update (to be completed by March/April 2023), with clear and objective standards for streamlined approval.

Open Space Standards Review – During community outreach for the Housing Element update, some developers portrayed the City’s residential private open space standards to be rigid and potentially excessive. Carson currently maintains separate private/common open space requirements for rental and condominium residential projects. Yet, a significant share of projects is designed to condominium standards to avoid construction defect liability lawsuits because many rental projects are designed to be converted to condominiums following an initial period as rentals. While the City’s rental project open space requirements compare favorably overall with those of peer jurisdictions (e.g., Long Beach’s per unit open space requirements are higher), the condominium standards include more potential constraints. For example, a certain site area percentage is required to be open space, some of the open space requirements cannot be met through common open space, and deviations require Planning Commission approval. The City will undertake a review and amendments to multifamily open space requirements to achieve the following:

Figure 6-1: Proposed LMX Zone

-  Low/Medium Density Mixed (LMX) Zoning District
-  Parcels
-  City of Carson
-  Sphere of Influence
-  Railroads
-  Parks
-  Channel



Map Update:
10/12/2022



0 0.225 0.45 0.9 Miles

- Uniformity between rental and condominium projects, ~~while maintaining the current overall standard with a maximum requirement of 60 s.f. of 130 to 150 s.f. of private~~ open space per unit. The site percentage open space requirement will be removed from multifamily residential standards. Furthermore, the per unit standard would be the average rather than the minimum to provide design flexibility, ~~with the minimum private open space for each unit being half of the average.~~
- ~~Allowing, but not requiring, up to 50 percent of the required open space to be in the form of common open space, which can be at ground or roof level, and used for features such as a barbecue area, gathering open space, tennis courts, pool deck, or a children’s play area.~~
- Allowing the Director to approve minor modifications to the requirements as provided for in Part 5 (Waivers and Exceptions) of the Zoning Code, based on a determination that the proposed open space meets the intent and purpose of this requirements, with only significant variations or exceptions requiring Planning Commission approval.

Responsible Agency: Carson Community Development Department and Carson Planning Division

Potential Funding Source: Update funded and underway

Timeframe: Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan (March/April 2023)

Objectives: Remove identified governmental constraints to development over the next five years and record activities annually.

- Mobile Home Park Preservation and Mobilehome Park Overlay District – Monitor and evaluate potential conversion activity and provide conversion financing opportunities. Preserve all rent-controlled spaces in existing mobile home parks or provide an equal or greater number of housing units affordable to existing mobile home park residents.
- Mitigation of Mobile Home Park Closures – Evaluate the closure or conversion application process and mitigate adverse impacts; Require relocation impact mitigation in accordance with State law and the City’s Municipal Code.

PROGRAM 12: RENTAL ASSISTANCE

While there are a number of affordable units in Carson that are subsidized under the Section 8 Housing Choice Voucher program, the program is not directly administered by the City. The Los Angeles County Development Agency (LACDA) allocates Section 8 vouchers to Carson residents. The City will also continue to work with LACDA to monitor existing Section 8 vouchers and pursue additional assistance. Further, the City will continue to provide direct rental subsidies to lower-income households pursuant to affordability covenants. The City will provide information about the Section 8 program to Carson residents, including on its website.

Throughout the COVID-19 public health emergency, the City has received funding for emergency rental assistance. This funding was made available through CARES Act emergency funding and directly assisted 13 families in 2020. The City will continue to allocate funds to assist eligible persons at risk of eviction due to loss of income as available.

Responsible Agency: Carson Community Development Department; Carson Housing Authority; Los Angeles County Development Agency

Potential Funding Source: HUD; Carson Housing Authority Funds; CARES Act emergency funding

Timeframe: Ongoing 2021-2029; Duration of the COVID-19 health emergency, as available

Objectives: Provide assistance to at least 100 households annually; Encourage the retention of at least 272 Section 8 vouchers; Provide CARES Act emergency funds as available.

PROGRAM 13: SPECIAL NEEDS HOUSING

There are several housing options available for residents with special needs in Carson. This includes senior housing, residential care facilities, emergency shelters, and transitional and supportive housing. The City has assisted in the development of a number of senior housing units and allows for the development of all types of special needs housing in at least one zone. Further, the City maintains a reasonable accommodation procedure in Section 9172.27 of the Planning and Zoning Code. The City will prioritize the development of special needs housing, provide development assistance where feasible, and remove any constraints. Specific actions the City will take for special needs groups include the following.

- **Housing for Persons with Disabilities** – A residential care facility is one housing option available for persons with disabilities. The City will update the Planning and Zoning Code to remove constraints to development of residential care facilities, including parking standards dependent on type of care for residential care facilities with six or more people. The City will also consider whether it is appropriate to allow larger residential care facilities as a conditional use in the RA and RS zones. For residents with disabilities who do not live in a residential care facility, the City will continue to provide reasonable accommodations to residents in need and offer financial assistance if necessary. The City maintains a reasonable accommodation ordinance that expands upon the provisions in

the Residential Rehabilitation Program. The City will also continue to educate residents about reasonable accommodation by providing information in public places and on the City's website.

- **Housing for Persons with Developmental Disabilities** – The City will seek State and federal funds in support of housing construction and rehabilitation targeted toward persons with developmental disabilities. Regulatory incentives, such as expedited permit processing and fee waivers/deferrals, will be provided as feasible to projects targeted toward such persons. To further facilitate the development of housing units to accommodate persons with these disabilities, the City will also reach out annually to developers of supportive housing to encourage development of projects targeted toward special needs groups.
- **Emergency Shelters** – The City currently permits emergency shelters by right in the Manufacturing, Light (ML) and Manufacturing, Heavy (MH) zones. Following adoption of the 2040 General Plan, the City will amend the Planning and Zoning Code to continue to permit by right development in identified zones. The City will also remove or modify any development standards that may pose a constraint, including parking standards and proximity restrictions. The City will also 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 are met.
- **Homekey/Hotel/Motel Conversion**-. Los Angeles County has been pursuing acquisition (negotiations underway) of the Hampton Inn, located at 767 E. Albertoni Street in Carson, as a Project Homekey project for the benefit of Carson homeless residents. The project would utilize Project Homekey grant funds and other public funds secured by the County and will provide housing units for individuals and families who are experiencing homelessness or who are at risk of homelessness. The project consists of a 136-unit motel that will be renovated for permanent supportive housing. Renovations include adding a kitchenette to each unit, new finishes, ADA upgrades, hardscape and landscape upgrades, mechanical, electrical and plumbing systems upgrades, roof replacement and infilling the pool. The project is exempt from CEQA because it meets the requirements of Government Code Section 65650 et seq., as it is a "supportive housing" development, as defined therein, and Public Resources Code Section 21080.50, as it is an "interim motel housing project" as defined therein. <https://ceqanet.opr.ca.gov/2022020309>. The City will see the project through to completion and if the project does not materialize with acquisition completed within the next 18 months, the City will pursue other Project Homekey funding opportunities.
- **Transitional and Supportive Housing** – The City currently permits transitional and supportive housing in all residential and mixed-use zones, and such housing is subject to the same standards as other residential uses. The City classifies single-room occupancy (SRO) units as a type of transitional housing which are permitted in the RM, MU-CS and MU-SB zones. Following adoption of the 2040 General Plan, the City will amend the Planning and Zoning Code to continue to permit transitional and supportive housing development in identified zones and remove any constraints identified for residential developments, including clarifying language related to SROs and the requirement of a CUP for all multifamily projects as outlined in Program 3. The City will also 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 are met.
- **Low Barrier Navigation Centers** – The City will update the Planning and Zoning Code to permit the development of Low Barrier Navigation Centers by right in all mixed-use and non-residential zones permitting multifamily uses, consistent with AB 101.

- **Extremely-Low-Income Housing** – The City has successfully assisted in the development of a number of residential projects with units reserved for extremely-low-income households, including the Bella Vita, Veteran’s Village, and the Carson Arts Colony. The City will continue to partner with organizations, including the Los Angeles Homeless Services Authority and the South Bay Coalition to End Homelessness, to engage in proactive outreach on an annual basis and provide assistance for non-profit service providers and developers, prioritize some Carson Housing Authority funding for extremely-low-income units, and offer incentives to encourage the development of housing affordable to extremely-low-income persons (including persons experiencing homelessness).
- **Female-Headed Households** – The City will engage in education and outreach efforts to female-headed households, including those with children, to inform such households of available State, regional, and local resources. This could include programs offered by the California Department of Social Services. Lower-income female householders are also eligible for all lower-income housing resources, including HUD Section 8 assistance or CDBG rehabilitation loans.

Responsible Agency: Carson Community Development Department; Carson Planning Division; Carson Housing Authority; Carson Building & Safety Division

Potential Funding Source: General Fund; Carson Housing Authority Funds; SB2 and LEAP Grants; California State Council on Developmental Disabilities; HUD; HCD; Los Angeles County Homeless Services Authority; private/non-profit service agencies

Timeframe:

- Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan (March/April 2023);
- Ongoing 2021-2029, annual outreach and evaluation efforts; comprehensive mid-cycle (2025) evaluation
- Project Homekey: Conversion of 136 units from motel to permanent supportive housing (underway, completion 2025), and if County acquisition is not successfully completed by April 2024, City will pursue funding for the same or other Homekey sites, with funding applications completed by February 2025.

Objectives:

- Facilitate the development of housing for persons with disabilities, including developmental disabilities.
- Educate residents about the reasonable accommodation ordinance and Residential Rehabilitation Program.
- Facilitate the development of housing for extremely-low-income households and persons experiencing homelessness.

PROGRAM 14: AFFIRMATIVELY FURTHERING FAIR HOUSING

Pursuant to AB 686, all jurisdictions are mandated to affirmatively further fair housing. To facilitate this mandate, the 2020 Analysis of Impediments and Chapter 3 of this element have identified fair housing issues and actions the City can take to remove or reduce the associated contributing factors. A fair housing assessment of this element’s housing sites inventory is also included in Appendix C to ensure that the inventory does not exacerbate conditions such as income level segregation.

As described in Table 3-6, there are four fair housing goals in the 2020 Analysis of Impediments that address the four fair housing issues identified in the 2020 Analysis of Impediments:

- Reduce barriers to housing choices in zoning and municipal codes (to address segregation). [See actions to promote a greater diversity of housing types and increasing housing opportunities in higher-resource areas in Program 5](#)
- Increase availability of accessible housing (to address disability and access).
- Promote housing opportunities in high opportunity areas (to address disproportionate housing need).
- Increase knowledge about fair housing among the community and service providers (to address fair housing enforcement and outreach).

The City will take meaningful action toward reducing or removing impediments to fair housing choice and contributing factors to achieve these fair housing goals. Programs 5, 9, and 13 will ameliorate segregation and provide more accessible affordable housing—such as by allowing multifamily housing in previously restricted areas, reducing minimum lot requirements, and amending development standards that impede the development of accessible housing units—through a comprehensive update of the Planning and Zoning Code. The 2040 General Plan will also encourage residential development in previously restricted areas through the FLX designation and provide increased maximum densities in a number of land use designations. Programs 1 and 2 of this Housing Action Plan will address disproportionate housing needs through the rehabilitation of homeowner and rental housing, and Program 13 also commits the City to take action regarding special needs groups, many of which are protected classes under fair housing law. This Housing Action Plan would help mitigate displacement pressures through preservation of mobile homes (Program 11) and assisted housing at-risk of conversion (Program 10) as well as promote development of additional affordable units (Programs 4, 6, 7, and 8). Program 17 would complement new mixed-use designations of the 2040 General Plan to promote housing opportunities in high opportunity areas with greater access to neighborhood retail and grocery stores.

To coordinate these efforts, partnerships with local and regional agencies and organizations will be key, particularly to ensure fair housing enforcement and provide a robust range of outreach and services. To provide fair housing services, Carson contracts with the Housing Rights Center of Los Angeles, which provides Discrimination Investigation, Tenant/Landlord Mediation, and Legal Services Assistance. The City will continue this contract and extend fair housing services through increased outreach and education, including through efforts like workshops, Spanish language educational materials, and partnerships with community agencies to provide financial literacy classes for homebuyers. The City will also work with the Housing Rights Center to reduce discriminatory patterns in lending. In ongoing and future planning efforts, the City will make a diligent effort to conduct public outreach to populations experiencing disproportionate levels of housing issues—including lower-income communities, communities of color, and special needs households—as identified in Chapter 3, specifically targeting census tracts where high concentrations of these communities exist. Community engagement and outreach efforts should be coordinated with the Community Health and Environmental Justice Element of the 2040 General Plan.

Responsible Agency: Housing Rights Center of Los Angeles; Carson Community Development Department; Carson Planning Division

Potential Funding Source: General Fund; CDBG; SB2 and LEAP Grants

Timeframe:

- Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan (March/April 2023).