

Implementation of 2021-2029 Housing Element Programs

| Programs and Policies | Status |
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| Program 1. Residential Rehab (Neighborhood Pride Program, CDBG Funds) | City provided funding and facilitated rehabilitation of 17 single family and 17 mobile home units. City will continue to fund this program. |
| Program 2. Home Owner-Occupied Rehab Program (deferred payment loans) | City did not apply for HOME funding to rehabilitate of single-family dwellings for low and very low-income households with shortages of staff who are administering the CDBG funded rehab program. City will consider applying for HOME in the future if resources are available. |
| Program 3. Foreclosure Registration Program | On Going, City will continue to administer the Foreclosure Registration Program to collect registration fees from financial institutions and beneficiaries |
| Program 4. Affordable Housing Strategy | <p>1. City is in the process of drafting an RFP. City expects to hire a consultant to study the following topics. City expects to consider these items in 2025.</p> <ul style="list-style-type: none"> • To consider adoption of Inclusionary Housing Ordinance and in lieu fee by the City Council. • To consider adoption of market rate residential, commercial/industrial development housing linkage fee. • To consider adoption of developer incentives or other mechanisms to facilitate development of new affordable housing sufficient to meet the City’s lower-income RHNA needs. <p>2. City has held discussions with an affordable housing builder who has informed the City both of our sites will not be in a DDA or QCT starting in 2024 which removes a 130% eligible basis boost that the developer was counting on in their underwriting. City will continue to discuss development of this site with developers.</p> |
| Program 5. Zoning Ordinance Update | City newly adopted a new zoning code that went into effect April 19, 2024, which includes provisions to facilitate housing development including multifamily development standards, condominium standards, parking, objective design standards |
| Program 6. Streamlined Development Standards | <p>The adopted Zoning Code allows completely affordable housing projects to be reviewed through an administrative process.</p> <p>City has streamlined the development review process including Planning and Building and Safety review processes and will continue to work to reduce review and permitting times.</p> |

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| <p>Program 7. Density Bonus</p> | <p>The newly adopted Zoning Code includes provisions to foster development of higher density affordable housing consistent with State Law density bonus provisions.</p> <p>The City is in the process of drafting an RFP to consider adopting additional density bonuses available through provision of community benefits. City expects to hire a consultant to complete this task. City expects to consider this item in 2025.</p> |
| <p>Program 8. Accessory Dwelling Units</p> | <p>The newly adopted Zoning Code includes provisions to ensure compatibility with ADU provisions of state law</p> |
| <p>Program 9. Adequate Residential Sites and no Net Loss</p> | <p>The newly adopted Zoning Code includes provisions to ensure adequate residential sites are available to meet City’s RHNA obligations.</p> <p>City has prepared a draft policy to maintain and monitor the Housing Sites Inventory. The Policy will implement a formal ongoing (project-by-project) <u>evaluation procedure</u> pursuant to the “No Net Loss” provisions set forth in Government Code Section 65863. Should the approval of a development result in a reduction of capacity or assumed affordability below the residential capacity needed to meet City’s RHNA obligations or otherwise identify and zone sufficient sites to accommodate any shortfall.</p> |
| <p>Program 10. Preservation of at-risk Affordable housing units</p> | <p>City Council considered and approved the Carson Housing Authority’s Annual Report on December 5, 2023, to comply with this Program and preserve Housing Authority assisted affordable units.</p> |
| <p>Program 11. Mobil Home Park Maintenance and Preservation</p> | <p>The City through the Neighborhood Pride Program will continue to provide rehabilitation grants and loans.</p> <p>The City through the implementation of the Rent Control CPI Ordinance will continue to protect the affordability of Mobile home units.</p> <p>The newly adopted Zoning Code includes the MHD Overlay Zone. The purpose of the MHD is to maintain, preserve, and promote mobilehome parks as an important source of affordable rental housing. The MHD Overlay Zone will apply to existing mobile home parks in the City.</p> <p>The newly adopted Zoning Code includes provisions updated the relocation impact report section of the code for mobilehome park closures and brought it into compliance with State law as amended by AB 2782.</p> |

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| Program 12. Rental Assistance | City does not administer Section 8 Housing in Carson which is the responsibility of Los Angeles County. |
| Program 13. Special Needs Housing | <p>The newly adopted Zoning Code allows residential care facilities as a by-right use in all residential zoning districts. The newly adopted zoning code includes the following subcategories: General Residential Care, Limited Residential Care, Senior residential Care uses, General Hospice, Limited Hospice, and Congregate Living health Facilities.</p> <p>The newly adopted zoning code includes Emergency Shelter as a permitted use by right in all mixed use zones.</p> <p>The newly adopted zoning code treats Transitional and Supportive Housing as residential uses in all residential and mixed use zones subject to only to those restrictions that apply to other residential uses.</p> <p>The newly adopted zoning code permits Low Barrier Navigation Centers by right in all mixed-use and non-residential zones permitting multifamily uses, consistent with AB 101.</p> <p>Los Angeles County has been pursuing acquisition of the Extended Stay America (Weingart Center project) located at 401 E. Albertoni Street in Carson, as a Project Homekey project for the benefit of Carson homeless residents.</p> |
| Program 14. Affirmatively Furthering Fair Housing | <p>As stated above, the newly adopted zoning code includes provisions to reduce constraints on the development of housing for protected groups.</p> <p>City founds the Housing Rights Center through the CDBG program to ensure promotion of fair housing and fair housing services.</p> |
| Program 15. Energy Conservation | Planning and Building and Safety facilitate energy conservation in housing developments through enforcement of Title 24. |
| Program 16. Commercial to Residential Conversions | The newly adopted zoning code includes provisions in mixed use districts to permit multi-unit residential projects as a by right use to facilitate the conversion of commercial areas to residential use. The City rezoned nearly all its commercial areas to mixed use districts to further this goal. |
| Program 17. Neighborhood Improvements | City's Engineering Division has an aggressive schedule to repave residential streets in lower income and/or lower resource areas. They have recently paved residential |

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| | <p>streets bounded by Wilmington, Dominguez St, and the Dominguez channel, a low resource area.</p> <p>The newly adopted zoning code includes provisions to encourage development of neighborhood retail, especially grocery stores, near existing neighborhoods by designating grocery stores as a permitted use.</p> |