

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Carson		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Residential Rehabilitation Program (Neighborhood Pride Program)	Provide financial assistance via loans & grants to provide basic housing repairs and remedy code violations. Assist a minimum of 25 single-family units and mobile home units (200 housing units over the 8-year planning period)	annually	Rehabbed 10 units
2. Homeowner Occupied Rehabilitation Program	Continue seeking HOME funding as available and rehabilitate low- and very-low-income households during the planning period	ongoing	Provides deferred payment loans to low- and verylow- income homeowners to pay for the rehabilitation of single family homes
3. Foreclosure Registration Program	Register foreclosed residential properties as necessary and collect registration fees from financial institutions and beneficiaries	annually	The City has an interest in ensuring that foreclosed properties do not contribute to neighborhood blight. Implementing this program provides the authority to assess penalties for irresponsible property owners and provides financial resources tracking and maintaining vacant properties

<p>4. Affordable Housing Strategy:</p>	<p>Promote accessible affordable housing and reduce affordability gaps in the City by employing a number of approaches: provide City-owned land at reduced cost to affordable housing developers; developer incentives; partner with CSUDH to expand family housing opportunities; and other mechanisms to facilitate new affordable housing development and sustain affordable homeownership opportunities</p>	<p>ongoing</p>	<p>Conduct a mid-cycle (2025) comprehensive review to monitor progress and take corrective actions</p>
<p>a. Affordable Housing Financing</p>	<p>Employ two funding sources to promote the development, preservation, and improvement of affordable housing: CHA funds and CDBG funds</p>	<p>annually</p>	<p>Funding will be provided throughout this cycle including assess alternative funding mechanism and complete a comprehensive development impact fee study a year after adoption of the General Plan update. All other activities will be ongoing as needed. Section 8 Rental Assistance Program 300 Section 8 vouchers are provided in Carson by Los Angeles County Development Authority</p>
<p>b. City- and Other Publicly-Owned Land</p>	<p>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. Encourage the use of publicly-owned land for the construction of affordable housing and comply with State law (e.g. AB 1486 and AB 1255) connecting developers with surplus or excess land; and amend the Planning and Zoning Code within one year of adoption of the General Plan update</p>	<p>ongoing</p>	<p>Received one proposal to develop the District at South Bay site with 1,250 units. Will continue actively seeking entitlements for this site by revising the RFP within one year adoption. If none are received, the City will identify additional sites or increase capacity. Establish appropriate zoning and development standards as part of the Zoning Code update including incentives such as streamlined entitlement to encourage development on City-owned sites.</p>

<p>c. Affordable Homeownership</p>	<p>Support homeownership opportunities for low- and moderate-income households through Mortgage Credit Certificate (MCC) Program offered by the CA Housing Finance Agency; the MCC program offers first-time home buyers a federal tax credit for homebuyers to qualify for a mortgage loan.</p>	<p>ongoing and annually</p>	<p>On-going outreach and education; MCC Program available on an annual basis</p>
<p>d. Inclusionary Housing and Commercial & Industrial Development/Housing Linkage Fee Study</p>	<p>Consider requiring a certain percentage of housing units to be income-restricted; and charge an Affordable Housing Linkage Fee on certain new market-rate residential and commercial development to generate local funding for affordable housing. Conduct a study looking at examples of what has been successful in other communities in the region, Carson-specific market conditions, economic development objectives and the General Plan goals of a balanced community.</p>	<p>ongoing</p>	<p>The study will be completed within two years after adoption of the General Plan update. The City's has held several public hearings and a workshop on the City 2040 General Plan. We expect the General Plan to be approved in the next few months.</p>
<p>5. Zoning Ordinance Update</p>	<p>Help overcome several governmental constraints to development and facilitate housing production</p>	<p>ongoing</p>	<p>Remove identified governmental constraints to development over the next five years and record activities annually; Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan. The City's has held several public hearings and a workshop on the City 2040 General Plan. We expect the General Plan to be approved in the next few months.</p>

6. Streamlined Development Standards	Facilitate the development of housing by implementing streamlined development and review standards. Remove constraints to the development of affordable housing and comply with State law that promotes streamlined development; Mitigate and reduce environmental constraints while facilitating development.	ongoing	The City's has held several public hearings and a workshop on the City 2040 General Plan. We expect the General Plan to be approved in the next few months. The City is in process of updating the Zoning Code which will be completed in approximately one year after the approval of the General Plan. Incorporate an SB 35 eligibility checklist by 2023
7. Density Bonus	Foster the development of higher density affordable housing where appropriate. Amended the Planning and Zoning Code to ensure that the Density Bonus Program remains in compliance with State law and incorporates additional density bonuses available through provision of community benefits	ongoing	Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan.The City's has held several public hearings and a workshop on the City 2040 General Plan. We expect the General Plan to be approved in the next few months.
8. Accessory Dwelling Units	Ensure compliance with State law, with anticipated 17 ADUs annually based on recent development trends (136 ADUs over an eight-year period)	ongoing and annually	Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan; and annual monitoring efforts
9. Adequate Residential Sites and No Net Loss	Provide and maintain adequate sites to accommodate the City's RHNA and affordable housing goals	ongoing	Rezone sites within one year of adoption of the 2040 General Plan as part of the comprehensive Planning and Zoning Code update and Develop an evaluation procedure
10. Preservation of At-Risk Affordable Housing Units	Preserve the 673 Carson Housing Authority-assisted affordable units and encourage the 130 HUD-assisted affordable units to extend their contracts; Ensure no net loss of units; Enforce residential replacement provisions pursuant to State law	ongoing	Annual monitoring and coordination, if needed

<p>11. Mobilehome Park Maintenance Program:</p>	<p>Preserve affordable housing stock to the maximum extent possible with the maintenance and preservation of mobile home units. Enact programs that encourage the preservation of the parks or ensure financial assistance to residents to reduce any adverse impacts that result from such a closure. This program is divided into four approaches.</p>	<p>ongoing</p>	<p>Rehabbed 4 mobilehomes. The City has drafted a mobilehome overlay zone ordinance which will be scheduled for hearings shortly after the 2040 General Plan is adopted. This ordinance will greatly assist the City in preserving the existing mobilehome parks.</p>
<p>7. Density Bonus</p>	<p>Foster the development of higher density affordable housing where appropriate. Amended the Planning and Zoning Code to ensure that the Density Bonus Program remains in compliance with State law and incorporates additional density bonuses available through provision of community benefits</p>	<p>ongoing</p>	<p>Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan</p>
<p>8. Accessory Dwelling Units</p>	<p>Ensure compliance with State law, with anticipated 17 ADUs annually based on recent development trends (136 ADUs over an eight-year period)</p>	<p>ongoing and annually</p>	<p>Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan; and annual monitoring efforts</p>
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<p>12. Rental Assistance</p>	<p>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.</p>	<p>ongoing</p>	<p>Duration of the COVID-19 health emergency, as available</p>
<p>13. Special Needs Housing</p>	<p>Remove potential constraints tied to the CUP requirement for community care facilities of seven or more persons.</p> <ul style="list-style-type: none"> • 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. 	<p>ongoing</p>	<p>Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan to permit community care facilities with seven or more persons in all residential zones subject to objective development standards.</p> <ul style="list-style-type: none"> • annual outreach and evaluation efforts; and 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

<p>14. Affirmatively Furthering Fair Housing</p>	<p>Affirmatively further fair housing in Carson by removing or reducing constraints on the development of housing appropriate for protected groups, promoting fair housing choice, and providing fair housing services</p>	<p>ongoing</p>	<ul style="list-style-type: none"> • Amend the Planning and Zoning Code within one year of adoption of the 2040 General Plan • Continue to promote fair housing education through annual or biannual workshops, actively seeking to include those with disproportionate housing needs and ensuring that fair housing education materials are available in Spanish • Partner with community agencies to provide financial literacy classes and education related to credit for prospective homebuyers on an annual basis • Maintain annual records of outreach and education activities • Conduct a comprehensive mid-cycle (2025) review and take corrective action as necessary
<p>15. Energy Conservation</p>	<p>Facilitate energy conservation in housing development</p>	<p>ongoing</p>	<p>Continue encouraging the use of, and support and assist in the publicizing of, energy-saving programs provided by utility companies; participate in the Clean Power Alliance which provides clean energy and offers a number of financial assistance plans for lower-income households; and in partnership with the Maravilla Foundation, working with the Southern California Gas Company to offer no-cost energy efficiency programs to income-eligible renters and homeowners</p>
<p>16. Commercial to Residential Conversions</p>	<p>Facilitate the conversion of commercial and non-vacant use to residential use</p>	<p>ongoing</p>	<p>As opportunities arise continue encouraging and assisting in the conversion of underutilized commercial or other nonvacant properties to residential uses</p>

