

(CCR Title 25 §6202)

1/1/2017 - 12/31/2017

Table A

(11) Total Extremely Low-Income Units*

* Note: These fields are voluntary

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Housing Element Implementation

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Jurisdiction City of Carson
Reporting Period 1/1/2017 - 12/31/2017

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 (c)(7) of Government Code Section 65583.1 subsection
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	6	13	14	33	Units rehabilitated were 33 CDBG program units. There were 15 moderate income units rehabilitated.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	6	13	14	33	

* 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	12		65		7	84	
No. of Units Permitted for Above Moderate						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	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		
	Deed Restricted Non-Deed Restricted Deed Restricted Non-Deed Restricted Deed Restricted Non-Deed Restricted	4			24							
Very Low											28	419
Low		15			26						41	222
Moderate		21			46						67	190
		23									23	
Above Moderate		25	81	70	69						245	463
Total RHNA by COG Enter allocation number:		88	81	70	165						404	1,294
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)	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.		
	Name of Program	Objective	Timeframe in H.E.
			Status of Program Implementation
Residential Rehabilitation Program		Provide financial assistance via loans & grants to provide basic housing repairs and remedy code violations	Rehab of 33 units (11 mobilehomes and 22 single-family dwellings)
Code Enforcement		Bringing properties into code compliance for protection of public's health & safety	Responded to 1,484 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	Processed approximately 574 property inspection reports
Residential Neighborhood Safety Program		Neighborhood watch, crime prevention	Currently 180 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	Rehab of 11 mobilehomes
Lead-Based Paint Testing & Abatement Program		Provide testing & abatement to single-family & mobilehomes that are acquired or rehabilitated	28 units tested for "Lead", 3 abated under the "Lead-Abatement" program in 2017
Development Funding for Multifamily Housing		Development assistance to promote the development of affordable multifamily housing	Development funding was provided in 2017 for two multiple family housing projects
Mixed Use Development		Incorporation of residential component to a commercial development	One mixed-use project was assisted in 2017
Housing Development Through Development Agreements		Encouraging the development of affordable housing via development agreements	Two developments were assisted in 2017

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Housing *Element Implementation*

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Jurisdiction	City of Carson	Reporting Period	1/1/2017 - 12/31/2017		
Assess Use of City-Owned/Publicly-Owned Land for Affordable Housing			Evaluate alternative means to provide affordable housing	on-going	Identified sites comprising approximately \$20 million in land value/projected to accommodate 150 units
Alternative Affordable Housing Finance Programs			Assess a variety of funding for the construction of new affordable housing	on-going	City will work with developers to obtain TTAC tax credit approval and access CDBG funding.
Development of Special Needs Housing			Facilitate the development of special needs housing for seniors, the homeless, & physically/mentally disabled	on-going	On-going developer assistance to provide special needs housing as needed
Emergency Shelters			Amend ordinance to permit emergency shelters by right in the ML & MH industrial zones	completed in 2013	On 7-16-13 City Council approved the ML & MH Industrial zone districts for emergency shelters use by right for up to 30 occupants
Transitional and Supportive Housing			Amend ordinance to permit transitional/supportive housing in all residential zones	completed in 2013	On 7-16-13 City Council approved the RA, RS & RM residential zone districts for transitional/supportive housing use by right
Single Room Occupancy (SRO) Housing			Permit SRO's in at least one non-residential zone as permitted by right	completed in 2013	On 7-16-13 City Council approved the RM residential zone districts with an administrative site plan design review application
Reasonable Accommodation (housing for disabled)			Amend ordinance to facilitate the development of housing for disabled	completed in 2012	City Council approved Ordinance No. 1485 in March 2012
Preservation of At-Risk Housing			Monitor at-risk housing & educate tenants on potential of purchase of units	on-going	150 units have five-year renewal contracts w/HUD or Section 8 vouchers, no current units at risk of conversion

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Development of Multifamily Housing	Facilitate the development of multifamily housing	on-going	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 2017
Section 8 Rental Assistance Program	Provision of rental subsidies to very low income households	annually	321 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	189 households currently receiving assistance valued at \$79,297.00 annually
First Time Home Buyers Program	Provide first time home buyers with down payment assistance	annually	No loans were closed in 2017 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 2017 under this program
Neighborhood Stabilization Program	Stem neighborhood decline	on-going	No homes were rehabilitated in 2017 with this program