

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period
City of Carson	1/1/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1 subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	15		13	28	Units rehabilitated were CDBG program units. There were 17 moderate income units rehabilitated.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	15	0	13	28	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	17				18	35	17
						0	

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	4										4	443
	Non-Deed Restricted												
Low	Deed Restricted	15										15	248
	Non-Deed Restricted												
Moderate	Deed Restricted	21										21	236
	Non-Deed Restricted	23										23	
Above Moderate		25	81	70								176	532
Total RHNA by COG. Enter allocation number:		88	81	70								239	1,459
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. 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.			
Residential Rehabilitation Program	Provide financial assistance via loans & grants to provide basic housing repairs and remedy code violations	annually	Rehab of 45 units (18 mobilehomes and 27 single-family dwellings)
Code Enforcement	Bringing properties into code compliance for protection of public's health & safety	annually	Responded to 2,864 complaints to assure the public's health, safety & welfare
Residential Property Inspection Report	Enable City to verify that properties being sold/transferred meet zoning & building code requirements	annually	Processed approximately 639 property inspection reports
Residential Neighborhood Safety Program	Neighborhood watch, crime prevention	annually	Currently 200 active neighborhood watch group/block captains
Mobilehome Park Maintenance Program	Protect affordability of units through rent control & provision of loans/grant assistance for mobilehome rehabilitation	annually	Rehab of 18 mobilehomes
Lead-Based Paint Testing & Abatement Program	Provide testing & abatement to single-family & mobilehomes that are acquired or rehabilitated	annually	5 units tested for "Lead" 5 abated under the "Lead-Abatement" program in 2016
Development Funding for Multifamily Housing	Development assistance to promote the development of affordable multifamily housing	2014-2021	No development funding was provided in 2016 for multiple family housing
Mixed Use Development	Incorporation of residential component to a commercial development	on-going	No mixed use projects were assisted in 2016
Housing Development Through Development Agreements	Encouraging the development of affordable housing via development agreements	annually	No developments were assisted in 2016

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Assess Use of City-Owned/Publicly-Owned Land for Affordable Housing	Evaluate alternative means to provide affordable housing	Identified sites comprising approximately \$20 million in land value/projected to accommodate 150 units	on-going
Alternative Affordable Housing Finance Programs	Assess a variety of funding for the construction of new affordable housing	City will work with developers to obtain TTAC tax credit approval and access CDBG funding such as the BEGIN program	on-going
Development of Special Needs Housing	Facilitate the development of special needs housing for seniors, the homeless, & physically/mentally disabled	On-going developer assistance to provide special needs housing as needed	on-going
Emergency Shelters	Amend ordinance to permit emergency shelters by right in the ML & MH industrial zones	On 7-16-13 City Council approved the ML & MH Industrial zone districts for emergency shelters use by right for up to 30 occupants	completed in 2013
Transitional and Supportive Housing	Amend ordinance to permit transitional/supportive housing in all residential zones	On 7-16-13 City Council approved the RA, RS & RM residential zone districts for transitional/supportive housing use by right	completed in 2013
Single Room Occupancy (SRO) Housing	Permit SRO's in at least one non-residential zone as permitted by right	On 7-16-13 City Council approved the RM residential zone districts with an administrative site plan design review application	completed in 2013
Reasonable Accommodation (housing for disabled)	Amend ordinance to facilitate the development of housing for disabled	City Council approved Ordinance No. 1485 in March 2012	completed in 2012
Preservation of At-Risk Housing	Monitor at-risk housing & educate tenants on potential of purchase of units	150 units have five-year renewal contracts w/HUD or Section 8 vouchers, no current units at risk of conversion	on-going

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Development of Multifamily Housing	Facilitate the development of multifamily housing		On-going coordination of assistance with developers with available financial programs or limited financial resources including land write-downs
Density Bonus Program	Incentive for development of affordable multifamily housing	completed in 2010	City Council approved Density Bonus Ordinance on September 21, 2010
Mobilehome Park Ownership/Conversion Program	Assess funding for mobilehome parks that convert to condo use	on-going	Monitoring of potential conversion activity
Second Unit Dwelling Program	Implement strategies to encourage the development of 2nd units on R-1 zoned properties	on-going	No new 2nd dwellings were built in 2016
Section 8 Rental Assistance Program	Provision of rental subsidies to very low income households	annually	355 Section 8 vouchers are provided in Carson by HACoLA
Rental Assistance (General)	Maintain quality affordable rental housing for low and very low income households	annually	105 households currently receiving assistance valued at \$214,344.00 annually
First Time Home Buyers Program	Provide first time home buyers with down payment assistance	annually	No loans were closed in 2016 for the FTHBP
Mortgage Credit Certificate Program	Assist first time home buyers via federal tax credits to qualify for a mortgage loan	annually	On-going coordination with lenders to assist first-time home buyers
Discrimination Investigation, Tenant/Landlord Mediation/Legal Services Assistance	Dispute resolution on housing discrimination complaints	annually	On-going processing of complaints
Energy Conservation	Encourage use of and support energy saving programs provided by utility companies	on-going	City Center Senior Project developed as a Green housing project
Foreclosure Crisis Program	Refer at-risk residents to pre & post foreclosure services	on-going	No families were assisted in 2016 under this program
Neighborhood Stabilization Program	Stem neighborhood decline	on-going	no homes were rehabilitated in 2016 with this program