

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 8, 2022

David Roberts, City Manager
City of Carson
701 E. Carson Street
Carson, CA 90745

Dear David Roberts:

RE: City of Carson's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Carson's (City) housing element adopted on September 6, 2022, and received for review on September 9, 2022 with technical modifications received on October 12, 2022 and November 3, 2022, as authorized by Resolution number 2022-193. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted housing element meets the statutory requirements of State Housing Element Law (Gov. Code, Article 10.6). However, the housing element cannot be found in full compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021).

Pursuant to AB 1398, a jurisdiction that failed to adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c) (1) (A) are completed. As this year has passed and Program 5 (Zoning Ordinance Update) has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning has been completed. Once the City completes the rezone, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the City's housing element compliance.

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- Program 1 (Residential Rehabilitation Grant Program)
- Program 4 (Affordable Housing Strategy)

- Program 5 (Zoning Ordinance Update)
- Program 8 (Accessory Dwelling Units)
- Program 9 (Adequate Sites and No Net Loss)
- Program 11 (Mobilehome Park Maintenance and Preservation)
- Program 13 (Special Needs Housing)
- Program 14 (Affirmatively Furthering Fair Housing)
- Program 15 (Increasing Housing Opportunity in Low Density Districts)
- Program 17 (Neighborhood Market and Grocery Stores)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. While rezonings must be completed first, with a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication Saied Naaseh, Community Development Director, Alvie Betancourt, Planning Manager, and your consultant, Rajeev Bhatia and Mayu Tanaka provided in the preparation of the City's housing element. HCD wishes the City success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If you have any questions or need technical assistance, please contact Shawn Danino at Shawn.Danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager