

City of Carson

**Draft Five-Year
Consolidated Plan**

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG) and HOME Investment Partnership (HOME). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the City of Carson hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan.

Carson has prepared this Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG program are to provide decent housing, a suitable living environment for the Area's low- and moderate-income residents, and economic opportunities for low-moderate income residents. The City strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:

- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.

- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for low- and moderate-income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

Evaluation of past performance

Carson's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the City's website at:

https://ci.carson.ca.us/CommunityDevelopment/housing_cdbg.aspx

Summary of citizen participation process and consultation process

A variety of public outreach and citizen participation was used to develop this Consolidated Plan. The Housing and Community Development survey was used to help establish priorities throughout the City by gathering feedback on the level of need for housing and community development categories. A public meeting was held prior to the release of the draft plan to garner feedback on preliminary findings. The Plan was released for public review and a public hearing will be held to offer residents and stakeholders the opportunity to comment on the Plan.

Summary of public comments

Comments made during the public review meetings are included in the form of transcripts in the Appendix. A summary of comments is included below:

Summary of comments or views not accepted and the reasons for not accepting them

Not applicable.

Summary

The Needs Assessment and Market Analysis, which have been guided by the 2019 Housing and Community Development Survey and public input, identified five priority needs. These are described below.

- **Decent affordable housing:** Housing for low to moderate income households is a high priority in the City due to the number of households with housing problems.
- **Neighborhood Preservation:** Neighborhood Preservation continues to be a high priority in the City to maintain suitable living environments for Carson households.
- **Priority services for special needs and LMI households:** There are numerous special needs populations in the City that are in need. These households have a variety of housing and service needs and continue to be a high priority within the City. These include the elderly, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. These also include low income households in need of public services
- **Priority public facilities and infrastructure:** Provision of needed public improvements and infrastructure based on local priorities and needs and within the City of Carson. Services may include both a High and Low priority identified in NA-50 Non-Housing Community Development Needs.
- **Fair Housing:** The City maintains the priority to affirmatively further fair housing in the City.

These Priority Needs are addressed with the following Goals:

Expand Affordable Housing Options

Execute housing rehabilitation programs for existing owners

Maintain and Promote Neighborhood Preservation

Provide support to needed public facilities and infrastructure improvements within Carson. In addition, provide support for businesses with façade and building improvements.

Support Public Services

Provide needed public services within the City of Carson using CDBG resources not to exceed the 15% annual expenditure limit

Promote Community Development Programs

Support the CDBG program through CDBG administration and fair housing activities.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Carson	Community Development Department

Table 1 – Responsible Agencies

Narrative

The Lead Agency for the 2020-2024 Consolidated Plan is the City of Carson, Department of Community Development.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The City developed its 2020-2024 Five-Year Consolidated Plan through consultation with local health and social service providers; and adjacent local governments, homeless and social service providers active in Carson, and other stakeholders. These efforts are outlined below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The statewide abolition of redevelopment agencies that became effective in February 2012 severely hampered the City of Carson's ability to assist developers of affordable housing. The City had committed the bulk of the required 20% of tax increment financing proceeds that its former Redevelopment Agency received toward the development and maintenance of affordable housing as required by the California Redevelopment Law (a portion of those proceeds went to fund residential rehabilitation programs and a down payment assistance program for first-time home buyers). In the wake of the redevelopment agency dissolution, the City of Carson created a Carson Housing Authority to carry out the remaining local government affordable housing obligations that remained with the remaining 20% Housing Set-Aside funds. Consequently, the City and its Housing Authority will continue to meet with assisted housing providers to plan and use all available resources. Communication between these parties will occur throughout the year to review and endorse applications for funding (for example, with the State Tax Credit Allocation Committee) and to discuss cooperative ventures.

Coordination with private and governmental health, mental health, and service agencies on the part of the City is primarily spearheaded by the Department of Community Services. The City has consistently allocated up to 15% of its CDBG allocation each year for social services. The CDBG-funded public service agencies providing health and mental health services have included South Bay Family Healthcare Center, the Carson Child Guidance Program, and the Office of Samoan Affairs.

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. That function in Carson is carried out by the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Authority (LACDA). HACoLA manages over 3,600 units of public housing in properties located throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the County (272 in Carson through the Section 8 program, based on the most recent information available from HACoLA).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The local CoC lead agency is the Los Angeles Homeless Services Authority, a joint powers agency of Los Angeles City and Los Angeles County. Recent developments by the City in the area of homelessness include:

- Linkage with the United Way of Greater Los Angeles' Home for Good Funders Collaborative;

- Continued Involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness;
- Ongoing participation in the Los Angeles County Homeless Initiative. The City had earlier secured a planning grant (in the amount of \$50,000) from the Homeless Initiative and engaged the services of Shelter Partnership, Inc. to develop a comprehensive homelessness plan. That plan was submitted to the County in July of 2018 and is in the implementation stage.
- Continued participation in a joint program of the South Bay Cities Council of Governments (SBCCOG) to coordinate the following activities: outreach services; a South Bay Cities homeless hotline, screenings and coordinated entry system assessments; case management; linkages to interim housing; housing location services; working with local landlords; ongoing supportive services; and collaborations.
- The SBCCOG homelessness effort is being coordinated by People Assisting the Homeless, and is based on a similar program PATH has been operating in the San Gabriel Valley. The City and PATH forged a linkage with the Home for Good Funders Collaborative, and thus leveraged additional funding to support these homelessness services in Carson.

Also, a Homeless Task Force, discussed in the prior Consolidated Plan, now meets regularly. Coordinated by the Assistant City Manager, this group includes the Community Development, Community Services, Public Works, and Public Safety Departments, as well as the County Sheriff's Department (the law enforcement agency in Carson).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Carson is not itself a recipient of ESG funds. As LAHSA is the lead agency for the Los Angeles Continuum of Care, it administers ESG funding for the CoC and establishes the standards for measuring the performance and evaluating the outcomes of projects and activities assisted by ESG funds, as well as develops funding, policies, and procedures for the operation and administration of HMIS. The City of Carson staff has been, when schedules permit, a participant in meetings at LAHSA (specifically its Policy & Planning and Programs & Evaluation Committees and its Continuum of Care Coordinating Council) at which such evaluation standards and policies and procedures were determined and discussed. LAHSA administered a Request for Proposals (RFP) process for determining the programs to be allocated ESG funding. None of the applicant programs were located in Carson, though several programs in the adjacent cities of Torrance and Long Beach appear to have successfully obtained funding.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Los Angeles Homeless Services Authority
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs -Chronically homeless Homeless Needs -Families with children Homelessness Needs -Veterans Homelessness Needs -Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with homeless information and strategy
2	Agency/Group/Organization	South Bay Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs -Chronically homeless Homeless Needs -Families with children Homelessness Needs -Veterans Homelessness Needs -Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with homeless information and strategy
3	Agency/Group/Organization	Housing Authority of the County of Los Angeles
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Information regarding availability of and resources for public housing

4	Agency/Group/Organization	PATH (People Assisting the Homeless)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeless outreach and services
5	Agency/Group/Organization	Harbor Interfaith Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Information on local homelessness resources and coordinated entry system
6	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fair housing services provider
7	Agency/Group/Organization	Housing Authority of the County of Los Angeles
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Information regarding availability of and resources for public housing within the jurisdiction. (As of 2019, HACoLA is now formally known as the Los Angeles Development Authority.)
8	Agency/Group/Organization	South Bay Workforce Investment Board
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Services - homeless Homeless Needs –Chronically homeless Homeless Needs – Veterans Homeless Needs –Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Information on employment resources available to the homeless
9	Agency/Group/Organization	Los Angeles County Board of Supervisors
	Agency/Group/Organization Type	Services-homeless Services – health Health Agency Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Homeless Needs – Chronically homeless Homeless needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Los Angeles County Homeless Initiative, under the auspices of the County Board of Supervisors, has been coordinating and implementing a countywide strategy to address and combat homelessness.
10	Agency/Group/Organization	Gang Alternatives Program
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Services

11	Agency/Group/Organization	Boys and Girls Clubs of Carson
	Agency/Group/Organization Type	Services – Children Services - Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Services
12	Agency/Group/Organization	South Bay Family Health Care
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Services
13	Agency/Group/Organization	Los Angeles Unified School District
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with children Non-Homeless Special Needs Public Services Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Services

Identify any Agency Types not consulted and provide rationale for not consulting

The City made every attempt to be inclusive in its outreach efforts.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Service Authority	Coordinated Assessment of local homeless needs and efforts

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City works with its neighboring jurisdictions on an on-going basis to encourage cooperation and coordination throughout the region.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

During the development of the City's 2020-2024 Consolidated Plan, the City undertook a variety of public outreach methods to gather public input and comment. These comments were a part of the Needs Assessment and Market Analysis, and ultimately helped shape the outcome of the Plan's Five Year Goals and Objectives. These outreach efforts included the Housing and Community Development Survey, two public input meetings, and a public review meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet outreach	Non-targeted/broad community	A total of 24 surveys were received throughout the City.	The results are available as part of the Needs Assessment and Market Analysis.	Not applicable.	
2	Public Meeting	Non-targeted/broad community	A meeting was held on December 3, 2019	A complete set of transcripts from the meetings are included in the Appendix.	Not applicable	
3	Public Meeting	Non-targeted/broad community	A meeting was held on February 4, 2020.	A complete set of transcripts from the meetings are included in the Appendix.	Not applicable.	
4	Public Hearing	Non-targeted/broad community Stakeholders	A public hearing will be held during the public review period (tentatively scheduled for April 21, 2020).	Pending the outcome of comments during the public review period and the public hearing.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following section will describe the socio-economic and housing situation in the City of Carson. The population in Carson has grown from 91,714 persons in 2010 to 91,909 persons in 2018. There has not been a significant change in the racial or ethnic makeup of the Area. Households with income over \$100,000 have grown as a proportion of the population, while conversely, poverty has also grown. The proportion of persons in poverty has grown from 9.3 percent in 2000 to 10.6 percent in 2017.

A significant proportion of households have housing problems, particularly cost burdens, with 36.8 percent of households experiencing cost burdens. Renter households are particularly impacted by cost burdens, at a rate of 52.4 percent.

The homeless population continues to need a variety of services, as the homeless population has grown since 2015 in the Los Angeles County CoC and in Carson specifically, according to Point-in-Time counts. In addition, there are a variety of non-homeless special needs populations in the City.

The following Needs Assessment and Market Analysis include two different table types. The first is the default data sets that come from the eCon Planning Suite. These tables are orange. The second is a set of tables that has the most up-to-date data available for the City of Carson. These tables are blue. Most of the narrative in the following sections will reference the blue tables by table number.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Table NA-10.1 shows the population for the City of Carson. As can be seen, the population in the City of Carson increased from 91,714 persons in 2010 to 91,909 persons in 2018, or by 0.2 percent.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	91,714	92,690	1%
Households	24,727	25,225	2%
Median Income	\$68,818.00	\$72,421.00	5%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Population Estimates

Population by race and ethnicity through 2017 is shown in Table NA-10.2. The white population represented 28.8 percent of the population in 2017, compared with the black population accounting for 23.2 percent of the population in 2017. Hispanic households represented 37.9 percent of the population in 2017.

The change in race and ethnicity between 2010 and 2017 is shown in Table NA-10.3. During this time, the total non-Hispanic population was 57,707 persons in 2017. The Hispanic population was 35,220.

The group quarters population was 1,303 in 2010, compared to 1,210 in 2000. Institutionalized populations experienced a -45.0 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 20.9 percent change during this same time period.

Table NA-10.1 Population Estimates City of Carson Census Population Estimates		
Year	Population	Percent Yearly Change
2000	89,723	.
2001	90,627	1.0%
2002	91,297	0.7%
2003	91,792	0.5%
2004	91,952	0.2%
2005	91,805	-0.2%
2006	91,264	-0.6%
2007	90,827	-0.5%
2008	91,072	0.3%
2009	91,482	0.5%
2010	91,714	0.3%
2011	91,704	-0.0%
2012	92,199	0.5%
2013	92,596	0.4%
2014	92,767	0.2%
2015	92,860	0.1%
2016	92,710	-0.2%
2017	92,329	-0.4%
2018	91,909	-0.5%

Table NA-10.2 Population by Race and Ethnicity City of Carson 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	21,864	23.8%	26,776	28.8%
Black	21,856	23.8%	21,553	23.2%
American Indian	518	0.6%	700	0.8%
Asian	23,522	25.6%	24,877	26.8%
Native Hawaiian/ Pacific Islander	2,386	2.6%	1,918	2.1%
Other	17,151	18.7%	12,120	13.0%
Two or More Races	4,417	4.8%	4,983	5.4%
Total	91,714	100.0%	92,927	100.0%
Non-Hispanic	56,297	61.4%	57,707	62.1%
Hispanic	35,417	38.6%	35,220	37.9%

Table NA-10.3 Population by Race and Ethnicity City of Carson 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	7,022	12.5%	6,756	11.7%
Black	21,385	38.0%	21,145	36.6%
American Indian	152	0.3%	155	0.3%
Asian	23,105	41.0%	24,549	42.5%
Native Hawaiian/ Pacific Islander	2,291	4.1%	1,891	3.3%
Other	226	0.4%	177	0.3%
Two or More Races	2,116	3.8%	3,034	5.3%
Total Non-Hispanic	56,297	100.0%	57,707	100.0%
Hispanic				
White	14,842	41.9%	20,020	56.8%
Black	471	1.3%	408	1.2%
American Indian	366	1.0%	545	1.5%
Asian	417	1.2%	328	0.9%
Native Hawaiian/ Pacific Islander	95	0.3%	27	0.1%
Other	16,925	47.8%	11,943	33.9%
Two or More Races	2,301	6.5%	1,949	5.5%
Total Hispanic	35,417	100.0	35,220	100.0%
Total Population	91,714	100.0%	92,927	100.0%

Table NA-10.4 Group Quarters Population City of Carson 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	13	9.8%	inf%
Juvenile Facilities	.	.	67	50.4%	.
Nursing Homes	236	97.5%	49	36.8%	-79.2%
Other Institutions	6	2.5%	4	3.0%	-33.3%
Total	242	100.0%	133	100.0%	-45.0%
Non-Institutionalized					
College Dormitories	451	46.6%	571	48.8%	26.6%
Military Quarters	0	0%	0	0%	0%
Other Non-Institutionalized	517	53.4%	599	51.2%	15.9%
Total	968	100.0%	1,170	100.0%	20.9%
Group Quarters Population	1,210	100.0%	1,303	100.0%	7.7%

Households by type and tenure are shown in Table NA-10.5. Family households represented 80.1 percent of households, while non-family households accounted for 19.9 percent. These changed from 81.5 percent and 18.5 percent, respectively.

Table NA-10.5 Household Type by Tenure City of Carson 2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	20,726	81.5%	20,342	80.1%
Married-Couple Family	14,178	68.4%	13,439	66.1%
Owner-Occupied	11,513	81.2%	10,556	78.5%
Renter-Occupied	2,665	18.8%	2,883	21.5%
Other Family	6,548	31.6%	6,903	32.2%
Male Householder, No Spouse	1,761	26.9%	1,820	25.5%
Present				
Owner-Occupied	1,259	71.5%	1,191	65.4%
Renter-Occupied	502	28.5%	629	34.6%
Female Householder, No Spouse	4,787	73.1%	5,083	69.3%
Present				
Owner-Occupied	3,365	70.3%	3,422	67.3%
Renter-Occupied	1,422	29.7%	1,661	32.7%
Non-Family Households	4,706	18.5%	5,039	19.9%
Owner-Occupied	3,392	72.1%	3,747	74.4%
Renter-Occupied	1,314	27.9%	1,292	25.6%
Total	25,432	100.0%	25,381	100.0%

Household Income and Poverty

Households by income for the 2010 and 2017 5-year ACS are shown in Table NA-10.6. Households earning more than \$100,000 per year represented 35.1 percent of households in 2017, compared to 29.8 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 7.1 percent of households in 2017, compared to 6.6 percent in 2000.

NA-10.6 Households by Income City of Carson 2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,642	6.6%	1,807	7.1%
\$15,000 to \$19,999	1,087	4.4%	731	2.9%
\$20,000 to \$24,999	780	3.1%	1,228	4.8%
\$25,000 to \$34,999	2,092	8.4%	1,422	5.6%
\$35,000 to \$49,999	3,026	12.2%	2,921	11.5%
\$50,000 to \$74,999	5,065	20.3%	4,492	17.7%
\$75,000 to \$99,999	3,790	15.2%	3,866	15.2%
\$100,000 or More	7,421	29.8%	8,914	35.1%
Total	24,903	100.0%	25,381	100.0%

The rate of poverty for City of Carson is shown in Table NA-10.7. In 2017, there were an estimated 9,759 persons living in poverty. This represented a 10.6 percent poverty rate, compared to 9.3 percent poverty in 2000. In 2017, some 10.5 percent of those in poverty were under age 6, and 12.8 percent were 65 or older.

NA-10.7 Poverty by Age City of Carson 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	798	9.7%	1,020	10.5%
6 to 17	1,953	23.8%	2,080	21.3%
18 to 64	4,674	56.9%	5,409	55.4%
65 or Older	791	9.6%	1,250	12.8%
Total	8,216	100.0%	9,759	100.0%
Poverty Rate	9.3%	.	10.6%	.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,205	3,070	4,540	3,155	11,250
Small Family Households	985	1,145	1,665	1,435	6,175
Large Family Households	450	595	1,125	890	2,320
Household contains at least one person 62-74 years of age	885	840	1,215	940	3,165
Household contains at least one person age 75 or older	750	615	935	450	1,295
Households with one or more children 6 years old or younger	605	589	970	500	724

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS*

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	30	45	10	110	20	0	4	0	24
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	90	60	80	315	15	55	145	130	345
Overcrowded - With 1.01- 1.5 people per room (and none of the above problems)	100	190	165	50	505	100	100	230	240	670
Housing cost burden greater than 50% of income (and none of the above problems)	875	415	90	45	1,425	855	820	415	190	2,280
Housing cost burden greater than 30% of income (and none of the above problems)	185	230	485	185	1,085	265	380	830	745	2,220
Zero/negative Income (and none of the above problems)	40	0	0	0	40	90	0	0	0	90

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS*

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,085	720	355	180	2,340	985	975	800	555	3,315
Having none of four housing problems	435	365	990	420	2,210	570	1,005	2,395	1,995	5,965
Household has negative income, but none of the other housing problems	40	0	0	0	40	90	0	0	0	90

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS*

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	550	400	265	1,215	280	440	525	1,245
Large Related	260	275	224	759	100	285	360	745
Elderly	295	140	70	505	750	495	385	1,630
Other	150	80	80	310	90	125	165	380
Total need by income	1,255	895	639	2,789	1,220	1,345	1,435	4,000

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS*

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	540	220	45	805	235	310	200	745
Large Related	230	115	4	349	100	185	100	385
Elderly	180	35	25	240	520	340	140	1,000
Other	110	70	15	195	80	75	15	170
Total need by income	1,060	440	89	1,589	935	910	455	2,300

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS*

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	150	240	185	80	655	75	90	285	180	630
Multiple, unrelated family households	40	40	70	45	195	35	60	95	185	375
Other, non-family households	15	0	0	0	15	0	4	0	0	4
Total need by income	205	280	255	125	865	110	154	380	365	1,009

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS*

* - The data in Tables 6 through 1 are taken from the Comprehensive Housing Affordability Strategy (CHAS), developed by the U. S. Department of Housing and Urban Development.

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-10.8. In 2017, an estimated 7.2 percent of households were overcrowded, and an additional 3.3 percent were severely overcrowded.

Table NA-10.8 Overcrowding and Severe Overcrowding City of Carson 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	17,425	91.8%	1,181	6.2%	376	2.0%	18,982
2017 Five-Year ACS	17,558	92.8%	1,037	5.5%	321	1.7%	18,916
Renter							
2010 Five-Year ACS	4,930	83.3%	672	11.3%	319	5.4%	5,921
2017 Five-Year ACS	5,174	80.0%	787	12.2%	504	7.8%	6,465
Total							
2010 Five-Year ACS	22,355	89.8%	1,853	7.4%	695	2.8%	24,903
2017 Five-Year ACS	22,732	89.6%	1,824	7.2%	825	3.3%	25,381

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 54 households with incomplete plumbing facilities in 2017, representing 0.2 percent of households in the City of Carson. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

Table NA-10.9 Households with Incomplete Plumbing Facilities City of Carson 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	24,840	25,327
Lacking Complete Plumbing Facilities	63	54
Total Households	24,903	25,381
Percent Lacking	0.3%	0.2%

There were 68 households lacking complete kitchen facilities in 2017, compared to 143 households in 2010. This was a change from 0.6 percent of households in 2010 to 0.3 percent in 2017.

Table NA-10.10 Households with Incomplete Kitchen Facilities City of Carson 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	24,760	25,313
Lacking Complete Kitchen Facilities	143	68
Total Households	24,903	25,381
Percent Lacking	0.6%	0.3%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In the City of Carson 21.0 percent of households had a cost burden, and 15.8 percent had a severe cost burden. Some 26.9 percent of renters were cost burdened, and 25.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 10.2 percent and a severe cost burden rate of 4.3 percent. Owner occupied households with a mortgage had a cost burden rate of 22.6 percent, and severe cost burden at 15.7 percent.

Table NA-10.11
Cost Burden and Severe Cost Burden by Tenure
City of Carson
2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	7,234	48.7%	4,153	28.0%	3,352	22.6%	113	0.8%	14,852
2017 Five-Year ACS	8,358	61.5%	3,065	22.6%	2,129	15.7%	38	0.3%	13,590
Owner Without a Mortgage									
2010 Five-Year ACS	3,625	87.8%	279	6.8%	127	3.1%	99	2.4%	4,130
2017 Five-Year ACS	4,502	84.5%	541	10.2%	227	4.3%	56	1.1%	5,326
Renter									
2010 Five-Year ACS	2,744	46.3%	1,514	25.6%	1,251	21.1%	412	7.0%	5,921
2017 Five-Year ACS	2,758	42.7%	1,736	26.9%	1,649	25.5%	322	5.0%	6,465
Total									
2010 Five-Year ACS	13,603	54.6%	5,946	23.9%	4,730	19.0%	624	2.5%	24,903
2017 Five-Year ACS	15,618	61.5%	5,342	21.0%	4,005	15.8%	416	1.6%	25,381

Describe the number and type of single person households in need of housing assistance.

There were an estimated 4,176 one-person households in the City of Carson in 2017. These one-person households that are below 30 percent HUD Area Median Family Income (HAMFI) are the most likely to need housing assistance in the Area.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability by age, as estimated by the 2017 ACS, is shown in Table NA-10.12. The disability rate for females was 12.8 percent, compared to 10.3 percent for males. The disability rate grew precipitously higher with age, with 56.6 percent of those over 75 experiencing a disability.

NA-10.12 Disability by Age City of Carson 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	331	4.4%	244	3.6%	575	4.0%
18 to 34	397	3.6%	468	4.0%	865	3.8%
35 to 64	1,752	10.2%	1,793	9.7%	3,545	10.0%
65 to 74	817	25.1%	1,005	21.9%	1,822	23.3%
75 or Older	1,313	49.1%	2,599	61.2%	3,912	56.6%
Total	4,610	10.3%	6,109	12.8%	10,719	11.6%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-10.13. Some 6.9 percent have an ambulatory disability, 6.2 percent have an independent living disability, and 3.0 percent have a self-care disability.

NA-10.13 Total Disabilities Tallied: Aged 5 and Older City of Carson 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	3,050	3.3%
Vision disability	1,988	2.1%
Cognitive disability	4,021	4.6%
Ambulatory disability	6,050	6.9%
Self-Care disability	2,612	3.0%
Independent living disability	4,558	6.2%

Map NA-10.1 shows the distribution of persons with disabilities in 2017. There are no areas with higher concentration of persons with disabilities.

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, according to the California Department of Justice, the County received 42,148 domestic violence calls in 2016, up from 39,145 in 2014.

What are the most common housing problems?

As seen in Table NA-10.14, the most common housing problem tends to be housing cost burdens. More than 4,500 households have a cost burden and 3,585 have a severe cost burden. Some 1,275 renter households are impacted by cost burdens, and 1,340 are impacted by severe cost burdens. On the other hand, some 3,225 owner-occupied households have cost burdens, and 2,245 have severe cost burdens.

There are a total of 3,225 owner-occupied and 1,275 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 2,245 owner-occupied 1,340 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 14,115 households without a housing problem.

Map NA-10.1
Persons with Disabilities
 City of Carson
 2017 ACS, Tigerline

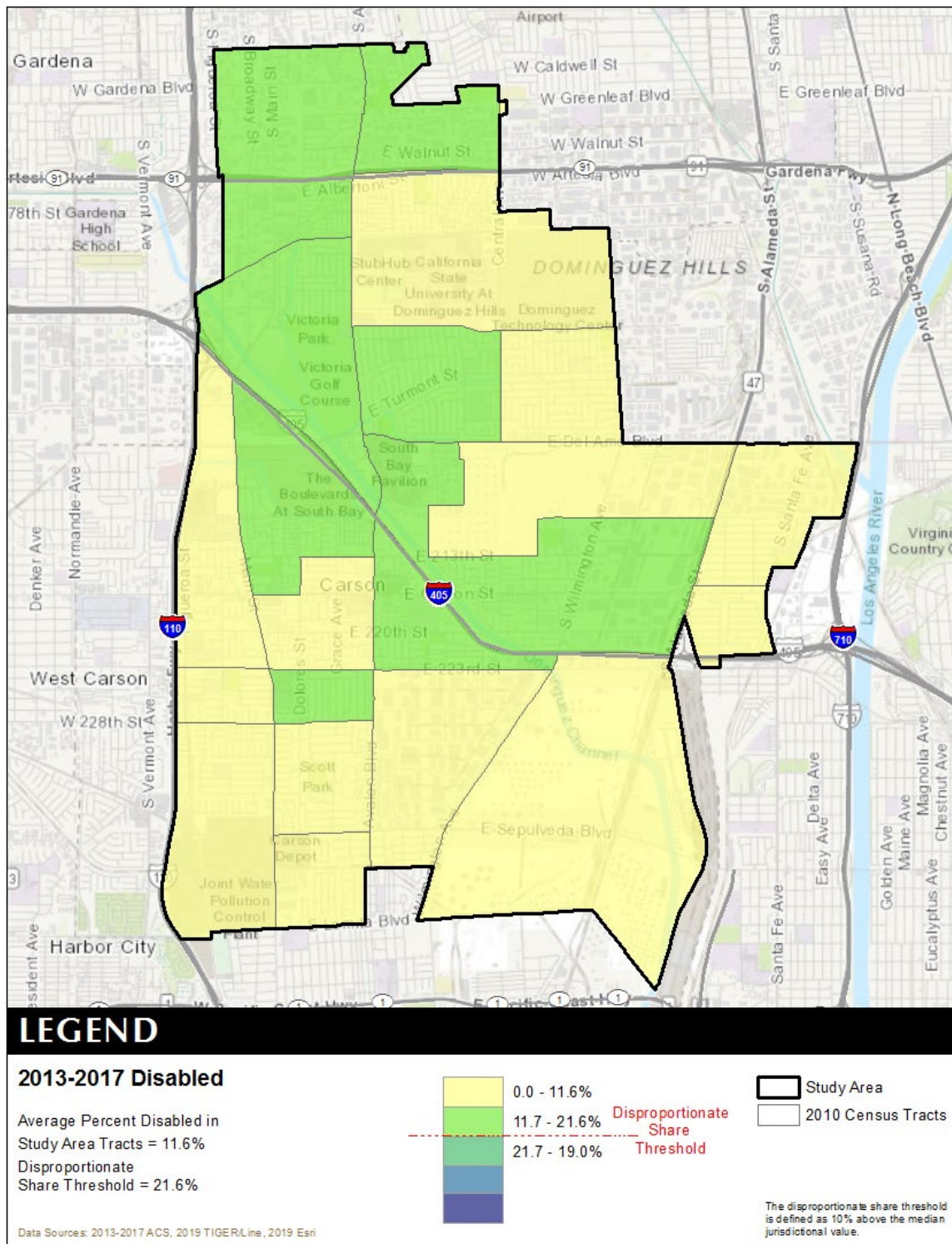


Table NA-10.14
Percent of Housing Problems by Income and Tenure
City of Carson
2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$21,930	\$21,931 to \$36,550	\$36,551 to \$58,480	\$58,481 to \$73,100	Above \$73,100	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	27.3%	0%	28.6%	18.7%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	14.3%	40.0%	55.6%	75.8%	50.9%	50.5%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45.8%	28.8%	63.8%	76.5%	65.0%	58.0%
Housing cost burden greater than 50% of income (and none of the above problems)	50.3%	68.8%	79.3%	81.0%	100.0%	62.6%
Housing cost burden greater than 30% of income (and none of the above problems)	53.2%	52.5%	65.0%	79.2%	93.8%	71.7%
Zero/negative income (and none of the above problems)	64.3%	0%	0%	0%	0%	64.3%
Has none of the 4 housing problems	66.7%	80.9%	81.6%	82.7%	86.2%	84.0%
Total	51.9%	64.2%	72.9%	80.6%	84.8%	75.2%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	100.0%	100.0%	72.7%	0%	71.4%	81.3%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	85.7%	60.0%	44.4%	24.2%	49.1%	49.5%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	54.2%	71.2%	36.2%	23.5%	35.0%	42.0%
Housing cost burden greater than 50% of income (and none of the above problems)	49.7%	31.2%	20.7%	19.0%	0%	37.4%
Housing cost burden greater than 30% of income (and none of the above problems)	46.8%	47.5%	35.0%	20.8%	6.2%	28.3%
Zero/negative income (and none of the above problems)	35.7%	0%	0%	0%	0%	35.7%
Has none of the 4 housing problems	33.3%	19.1%	18.4%	17.3%	13.8%	16.0%
Total	48.1%	35.8%	27.1%	19.4%	15.2%	24.8%

Table NA-10.15
Housing Problems by Income and Tenure
City of Carson
2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$21,930	\$21,931 to \$36,550	\$36,551 to \$58,480	\$58,481 to \$73,100	Above \$73,100	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	15	0	10	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15	60	125	125	145	470
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	85	300	195	380	1,070
Housing cost burden greater than 50% of income (and none of the above problems)	925	685	365	85	185	2,245
Housing cost burden greater than 30% of income (and none of the above problems)	250	315	900	855	905	3,225
Zero/negative income (and none of the above problems)	90	0	0	0	0	90
Has none of the 4 housing problems	370	805	1,750	1,340	7,585	11,850
Total	1,760	1,950	3,455	2,600	9,210	18,975
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	40	4	40	0	25	109
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	90	90	100	40	140	460
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	130	210	170	60	205	775
Housing cost burden greater than 50% of income (and none of the above problems)	915	310	95	20	0	1,340
Housing cost burden greater than 30% of income (and none of the above problems)	220	285	485	225	60	1,275
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	185	190	395	280	1,215	2,265
Total	1,630	1,089	1,285	625	1,645	6,274
Total						
Lacking complete plumbing or kitchen facilities	40	4	55	0	35	134
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	105	150	225	165	285	930
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	240	295	470	255	585	1,845
Housing cost burden greater than 50% of income (and none of the above problems)	1,840	995	460	105	185	3,585
Housing cost burden greater than 30% of income (and none of the above problems)	470	600	1,385	1,080	965	4,500
Zero/negative income (and none of the above problems)	140	0	0	0	0	140
Has none of the 4 housing problems	555	995	2,145	1,620	8,800	14,115
Total	3,390	3,039	4,740	3,225	10,855	25,249

Are any populations/household types more affected than others by these problems?

Renters are more likely to experience cost burdens than owner households, at a rate of 52.4 percent for all renter households in Carson. Elderly non-family households experience the highest rate of cost burdens overall, for renter households, at 65.6 percent. Lower income households are also much more likely to experience cost burdens, at a rate of 82.6 percent for households under 30 percent HUD Area Median Family Income (HAMFI).

Table NA-10.16 Renter-Occupied Households by Income and Family Status and Cost Burden City of Carson 2012–2016 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non- Family	Other Household	Total
Cost Burden						
\$0 to \$21,930	60	10	30	105	25	230
\$21,931 to \$36,550	30	190	190	65	10	485
\$36,551 to \$58,480	25	205	215	35	75	555
\$58,481 to \$73,100	15	105	40	25	70	255
Above \$73,100	0	15	0	0	45	60
Total	130	525	475	230	225	1,585
Severe Cost Burden						
\$0 to \$21,930	60	570	245	145	100	1,120
\$21,931 to \$36,550	40	180	35	4	70	329
\$36,551 to \$58,480	10	40	35	0	4	89
\$58,481 to \$73,100	0	20	0	0	0	20
Above \$73,100	0	0	0	0	0	0
Total	110	810	315	149	174	1,558
Total						
\$0 to \$21,930	155	685	325	324	145	1,634
\$21,931 to \$36,550	155	480	275	94	80	1,084
\$36,551 to \$58,480	65	590	420	50	154	1,279
\$58,481 to \$73,100	45	325	160	25	70	625
Above \$73,100	50	935	350	85	225	1,645
Total	470	3,015	1,530	578	674	6,267

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households most likely to be at risk of becoming unsheltered are those that with extremely low incomes that are severely cost-burdened. There are 1,840 households in Carson that are below 30 percent HAMFI with severe cost burdens. These 925 homeowner households and 915 renter households are the most at-risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults who have emerged out of foster care. Economic factors include households with severe cost burdens and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

Discussion

The population in Carson has not grown significantly. However, income disparity is growing, with households earning more than \$100,000 a year growing to account for 35.1 percent of the population in 2017. Meanwhile, persons in poverty grew from 9.3 percent in 2000 to 10.6 percent in 2017. A significant proportion of households have housing problems, particularly cost burdens, and renter households are particularly impacted by cost burdens.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Data in the following Tables 13 through 16 are again taken from HUD's Comprehensive Housing Affordability Strategy (CHAS).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,520	555	130
White	285	130	35
Black / African American	560	60	10
Asian	405	110	50
American Indian, Alaska Native	0	0	0
Pacific Islander	65	0	15
Hispanic	980	195	15

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,305	760	0
White	165	230	0
Black / African American	590	85	0
Asian	295	110	0
American Indian, Alaska Native	4	10	0
Pacific Islander	19	20	0
Hispanic	1,105	280	0

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,470	2,070	0
White	190	510	0
Black / African American	495	415	0
Asian	505	345	0
American Indian, Alaska Native	10	0	0
Pacific Islander	24	0	0
Hispanic	1,155	690	0

Table 15 - Disproportionately Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,665	1,485	0
White	125	165	0
Black / African American	520	385	0
Asian	385	400	0
American Indian, Alaska Native	10	0	0
Pacific Islander	50	15	0
Hispanic	515	520	0

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Data in the following Tables 17 through 20 are again taken from HUD's Comprehensive Housing Affordability Strategy (CHAS).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,070	1,005	130
White	215	200	35
Black / African American	525	95	10
Asian	290	225	50
American Indian, Alaska Native	0	0	0
Pacific Islander	65	0	15
Hispanic	775	400	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	1,370	0
White	70	325	0
Black / African American	440	235	0
Asian	210	195	0
American Indian, Alaska Native	0	15	0
Pacific Islander	19	20	0
Hispanic	820	560	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,155	3,385	0
White	45	655	0
Black / African American	215	695	0
Asian	305	545	0
American Indian, Alaska Native	0	10	0
Pacific Islander	24	0	0
Hispanic	520	1,330	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
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Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	735	2,415	0
White	15	275	0
Black / African American	185	720	0
Asian	220	565	0
American Indian, Alaska Native	10	0	0
Pacific Islander	30	40	0
Hispanic	280	750	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Data in the following Table 21 is again taken from HUD's Comprehensive Housing Affordability Strategy (CHAS).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,445	5,330	4,290	170
White	2,220	530	310	35
Black / African American	3,640	1,315	1,415	10
Asian	4,060	1,080	620	55
American Indian, Alaska Native	50	14	0	0
Pacific Islander	225	45	95	15
Hispanic	4,700	2,035	1,535	30

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Discussed in NA-30.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The overall rate of housing problems is 43.5 percent in the City of Carson. A disproportionate share of housing problems exists if any one racial or ethnic group experiences housing problems at a rate at least ten (10) percentage points higher than the average, or in this case, at a rate of at least 53.5 percent. American Indian households face housing problems at a disproportionate rate, at 55.6 percent. However, this only accounts for 50 households and thus may not be statistically significant.

If they have needs not identified above, what are those needs?

None identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Not applicable.

NA-30.1 Percent of Total Households with Housing Problems by Income and Race City of Carson 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,930	57.9%	91.2%	66.4%	0%	78.6%	84.2%	84.6%	79.2%
\$21,931 to \$36,550	39.0%	81.1%	70.5%	33.3%	48.3%	65.2%	69.3%	67.1%
\$36,551 to \$58,480	27.4%	57.3%	54.7%	100.0%	92.5%	48.8%	63.5%	54.8%
\$58,481 to \$73,100	30.2%	60.4%	48.8%	100.0%	70.0%	38.9%	47.9%	49.9%
Above \$73,100	11.5%	18.2%	19.3%	42.9%	28.9%	10.7%	22.2%	19.0%
Total	28.3%	44.2%	37.5%	55.6%	53.1%	45.2%	51.9%	43.5%
Without Housing Problems								
\$0 to \$21,930	33.4%	7.5%	24.6%	0%	0%	10.3%	14.7%	16.7%
\$21,931 to \$36,550	61.0%	18.9%	29.5%	66.7%	51.7%	34.8%	30.7%	32.9%
\$36,551 to \$58,480	72.6%	42.7%	45.3%	0%	7.5%	51.2%	36.5%	45.2%
\$58,481 to \$73,100	69.8%	39.6%	51.2%	0%	30.0%	61.1%	52.1%	50.1%
Above \$73,100	88.5%	81.8%	80.7%	57.1%	71.1%	89.3%	77.8%	81.0%
Total	70.4%	55.6%	61.6%	44.4%	43.1%	53.6%	48.0%	55.9%

Table NA-30.2
Total Households with Housing Problems by Income and Race
City of Carson
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,930	260	725	405	0	55	155	1,095	2,695
\$21,931 to \$36,550	160	495	335	10	14	75	950	2,039
\$36,551 to \$58,480	200	590	465	15	49	105	1,165	2,589
\$58,481 to \$73,100	95	510	400	10	35	35	525	1,610
Above \$73,100	120	610	605	15	55	30	625	2,060
Total	835	2,930	2,210	50	208	400	4,360	10,993
Total								
\$0 to \$21,930	449	795	610	0	70	184	1,295	3,403
\$21,931 to \$36,550	410	610	475	30	29	115	1,370	3,039
\$36,551 to \$58,480	730	1,030	850	15	53	215	1,835	4,728
\$58,481 to \$73,100	315	844	820	10	50	90	1,095	3,224
Above \$73,100	1,045	3,350	3,140	35	190	280	2,810	10,850
Total	2,949	6,629	5,895	90	392	884	8,405	25,244

NA-35 Public Housing – 91.205(b)

Introduction

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. In Carson, the role of a “public housing authority” (PHA), as the term is commonly understood, is carried out by the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Authority (LACDA). HACoLA manages over 3,600 units of public housing in properties located throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the County (272 in Carson through the Section 8 program).

Note: The data in the following Tables 22 through 25 come from the U. S. Department of Housing and Urban Development’s (HUD) Office of Public and Indian Housing (PIH) Information Center (PIC).

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
# of Elderly Program Participants (>62)	0	6	8	8	0	8	0	6

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	3	2	2	2	2	1	4
# of Families requesting accessibility features	0	0	0	184	0	42	142	0
# of HIV/AIDS program participants	0	48	1,138	6,753	15	6,670	38	2
# of DV victims	0	40	534	4,416	17	4,269	83	16
	0	253	2,883	21,087	47	20,550	268	163
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City does not own or operate any public housing units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing and housing choice voucher holders are accessing affordable housing and, in some cases, preventing homelessness. These needs are complicated by the availability of accessing units that will accept vouchers, and the amount of need in the Area.

How do these needs compare to the housing needs of the population at large

These needs are seen in a much higher rate and are more urgent than among the population at large. The low-income levels of households utilizing publicly supported housing dramatically increases the likelihood of housing problems and risk of homelessness. In addition, the rate of disabilities among those in public housing is higher than the general population, requiring additional accommodations in housing units.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Los Angeles Continuum of Care (CoC) operates in Los Angeles County. This CoC is comprised of a collaborative of service providers. The lead agency for this CoC is the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority formed by the City of Los Angeles and Los Angeles County. The Point in Time (PIT) count for the Los Angeles County CoC has increased from 41,174 in 2015 to 56,267 in 2019.

The tables below are gathered from the 2019 Point-in-Time Count for Los Angeles County.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	6,820	1,627	0	0	0	0
Persons in Households with Only Children	21	45	0	0	0	0
Persons in Households with Only Adults	6,945	40,799	0	0	0	0
Chronically Homeless Individuals	1,328	13,572	0	0	0	0
Chronically Homeless Families	453	179	0	0	0	0
Veterans	763	2,775		0	0	0
Unaccompanied Child	21	45	0	0	0	0
Persons with HIV	277	944	0	0	0	0

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	5,706	120,446
Black or African American	7,337	16,646
Asian	113	657
American Indian or Alaska Native	182	1,855
Pacific Islander	89	616
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	4,636	15,887
Not Hispanic	9,150	26,584

In addition, the Los Angeles Homeless Services Authority provided the following Carson-specific data on homelessness. (SPA 8 refers to Los Angeles County Service Planning Area 8—South Bay, which includes Carson. CES refers to the Coordinated Entry System, and HMIS refers to LAHSA’s Homeless Management Information System)

	Carson	SPA 8	City Share of SPA
Point-in-Time Homeless Count Data			
On January 24, 2018, Total Persons	469	4,138	11%
On January 23, 2019, Total Persons	326	4,409	7%
Cumulative CES Statistics from HMIS – 7/1/2018 to 3/31/2019			
CES Assessments			
Total Persons Assessed	89	2,244	4%
Individuals Assessed	51	1,310	4%
Youth Assessed	5	144	3%
Families Assessed	33	821	4%
Veterans Assessed	6	150	4%
Persons Aged 62+ Assessed	5	213	2%
Types of Services Provided to Those Assessed			
Interim Housing	21	648	3%
Rapid Re-Housing	26	615	4%
Street Outreach (Contacts)	21	501	4%
Street Outreach (Engagements)	17	356	5%
Other (Non-Permanent)	27	616	4%
Permanent Housing Placements – 7/1/2018 to 3/31/2019			
Persons Placed into Permanent Housing	16	318	5%

The South Bay Coalition to End Homelessness, a local advocacy group, provided this two-year comparison (2018 and 2019) of homelessness in Carson based on data from LAHSA's Point-In-Time Counts:

Living Situation	2018	2019
Unsheltered on Street		
Adults on Street	32	51
Family Members on Street	0	0
Unaccompanied Minors on Street	X	X
In Make-Shift Shelters	35	19
In Tents	14	1
Unsheltered in Vehicles		
In Cars	86	65
In Vans	62	46
In RVs	233	144
Sheltered		
In Emergency Shelter	0	0
In Transitional Shelter	0	0
Total	462	326

Notes:

- The 2018 total differs from the total indicated in the preceding LAHSA snapshot due to an adjustment to reflect census tracts that overlap city boundaries.
- Data for unaccompanied minors on the street is only available at the SPA/Regional level.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In the 2019 Count, there were 556 unsheltered families in the County, which included 1,037 persons, 632 of which were children. There were 2,199 families that were sheltered, which included 6,820 persons, some 4,139 of which were children. In addition, there were 66 unaccompanied youth during the count, some 45 of which were unsheltered.

There were 3,538 homeless veterans counted in 2019 some 2,775 of which were sheltered.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the 2019 PIT for Los Angeles County, some 46.5 percent of the homeless population was white, and 42.6 percent were black. In terms of ethnicity, some 36.5 percent of the homeless population was Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In 2019, some 42,471 persons counted in the County were sheltered, accounting for 42.3 percent. A total of 75.5 percent of the homeless population counted was unsheltered.

Discussion:

The homeless population in Los Angeles County is increasing. As the population increases, the need for housing and service options also increases. In addition, the number of households in the area who are at risk of homelessness continues to make keeping the number of homeless households from increasing in the City a high priority.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section describes the non-homeless special needs populations in the City of Carson. These non-homeless special needs populations include the elderly, persons with disabilities, people with drug and alcohol addictions, victims of domestic violence, and persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

ELDERLY AND FRAIL ELDERLY

The elderly population accounted for 15.8 percent of the population in 2017, up from 10.9 percent of the population in 2010. This age group has grown faster than the overall population, which grew by less than one percent during this time period.

PEOPLE WITH DISABILITIES

Disability by age, as estimated by the 2017 ACS, is shown in Table NA-45.1. The disability rate for females was 12.8 percent, compared to 10.3 percent for males. The disability rate grew precipitously higher with age, with 56.6 percent of those over 75 experiencing a disability.

Table NA-45.1 Disability by Age City of Carson 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	331	4.4%	244	3.6%	575	4.0%
18 to 34	397	3.6%	468	4.0%	865	3.8%
35 to 64	1,752	10.2%	1,793	9.7%	3,545	10.0%
65 to 74	817	25.1%	1,005	21.9%	1,822	23.3%
75 or Older	1,313	49.1%	2,599	61.2%	3,912	56.6%
Total	4,610	10.3%	6,109	12.8%	10,719	11.6%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-45.2. Some 6.9 percent have an ambulatory disability, 6.2 percent have an independent living disability, and 3.0 percent have a self-care disability.

NA-45.2 Total Disabilities Tallied: Aged 5 and Older City of Carson 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	3,050	3.3%
Vision disability	1,988	2.1%
Cognitive disability	4,021	4.6%
Ambulatory disability	6,050	6.9%
Self-Care disability	2,612	3.0%
Independent living disability	4,558	6.2%

PEOPLE WITH ALCOHOL AND DRUG ADDICTIONS

The Substance Abuse Prevention and Control (SAPC) division of the Los Angeles County Department of Public Health maintains a database of drug abuse program participants. The LACHS, last conducted in 2015, found that 15.9 percent of Los Angeles County residents engaged in binge drinking. The County of Los Angeles Public Health 2014-2015 Fiscal Year Report found that there were over 50,000 admissions for drug abuse. Heroin was the most common primary drug reported at admission (36.8%), followed by methamphetamines (19.6%), marijuana (16.6%), and alcohol (15.4%).

VICTIMS OF DOMESTIC VIOLENCE

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, according to the California Department of Justice, the County received 42,148 domestic violence calls in 2016, up from 39,145 in 2014.

What are the housing and supportive service needs of these populations and how are these needs determined?

The 2019 Housing and Community Development Survey found that seniors and veterans had the highest rated needs. These results are shown in Table NA-45.3.

Table NA-45.3 Providing a Suitable Living Environment City of Carson Housing and Community Development Survey						
Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.						
Seniors (65+)	0	2	7	11	3	24
Veterans	0	2	6	10	4	24
Homeless persons	4	2	6	7	3	24
Persons with severe mental illness	1	6	5	5	3	24
Persons with physical disabilities	1	2	9	5	3	24
Persons with developmental disabilities	1	3	7	5	3	24
Victims of domestic violence	1	4	6	5	3	24
Persons with substance abuse addictions	2	4	8	3	3	24
Persons with HIV/AIDS	3	5	4	3	3	24
Persons recently released from jail/prison	2	4	5	5	5	24

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

A special needs population with particular needs is that of persons affected with HIV and/or AIDS. The 2015 *Epidemiologic Profile of HIV for Los Angeles County* included epidemiological characteristics such as the race and gender of persons with HIV/AIDS in the County, among other factors. From 1982 through 2015, the DPH reported a cumulative 85,500 diagnoses of HIV or AIDS, with 34,883 related deaths.

Discussion:

The special needs populations in the City of Carson include the elderly and frail elderly, which are growing at the fastest rate of any age group in the area. It also includes persons with disabilities, which account for 11.6 percent of the population and 56.6 percent of those aged 75 and older. In addition, there are other special needs populations, such as veterans, persons with alcohol and drug abuse disorders, victims of domestic violence, and persons with HIV/AIDS that are in need of services in the Area.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Housing and Community Development needs survey found that the highest rated needs were for youth centers, community centers, childcare facilities and parks and recreation centers.

Table NA-50.1 Providing a Suitable Living Environment City of Carson Housing and Community Development Survey						
Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:						
Youth centers	2	5	4	11	2	24
Community centers	2	5	4	11	2	24
Childcare facilities	3	3	8	8	2	24
Parks and recreational centers	1	6	5	10	2	24
Senior centers	1	4	8	9	2	24
Healthcare facilities	2	2	9	8	2	24
Residential treatment centers	2	5	5	6	2	24
Public buildings with improved accessibility	3	3	6	8	3	24
Homeless shelters	6	4	3	8	2	24
Fire Stations/equipment	2	2	7	6	2	24
Facilities for persons living with AIDS	3	4	2	4	3	24
Facilities for abused/neglected children	0	4	8	6	2	24

How were these needs determined?

These needs were determined using the Housing and Community Development needs survey.

Describe the jurisdiction's need for Public Improvements:

The most highly rated needs, according to the HCD survey were street and road improvements, sidewalk improvements and water system capacity improvements.

Table NA-50.2 Providing a Suitable Living Environment City of Carson Housing and Community Development Survey						
Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities:						
Street and road improvements	0	1	5	16	2	24
Sidewalk improvements	0	2	6	13	3	24
Water system capacity improvements	0	6	3	10	2	24
Water quality improvements	0	4	3	12	2	24
Sewer system improvements	0	4	3	11	2	24
Solid waste facility improvements	0	4	5	11	2	24
Storm sewer system improvements	0	4	2	14	2	24
Flood drainage improvements	0	5	1	14	2	24
Bridge improvements	1	3	7	4	3	24
Bicycle and walking paths	2	5	5	8	3	24
Tree Planting	0	6	5	9	4	24
Other	0	0	0	0	22	24

How were these needs determined?

These needs were determined using the Housing and Community Development needs survey.

Describe the jurisdiction's need for Public Services:

The highest rated needs included homebuyer education, crime awareness education and fair housing activities.

How were these needs determined?

These needs were determined using the Housing and Community Development needs survey.

Table NA-50.3
Providing a Suitable Living Environment

City of Carson
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for the following HUMAN And PUBLIC SERVICES in the City.						
Home-buyer education	1	1	7	12	2	24
Crime awareness education	2	2	6	12	2	24
Fair housing activities	3	1	5	11	2	24
Mental health services	0	5	5	11	3	24
Homelessness services	3	5	2	10	3	24
Youth services	0	1	11	9	2	24
Senior services	0	4	7	9	4	24
Transportation services	0	6	7	9	2	24
Healthcare services	2	3	6	9	3	24
Childcare services	2	3	6	9	2	24
Employment services	1	3	8	9	3	24
Substance abuse services	0	4	7	9	2	24
Services for victims of domestic violence	1	2	8	9	2	24
Tenant/Landlord counseling	2	3	8	6	2	24
Food banks	2	5	9	4	2	24
Mitigation of asbestos hazards	0	5	7	3	2	24
Mitigation of lead-based paint hazards	0	7	5	2	3	24
Mitigation of radon hazards	1	4	7	2	2	24
Other	1	0	0	2	20	24

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

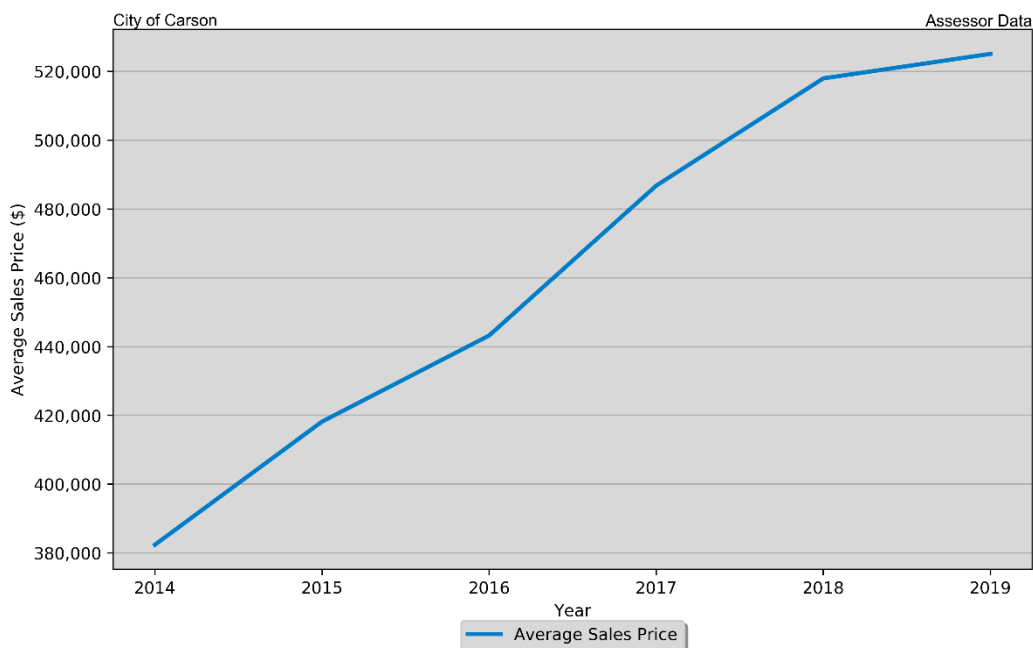
Between 2010 and 2017, the number of housing units in the City of Carson increased by 1.6 percent. The housing market has seen a reduction in housing production since the recent recession, but has begun to increase in the last couple years. Meanwhile, housing costs have continued to rise. The proportion of vacant units has remained steady since 2010.

Table MA-05.1 at right shows the Average Sales price for single family homes from 2014 to 2019 as reported from the City of Carson Assessor's office. Between 2014 and 2019 average sales price rose by 37.3 percent, rising from 382,384 in 2014 to 523,119 in 2019. Diagram MA05.1 show the trend from 2014 to 2019.

Table MA-05.1
Average Sales Price of
Single Family Homes
City of Carson
Assessor Data

Year	Average Sales Price
2014	382,384
2015	418,192
2016	443,224
2017	486,808
2018	518,005
2019	525,119

Diagram MA-05.1
Average Sales Price of Single Family Homes
City of Carson



MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table MA-10.1 below shows housing units by type in 2010 and 2017. In 2010, there were 25,705 housing units, compared with 26,119 in 2017. Single-family units accounted for 77.5 percent of units in 2017, compared to 79.8 in 2010. Apartment units accounted for 10.4 percent in 2017, compared to 8.3 percent in 2010.

Note: The data in the tables in this section are taken from the U. S. Census Bureau’s American Community Survey (ACS).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	18,940	73%
1-unit, attached structure	1,880	7%
2-4 units	670	3%
5-19 units	1,045	4%
20 or more units	1,260	5%
Mobile Home, boat, RV, van, etc.	2,310	9%
Total	26,105	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Table MA-10.1 Housing Units by Type City of Carson 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	20,503	79.8%	20,243	77.5%
Duplex	217	0.8%	130	0.5%
Tri- or Four-Plex	457	1.8%	629	2.4%
Apartment	2,121	8.3%	2,728	10.4%
Mobile Home	2,378	9.3%	2,370	9.1%
Boat, RV, Van, Etc.	29	0.1%	19	0.1%
Total	25,705	100.0%	26,119	100.0%

Table MA-10.2 shows housing units by tenure from 2010 to 2017. By 2017, there were 26,119 housing units. An estimated 74.5 percent were owner-occupied, and 2.8 percent were vacant.

Table MA-10.2 Housing Units by Tenure City of Carson 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	25,432	97.0%	25,381	97.2%
Owner-Occupied	19,529	76.8%	18,916	74.5%
Renter-Occupied	5,903	23.2%	6,465	25.5%
Vacant Housing Units	794	3.0%	738	2.8%
Total Housing Units	26,226	100.0%	26,119	100.0%

Table MA-10.3 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 5.1 percent of households in 2010 and 4.8 percent of households in 2017. Housing units built in 1939 or earlier represented 3.5 percent of households in 2017 and 2.7 percent of households in 2010.

MA-10.3 Households by Year Home Built City of Carson 2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	666	2.7%	897	3.5%
1940 to 1949	2,430	9.8%	1,847	7.3%
1950 to 1959	5,530	22.2%	5,447	21.5%
1960 to 1969	7,847	31.5%	8,447	33.3%
1970 to 1979	4,009	16.1%	3,787	14.9%
1980 to 1989	2,046	8.2%	2,264	8.9%
1990 to 1999	1,106	4.4%	1,002	3.9%
2000 to 2009	1,269	5.1%	1,216	4.8%
2010 or Later	.	.	474	1.9%
Total	24,903	100.0%	25,381	100.0%

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	105	1%	240	4%
1 bedroom	250	1%	880	14%
2 bedrooms	3,495	18%	1,810	30%
3 or more bedrooms	15,255	80%	3,185	52%
Total	19,105	100%	6,115	100%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Programs will target households that have housing problems in the City of Carson. This includes over 10,994 households in the City.

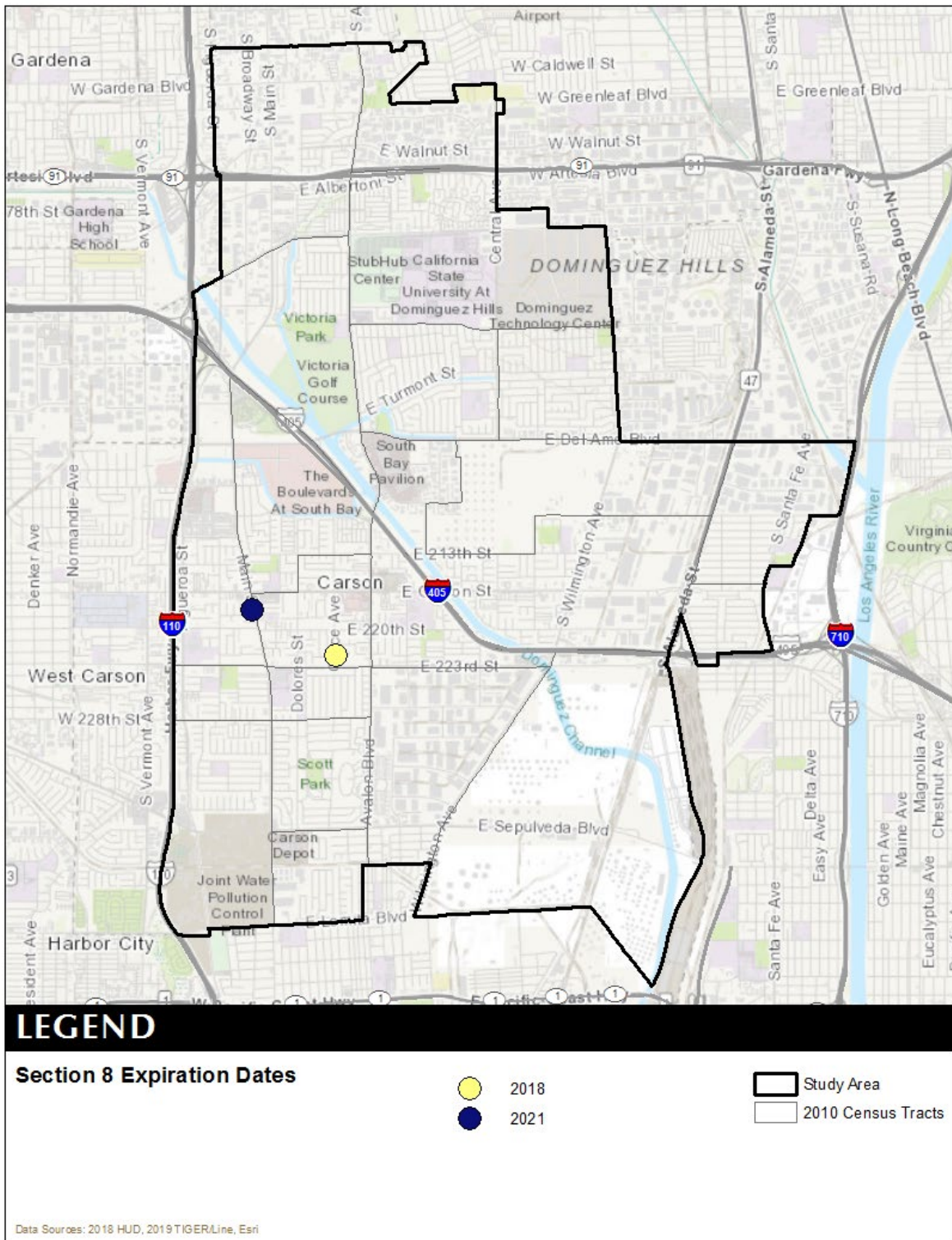
Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Map MA-10.1, on the following page, shows the number of Section 8 contracts that are set to expire. In the range of this Consolidated Plan, there is one expected to expire before 2030. Additional contracts are set to expire in the following decade.

Does the availability of housing units meet the needs of the population?

As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most markedly in the rate of cost burdens in the City. In 2017, an estimated 52.4 percent of the population was cost burdened. Renter households are more likely to be impacted by cost burdens, at 65.6 percent, and are therefore most likely to not have housing units that meet their needs.

Map MA-10.1
Expiring Section 8 Contracts
 City of Carson
 2018 HUD, Tigerline



Describe the need for specific types of housing:

Table MA-10.4 shows the results of the Housing and Community Development Survey as it rated various housing needs. The top rated needs for housing include First-time home-buyer assistance, Energy efficiency improvements, construction of new affordable for-sale housing and construction of new affordable rental housing.

Discussion

The current housing stock may not be meeting the needs of the population in Carson, especially those in lower income levels. While the rate and type of market housing production, as described in the following section, may be providing additional housing options, they may not be meeting the needs of a large proportion of households in the City.

Table MA-10.4 Providing Decent and Affordable Housing City of Carson Housing and Community Development Survey						
Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for the following HOUSING activities in the City:						
First-time home-buyer assistance	1	3	5	15	0	24
Energy efficiency improvements	3	1	6	14	0	24
Construction of new affordable for-sale housing	6	4	2	12	0	24
Construction of new affordable rental housing	8	2	2	11	1	24
Rental assistance	6	3	3	11	0	24
Homeowner housing rehabilitation	1	4	6	11	0	24
Heating/cooling HVAC replacement or repairs	1	3	8	11	0	24
Senior-friendly housing	1	4	7	11	0	24
Supportive housing for people who are homeless or disabled	6	2	4	11	0	24
Rental housing for very low-income households	6	4	4	10	0	24
ADA (Americans with Disabilities Act) improvements	2	3	7	9	0	24
Retrofitting existing housing to meet seniors' needs	2	1	10	9	0	24
Homeownership for racial and ethnic minority populations	7	4	4	8	0	24
Rental housing rehabilitation	3	4	9	7	0	24
Mixed income housing	5	5	4	7	0	24
Preservation of federal subsidized housing	6	2	7	4	1	24
Housing demolition	7	3	5	3	0	24
Mixed use housing	7	8	2	3	0	24
Transit-oriented housing	6	6	6	3	1	24
Other	2	0	0	2	14	24
ADA improvements	0	0	0	0	24	24
Heating/cooling HVAC replacement or repairs	0	0	0	0	24	24

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	447,700	351,000	(22%)
Median Contract Rent	1,001	1,237	24%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

HOUSING PRODUCTION

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the city. Single-family building permit authorizations in Carson decreased from 20 authorizations in 2017 to 4 in 2018.

The real value of single-family building permits decreased from \$313,596 in 2017 to \$123,750 in 2018. This compares to an increase in permit value statewide, with values rising from 308,350 dollars in 2017 to 303,302 dollars in 2018. Additional details are given in Table MA-15.1

Rent Paid	Number	%
Less than \$500	673	11.0%
\$500-999	1,380	22.6%
\$1,000-1,499	1,925	31.5%
\$1,500-1,999	1,535	25.1%
\$2,000 or more	604	9.9%
Total	6,117	100.0%

Homeowner households were more heavily concentrated in the northern part of Carson, as seen in Map MA-15.1. Conversely, renter households were more likely to be seen in the western part of the City. Housing costs were highest in central Carson as seen in both rental and home values in Maps MA-15.3 and MA-15.4.

Table MA-15.1 below shows building permits for the City of Carson as reported by the U.S. Census Bureau. However, this dataset is incomplete, missing data from 2004 to 2012.

Table MA-15.1 Building Permits and Valuation City of Carson Census Bureau Data, 1980–2018							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	68	0	3	110	181	151,052	123,973
1981	5	0	4	112	121	183,683	142,390
1982	5	2	0	43	50	144,758	150,178
1983	32	0	0	55	87	136,272	121,266
1984	28	0	0	114	142	149,059	138,501
1985	15	2	16	62	95	189,186	127,731
1986	20	4	36	21	81	167,613	125,681
1987	15	6	34	148	203	174,084	118,543
1988	38	6	16	66	126	165,876	107,361
1989	55	12	0	0	67	210,137	0
1990	133	2	0	0	135	201,267	0
1991	44	4	0	0	48	197,472	0
1992	39	0	3	94	136	234,616	109,226
1993	3	0	0	0	3	230,088	0
1994	11	0	0	92	103	193,261	85,225
1995	10	0	0	85	95	184,177	83,471
1996	10	0	0	101	111	182,375	81,972
1997	11	0	0	106	117	178,888	80,587
1998	8	0	0	74	82	244,173	80,526
1999	8	0	0	77	85	215,811	79,117
2000	158	0	0	5	163	170,966	77,394
2001	139	0	0	5	144	169,012	75,724
2002	154	0	0	10	164	165,966	74,548
2003	69	0	0	10	79	163,182	73,193
2004	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0
2013	4	0	0	40	44	260,428	184,422
2014	28	0	0	0	28	450,850	0
2015	29	0	0	10	39	450,506	96,914
2016	9	0	0	9	18	227,305	251,120
2017	20	2	0	0	22	313,596	0
2018	4	0	0	149	153	123,750	58,389

Diagram MA-15.1
Single-Family Permits

City of Carson
Census Bureau Data, 1980–2017

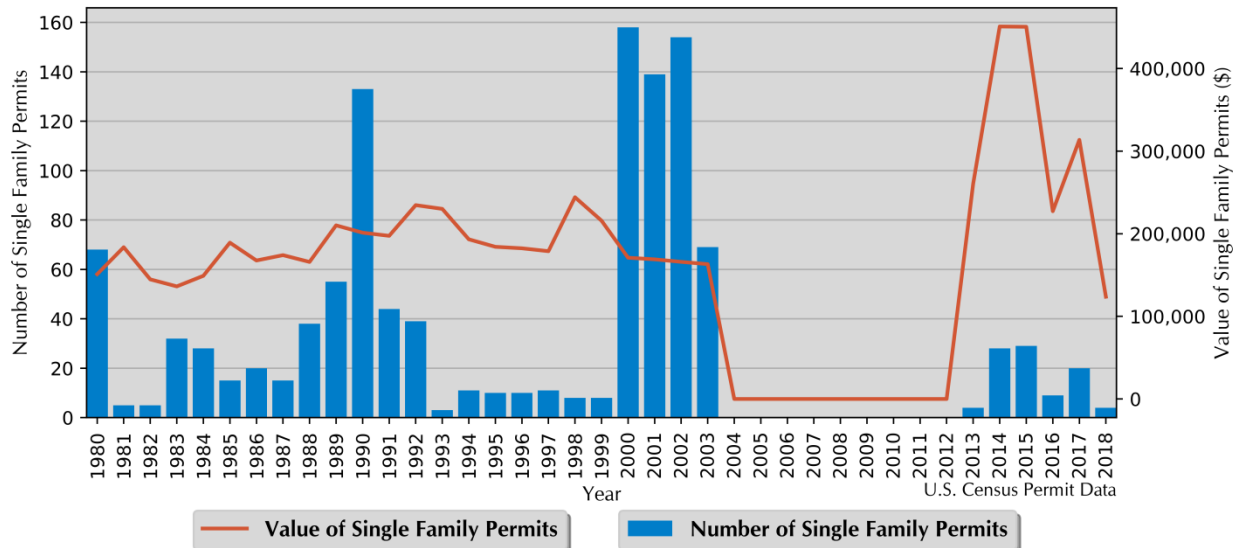


Diagram MA-15.2
Total Permits by Unit Type

City of Carson
Census Bureau Data, 1980–2017

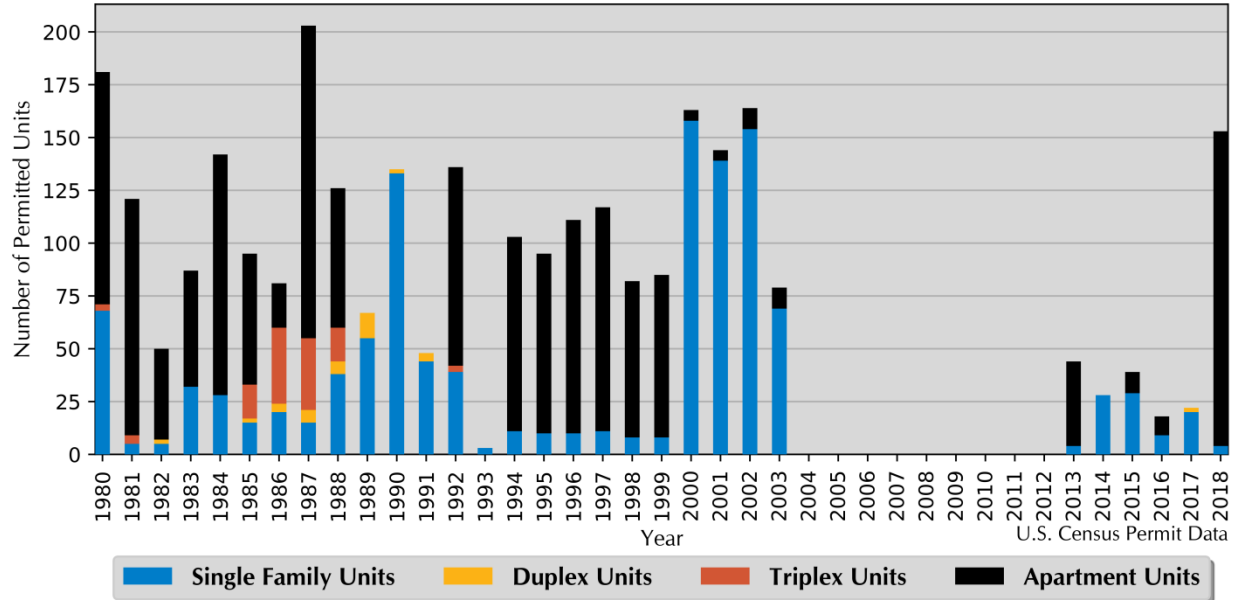
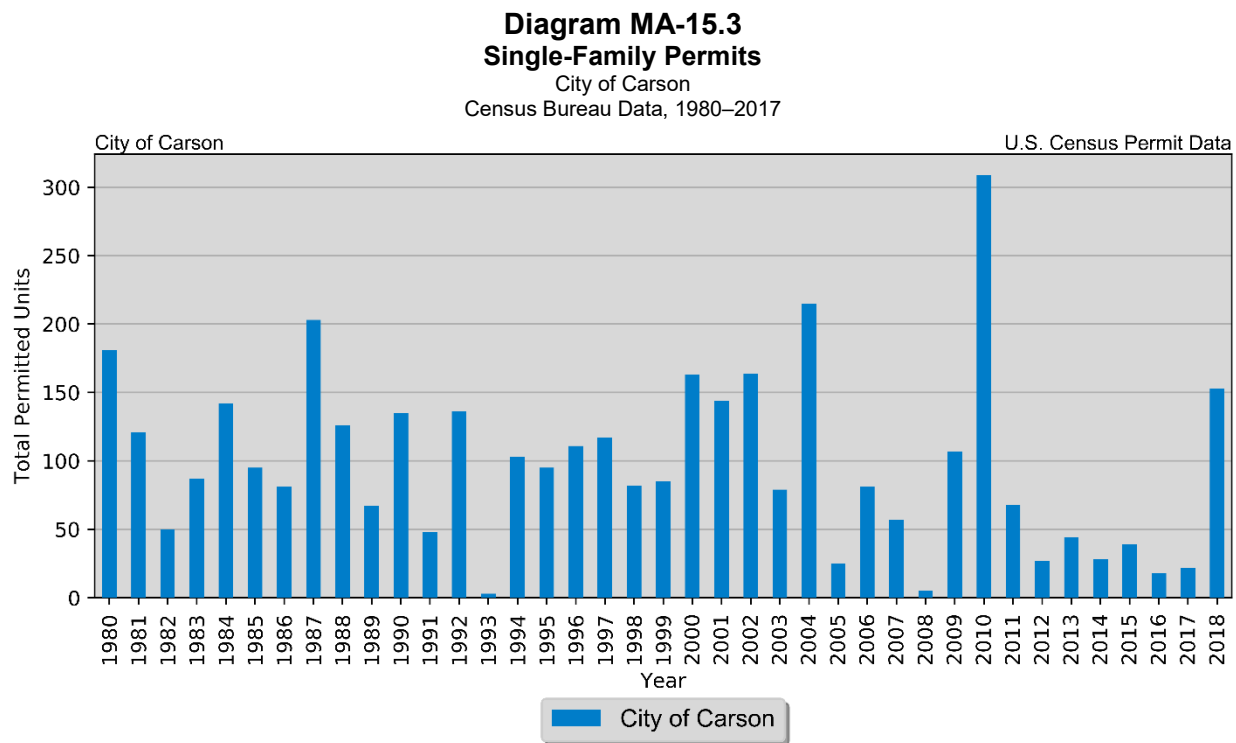


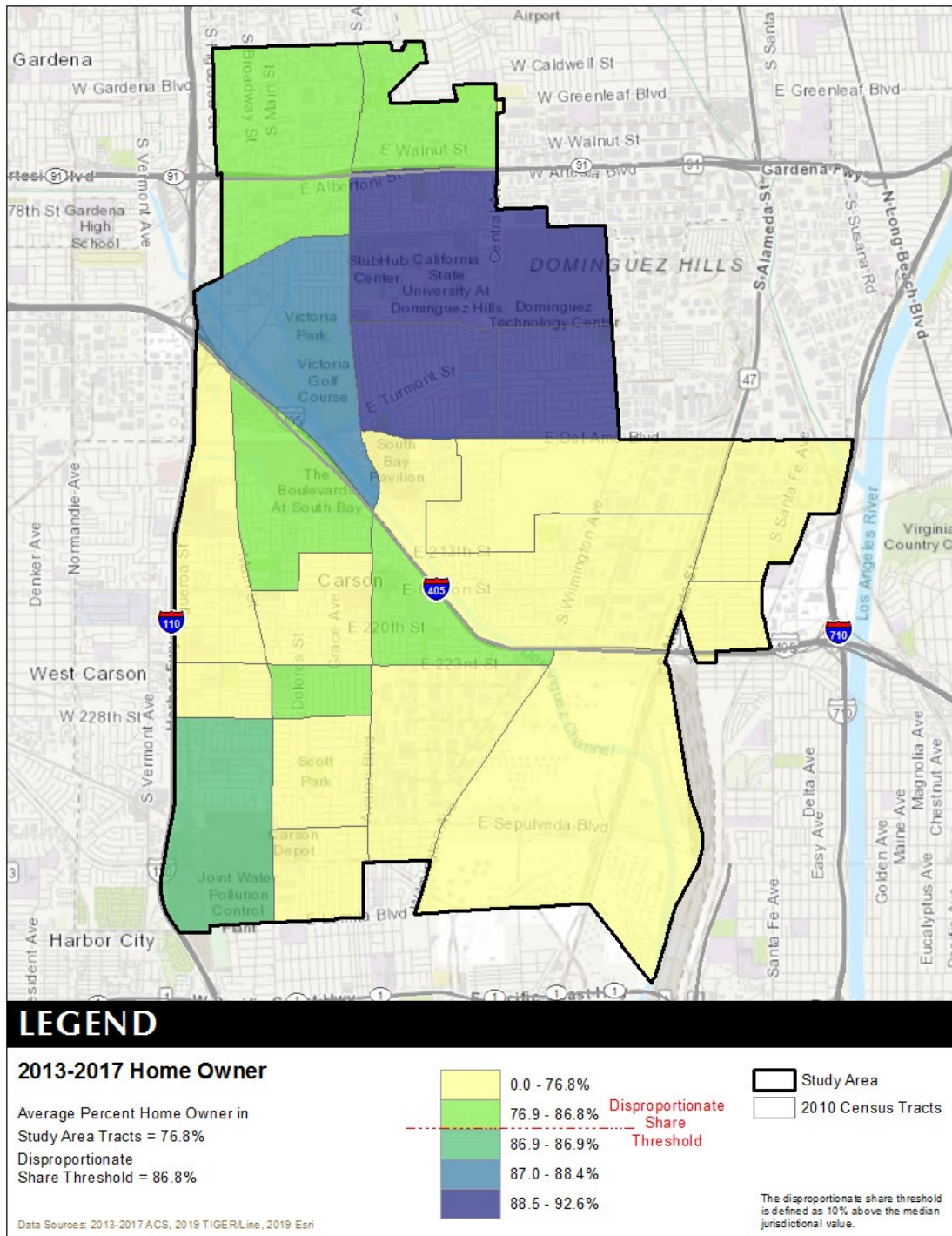
Diagram MA-15.3 shows supplemental permit information for the City of Carson, as supplied by the City. Here we see the years with missing data had significant permitting activity, with over 300 permits issued in 2010.



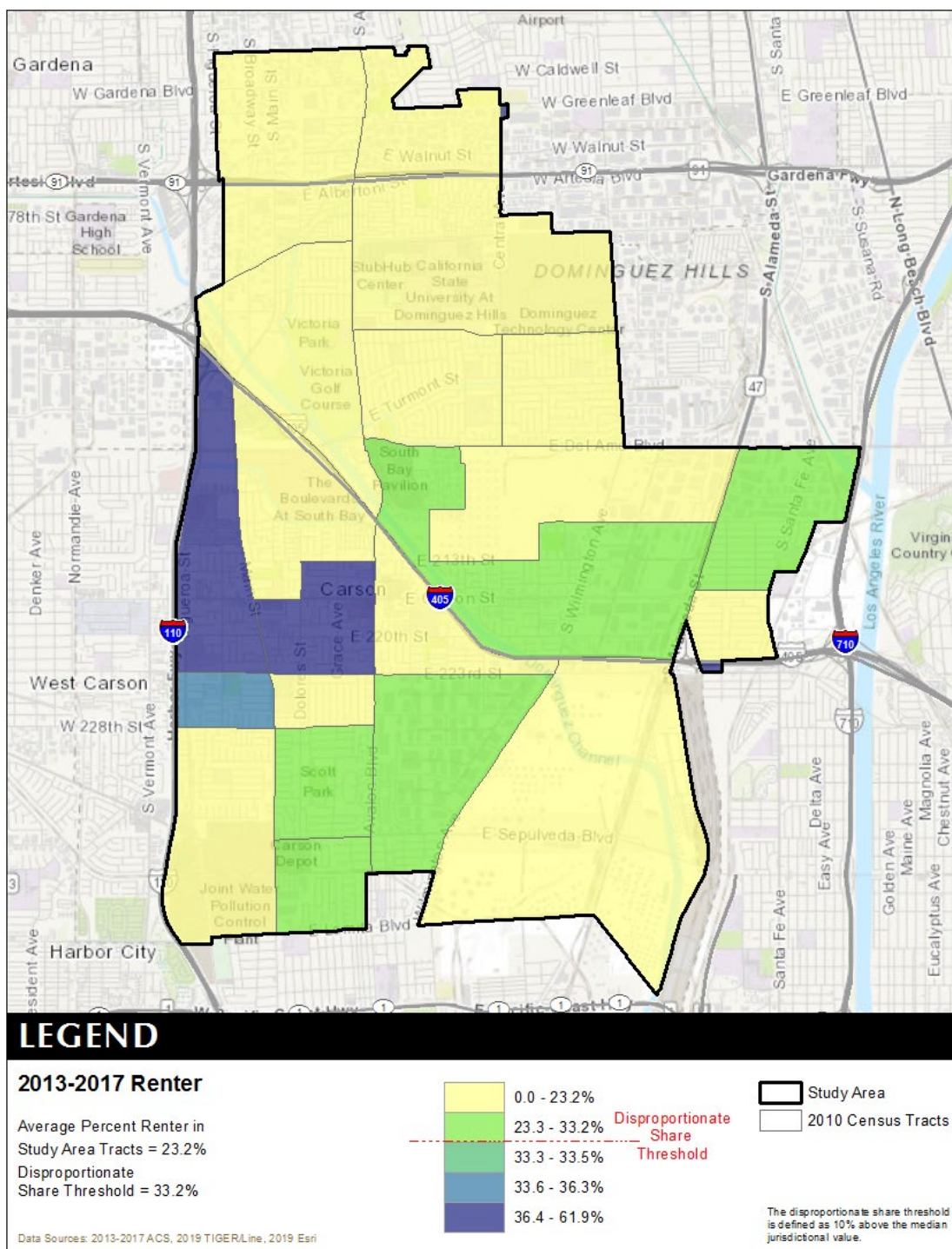
The City of Carson has also expanded housing production through the creation of Accessory Dwelling Units or (ADUs). In 2017 5 ADUs were added to the housing stock, with an additional 55 in 2018 and 60 in 2019, as seen in Table MA15.2, at right.

Table MA15.2 Accessory Dwelling Units City of Carson Assessor Data	
Year	ADUs
2017	5
2018	55
2019	60
2020	3

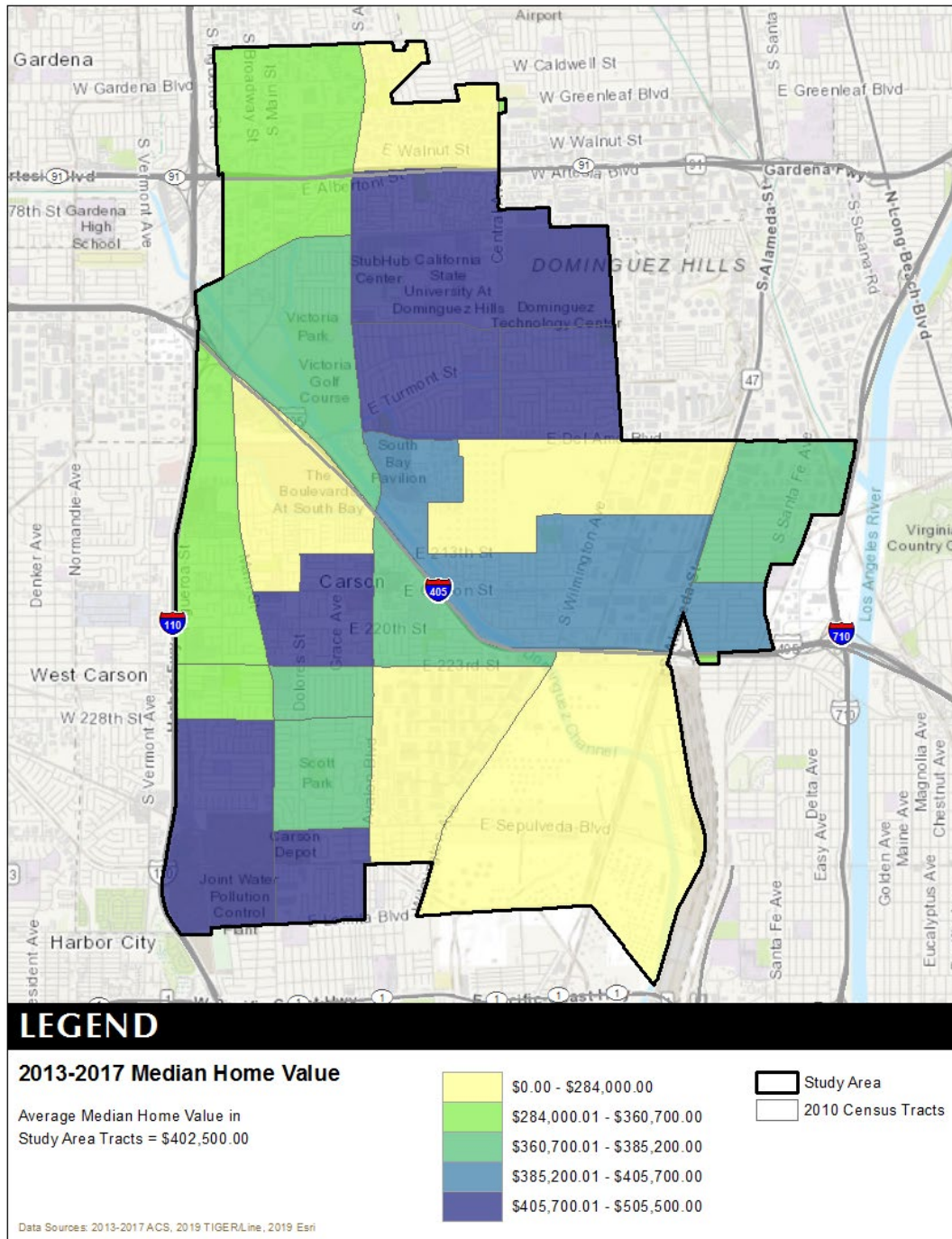
Map MA-15.1
2017 Homeowner Households
 City of Carson
 2017 ACS, Tigerline



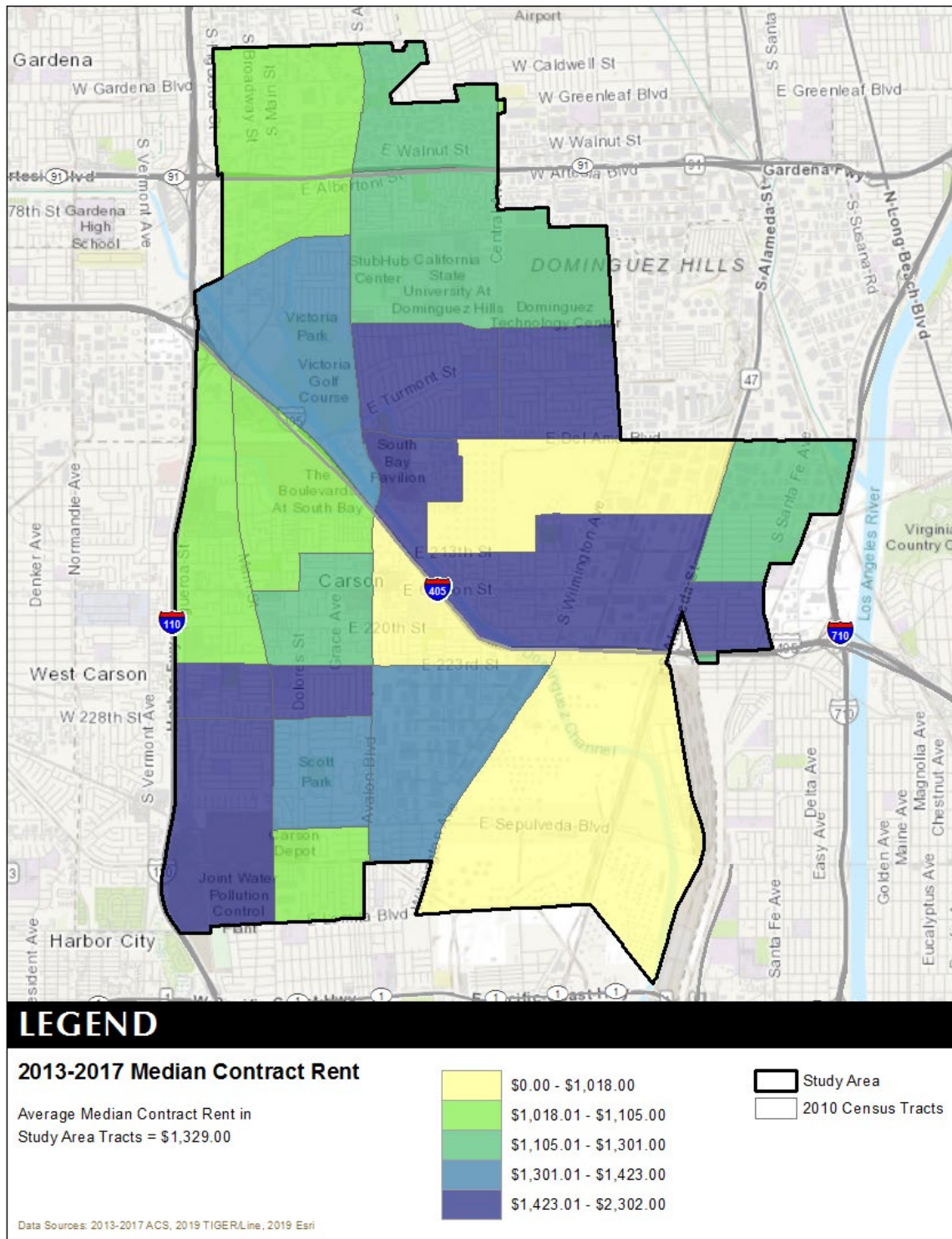
Map MA-15.2
2017 Renter Households
 City of Carson
 2017 ACS, Tigerline



Map MA-15.3
2017 Median Home Value
 City of Carson
 2017 ACS, Tigerline



Map MA-15.4
2017 Median Contract Rent
 City of Carson
 2017 ACS, Tigerline



Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	490	No Data
50% HAMFI	1,130	1,010
80% HAMFI	3,185	2,350
100% HAMFI	No Data	4,845
Total	4,805	8,205

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	609	684	901	1,300	1,403
High HOME Rent	1,158	1,253	1,506	1,730	1,911
Low HOME Rent	913	979	1,175	1,357	1,515

Table 31 – Monthly Rent

Data Source: HUD Fair Market Rent (FMR) and HOME Rents

Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens. This points to the fact that there is not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

The City of Carson saw a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. This would lead to additional households facing cost burdens.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in the City of Carson. This may be especially true for larger families that require larger units.

Discussion

The cost of housing in Carson continues to be out of reach for many low- to moderate-income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section will describe the condition of housing in the City of Carson.

Definitions

The term standard housing condition is defined as a dwelling unit being in conformance with California State Health and Safety codes. Under that definition, units qualify as being in substandard conditions pursuant to the State Health and Safety Code Section 17920.3.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,175	38%	3,220	53%
With two selected Conditions	535	3%	545	9%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,395	60%	2,330	38%
Total	19,105	101%	6,115	100%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,200	6%	430	7%
1980-1999	1,810	9%	1,275	21%
1950-1979	14,200	74%	3,640	60%
Before 1950	1,905	10%	775	13%
Total	19,115	99%	6,120	101%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Table MA-20.1 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 5.1 percent of households in 2010 and 4.8 percent of households in 2017. Housing units built in 1939 or earlier represented 3.5 percent of households in 2017 and 2.7 percent of households in 2010.

MA-20.1 Households by Year Home Built City of Carson 2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	666	2.7%	897	3.5%
1940 to 1949	2,430	9.8%	1,847	7.3%
1950 to 1959	5,530	22.2%	5,447	21.5%
1960 to 1969	7,847	31.5%	8,447	33.3%
1970 to 1979	4,009	16.1%	3,787	14.9%
1980 to 1989	2,046	8.2%	2,264	8.9%
1990 to 1999	1,106	4.4%	1,002	3.9%
2000 to 2009	1,269	5.1%	1,216	4.8%
2010 or Later	.	.	474	1.9%
Total	24,903	100.0%	25,381	100.0%

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,105	84%	4,415	72%
Housing Units build before 1980 with children present	1,035	5%	495	8%

Table 34 – Risk of Lead-Based Paint

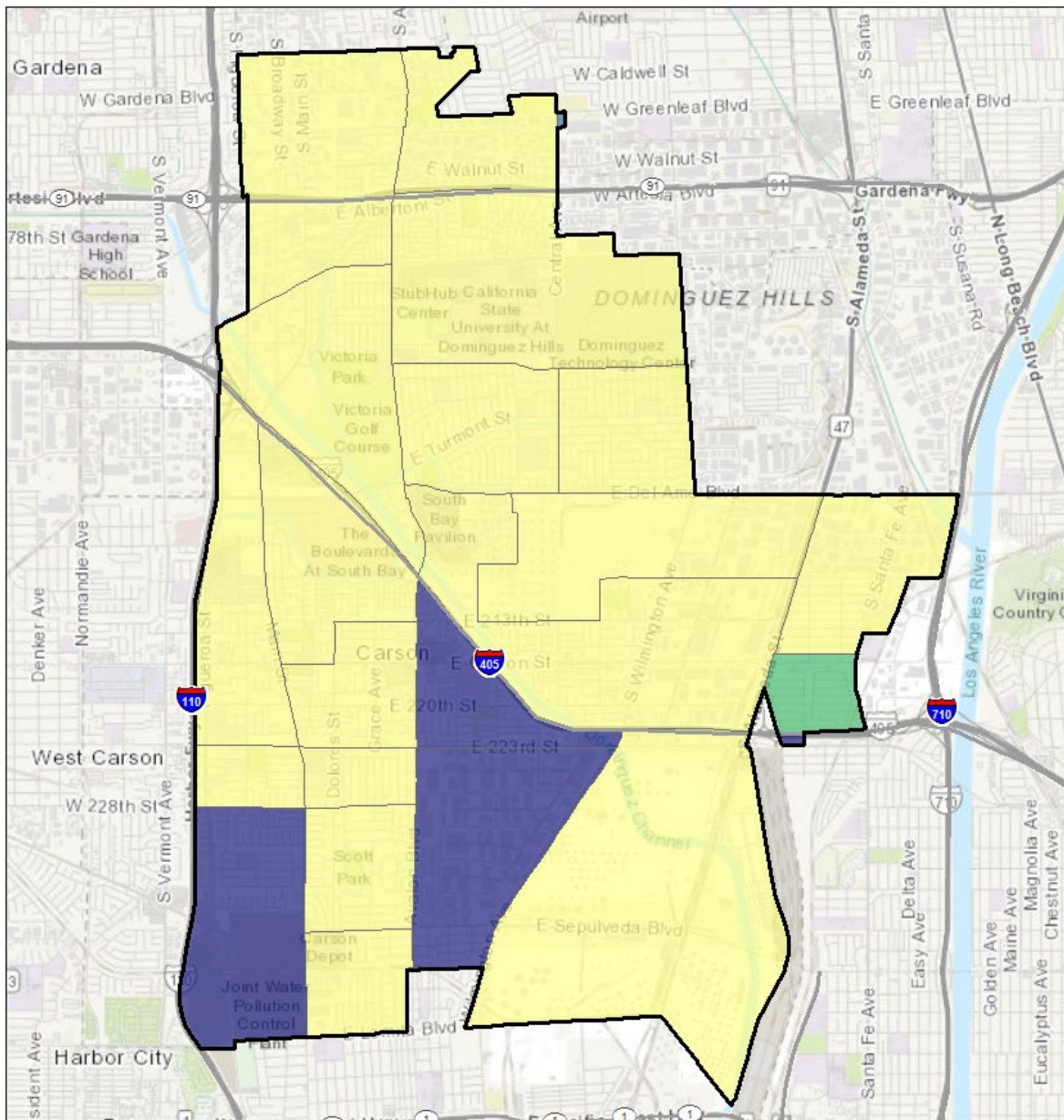
Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

The disposition of vacant units between 2010 and 2017 is shown in Table MA-20.2. By 2017, for rent units accounted for 13.0 percent of vacant units, while for sale units accounted for 12.7 percent. “Other” vacant units accounted for 45.1 percent of vacant units, representing a total of 333 “other” vacant units.

Table MA-20.2 Disposition of Vacant Housing Units City of Carson 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	227	28.6%	96	13.0%
For Sale	256	32.2%	94	12.7%
Rented Not Occupied	19	2.4%	54	7.3%
Sold Not Occupied	57	7.2%	65	8.8%
For Seasonal, Recreational, or Occasional Use	42	5.3%	96	13.0%
For Migrant Workers	0	0%	0	0%
Other Vacant	193	24.3%	333	45.1%
Total	794	100.0%	738	100.0%

As of 2017, vacant for rent units tended to be greater in the southern parts of Carson, as seen in Map MA-20.1. Vacant for sale housing, as seen in Map MA-20.2, was seen in higher concentrations in the eastern parts of the City. Map MA-20.3 shows the location of “other” vacant housing. “Other” vacant housing units are units that are not for rent or for sale, and are not otherwise available to the marketplace. This can be problematic when units are concentrated in one area, as they may create a “blighting” effect. This can also offer an opportunity for the City to concentrate investments for redevelopment. The areas with the highest “other” vacant units were in the central parts of the City.

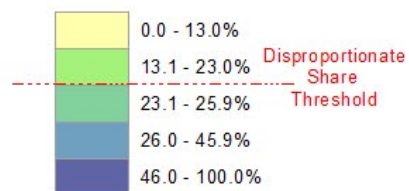
Map MA-20.1
2017 Vacant for Rent
 City of Carson
 2017 ACS, Tigerline



LEGEND

2013-2017 Vacant: For Rent

Average Percent Vacant: For Rent in
 Study Area Tracts = 13.0%
 Disproportionate
 Share Threshold = 23.0%

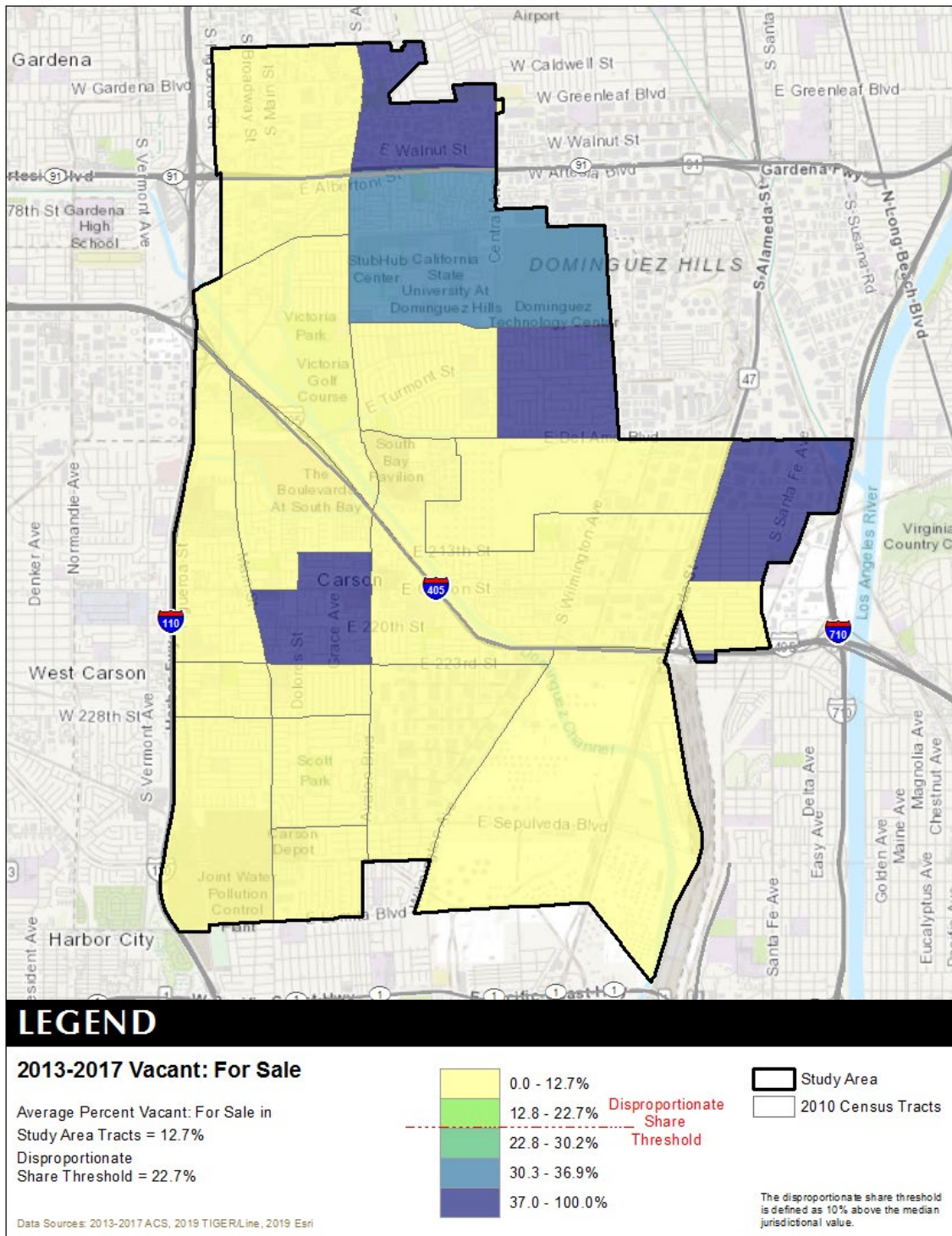


Study Area
 2010 Census Tracts

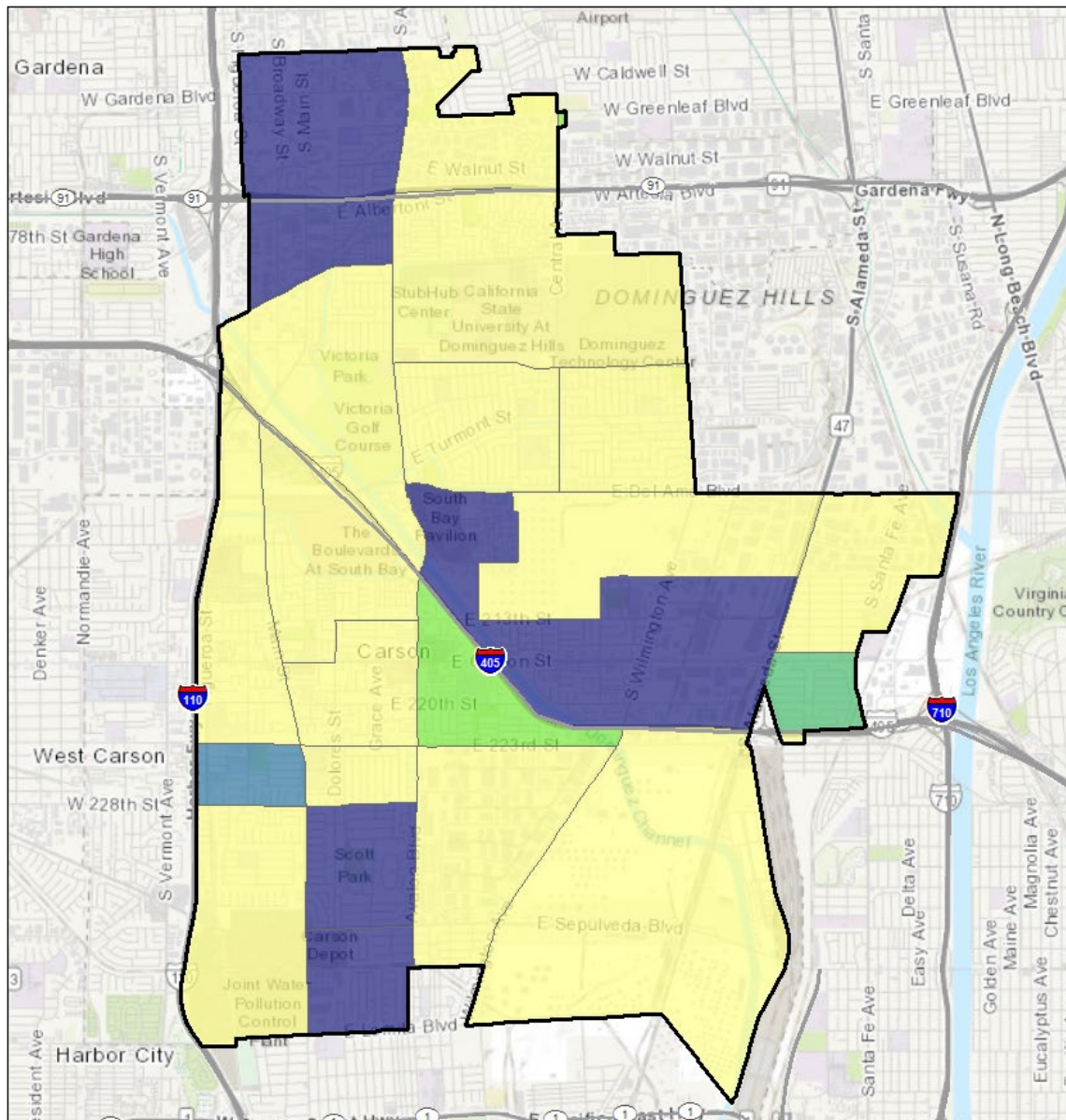
Data Sources: 2013-2017 ACS, 2019 TIGERLine, 2019 Esri

The disproportionate share threshold is defined as 10% above the median jurisdictional value.

Map MA-20.2
2017 Vacant for Sale
 City of Carson
 2017 ACS, Tigerline



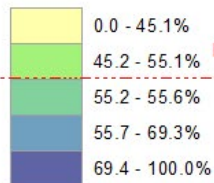
Map MA-20.3
2017 "Other" Vacant
 City of Carson
 2010 Census, Tigerline



LEGEND

2013-2017 Vacant: Other

Average Percent Vacant: Other in
 Study Area Tracts = 45.1%
 Disproportionate
 Share Threshold = 55.1%



Study Area
 2010 Census Tracts

The disproportionate share threshold
 is defined as 10% above the median
 jurisdictional value.

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

Need for Owner-Occupied and Rental Rehabilitation

As seen in Section MA-10, there is a moderate need for owner-occupied rehabilitation. Rental rehabilitation is seen as a slightly higher need than owner-occupied rehabilitation. The age of the housing stock does not indicate a very high level of need for rehabilitation for units on a large scale.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with Lead-Based Paint Hazards

Table MA-20.3 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 3,410 households built between 1940 and 1979 with young children present, and 133 built prior to 1939.

Table MA-20.3 Vintage of Households by Income and Presence of Young Children City of Carson 2012–2016 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$21,930	35	95	130
\$21,931 to \$36,550	24	90	114
\$36,551 to \$58,480	30	125	155
\$58,481 to \$73,100	10	75	85
Above \$73,100	34	330	364
Total	133	715	848
Built 1940 to 1979			
\$0 to \$21,930	410	2,080	2,490
\$21,931 to \$36,550	400	2,025	2,425
\$36,551 to \$58,480	790	3,060	3,850
\$58,481 to \$73,100	450	2,135	2,585
Above \$73,100	1,360	6,785	8,145
Total	3,410	16,085	19,495
Built 1980 or Later			
\$0 to \$21,930	235	545	780
\$21,931 to \$36,550	134	360	494
\$36,551 to \$58,480	155	575	730
\$58,481 to \$73,100	130	430	560
Above \$73,100	410	1,930	2,340
Total	1,064	3,840	4,904
Total			
\$0 to \$21,930	680	2,720	3,400
\$21,931 to \$36,550	558	2,475	3,033
\$36,551 to \$58,480	975	3,760	4,735
\$58,481 to \$73,100	590	2,640	3,230
Above \$73,100	1,804	9,045	10,849
Total	4,607	20,640	25,247

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Carson does not have any public housing developments.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable.

Public Housing Condition

Public Housing Development	Average Inspection Score
----------------------------	--------------------------

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The following section describes the facilities and services available in the Los Angeles County Continuum of Care.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	6,209		1,273	10,828	
Households with Only Adults	4,719		2,133	18,059	
Chronically Homeless Households				6,655	
Veterans	175		472	6,338	
Unaccompanied Youth	344		724	531	

Table 38 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are to complement services targeted to homeless persons

Support services are also necessary to address the needs of homeless persons. Support services include case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, childcare, transportation, housing placement, medical and dental care, and other services. Supportive services are accessed at all levels of the CoC. Generally, non-profit service providers target a particular community and population with appropriate social services. Services are accessed in different ways through various homeless programs. For example, job development programs are available to residents of housing programs or may be referred by case managers. Life skills training programs are typically accessed through residential programs offering case management services. Childcare services are often accessed through emergency and transitional shelters that sponsor on- and off-site childcare. Substance abuse programs often receive referrals from Drop-In Centers, Access Centers, the Los Angeles Homeless Services Authority's (LAHSA) Emergency Response Teams, the court system, Veterans Administration, health and mental health care systems, emergency shelters, transitional shelters, and through self-referral. Most services are accessed directly through residential programs that offer these services, or by referral to an off-site program. Mental health services are also an important part of many transitional and permanent programs offered by non-profit providers in the CoC.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are numerous homeless service providers in Los Angeles County and as part of the Los Angeles County CoC. These service providers, listed below, offer a range of services that extend beyond housing and shelter services. These include employment training, counseling, financial literacy, legal aid, childcare, and transportation services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a variety of services available in the community for special needs populations, including at-risk youth, seniors, substance abuse, and persons with disabilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Table MA-35.1 shows that survey respondents reported a high need for housing types for special needs populations, including rental assistance for homeless households. This was followed by senior housing, such as nursing homes or assisted living facilities, housing designed for persons with disabilities, and permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities.

Table MA-35.1						
Providing a Suitable Living Environment						
City of Carson						
Housing and Community Development Survey						
Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the City:						
Senior housing, such as nursing homes or assisted living facilities	0	8	4	9	3	24
Housing designed for persons with disabilities	0	5	4	9	4	24
Emergency shelters	4	2	5	8	3	24
Rental assistance for homeless households	4	2	5	7	3	24
Shelters for youth	2	4	4	6	4	24
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	3	5	4	6	3	24
Transitional housing	4	5	7	1	3	24

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Permanent supportive housing is affordable housing in which services are provided to assist residents in achieving and maintaining housing stability. Supportive housing targets individuals or families who are homeless. Residents of such housing ideally pay no more than 30% of their income towards rent and sign standard lease agreements with no limits on the length of tenancy.

Permanent supportive housing is a nationally recognized best practice and a critical tool to ending homelessness. Permanent supportive housing may consist of a variety of housing models that blend into the existing fabric of a community. The housing setting will vary dramatically and be based on a range of factors including the tenant's preference, the type of housing stock available, and the norms and history of a local community's real estate market. However, the most common supportive housing models include apartment or single-room occupancy (SRO) buildings,

townhouses, or single-family homes that exclusively house formerly homeless individuals and/or families; apartment buildings or townhouses that mix special-needs housing with general affordable housing; rent-subsidized apartments leased in the open market; and long-term set-asides of units within privately owned buildings.

The two most prominent programs providing funding for permanent supportive housing are the Supportive Housing Program (SHP) and Shelter Plus Care (S+C) program, both of which are federal programs administered by the U. S. Department of Housing and Urban Development (HUD). The programs provide funds to non-profit agencies or local jurisdictions for the provision of services and rental assistance to individuals and families who are homeless and disabled. Eligible disabilities include a serious mental illness, chronic substance abuse, and AIDS and related diseases. Shelter Plus Care grantees must match the rental assistance with an equal value of supportive services. Shelter Plus Care participants pay 30% of their income towards rent.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will be funding a variety of public services in the 2020 Program year to contribute to the supportive services in the City, including educational and healthcare opportunities. These are discussed in more detail in the Section AP-38 Project Summary.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Housing and Community Development Survey found that the most highly recognized barriers to the development of affordable housing were the cost of land, lack of affordable housing development policies and lack of available land.

Table MA-40.1 Providing Decent and Affordable Housing City of Carson Housing and Community Development Survey	
Question	Response
Do any of the following act as barriers to the development or preservation of affordable housing in your community:	
Cost of land or lot	8
Lack of affordable housing development policies	8
Lack of available land	7
Cost of materials	7
Cost of labor	7
Construction fees	7
Not In My Back Yard (NIMBY) mentality	7
Permitting fees	6
Permitting process	5
Density or other zoning requirements	5
Impact fees	4
Lot size	3
Building codes	3
Lack of sewer system	2
ADA codes	2
Lack of water system	1
Lack of other infrastructure	1
Lack of qualified contractors or builders	1

The City's 2020 Analysis of Impediment (AI) found the following contributing factors, as seen in Table MA-40.2

Table MA-40.2
Contributing Factors

City of Carson

Contributing Factors	Priority	Justification
High levels of segregation	High	Black households have moderate to high levels of segregation when considered on the whole of the City of Carson. This is demonstrated by the Dissimilarity Index. The concentration of black households was seen primarily in northern Carson.
Access to School Proficiency	Med	Black households have lower levels of access to proficient schools in the City. However, the City has little control over impacting access on a large scale
Insufficient affordable housing in a range of unit sizes	High	Some 36.8 percent of households have cost burdens. This is more significant for renter households, of which 52.4 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Discriminatory pattern sin Lending	Med	The mortgage denial rates for black households are higher than the jurisdiction average according to 2008-2018 HMDA data.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 56.6 percent of persons aged 75 and older have at least one form of disability.
Lack of fair housing infrastructure	High	The fair housing survey and public input indicated a lack of collaboration among agencies to support fair housing.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section describes the economic atmosphere in the City of Carson. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statistics (BLS) data. BLS data can be calculated down to the city level, and therefore, BLS data shown in this section represents the City of Carson. BEA data is only available at the County level, and thus reflects the entirety of Los Angeles County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	389	1,276	1	2	1
Arts, Entertainment, Accommodations	4,220	3,584	11	7	-5
Construction	1,339	2,245	4	4	1
Education and Health Care Services	7,441	3,305	20	6	-14
Finance, Insurance, and Real Estate	1,811	1,487	5	3	-2
Information	908	414	2	1	-2
Manufacturing	4,317	10,203	12	20	8
Other Services	1,197	1,414	3	3	-1
Professional, Scientific, Management Services	3,035	3,176	8	6	-2
Public Administration	0	0	0	0	0
Retail Trade	4,146	6,066	11	12	0
Transportation and Warehousing	2,763	6,346	7	12	5
Wholesale Trade	2,194	5,500	6	11	5
Total	33,760	45,016	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	48,090
Civilian Employed Population 16 years and over	42,000
Unemployment Rate	12.68
Unemployment Rate for Ages 16-24	34.22
Unemployment Rate for Ages 25-65	8.50

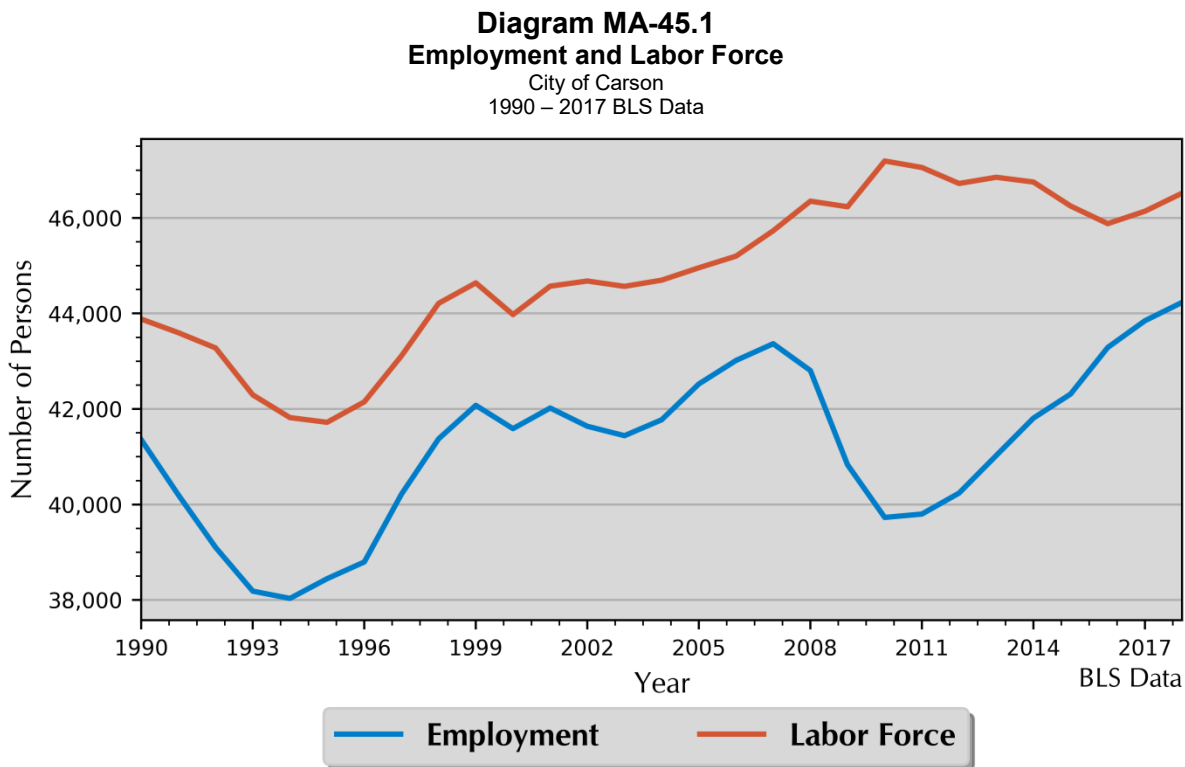
Table 40 - Labor Force

Data Source: 2011-2015 ACS

Table MA-45.1 shows the labor force statistics for the City of Carson from 1990 to 2018. Over the entire time period, the lowest unemployment rate occurred in 2006 with a rate of 4.8 percent. The highest level of unemployment occurred during 2010, rising to a rate of 15.8 percent. This compared to a statewide low of 4.2 in 2018 and statewide high of 12.2 percent in 2010. Over the last year, the unemployment rate in City of Carson decreased from 5.0 percent in 2017 to 4.9 percent in 2018, which compared to a statewide decrease to 4.2 percent.

Table MA-45.1 Labor Force Statistics City of Carson 1990 - 2018 BLS Data					
Year	City of Carson				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
2000	2,388	41,588	43,976	5.4%	4.9%
2001	2,551	42,020	44,571	5.7%	5.4%
2002	3,041	41,638	44,679	6.8%	6.7%
2003	3,126	41,441	44,567	7.0%	6.8%
2004	2,923	41,774	44,697	6.5%	6.2%
2005	2,432	42,524	44,956	5.4%	5.4%
2006	2,184	43,016	45,200	4.8%	4.9%
2007	2,365	43,366	45,731	5.2%	5.4%
2008	3,546	42,805	46,351	7.7%	7.3%
2009	5,402	40,832	46,234	11.7%	11.2%
2010	7,463	39,729	47,192	15.8%	12.2%
2011	7,256	39,800	47,056	15.4%	11.7%
2012	6,482	40,239	46,721	13.9%	10.4%
2013	5,826	41,025	46,851	12.4%	8.9%
2014	4,944	41,808	46,752	10.6%	7.5%
2015	3,938	42,312	46,250	8.5%	6.2%
2016	2,592	43,288	45,880	5.6%	5.5%
2017	2,293	43,847	46,140	5.0%	4.8%
2018	2,286	44,232	46,518	4.9%	4.2%

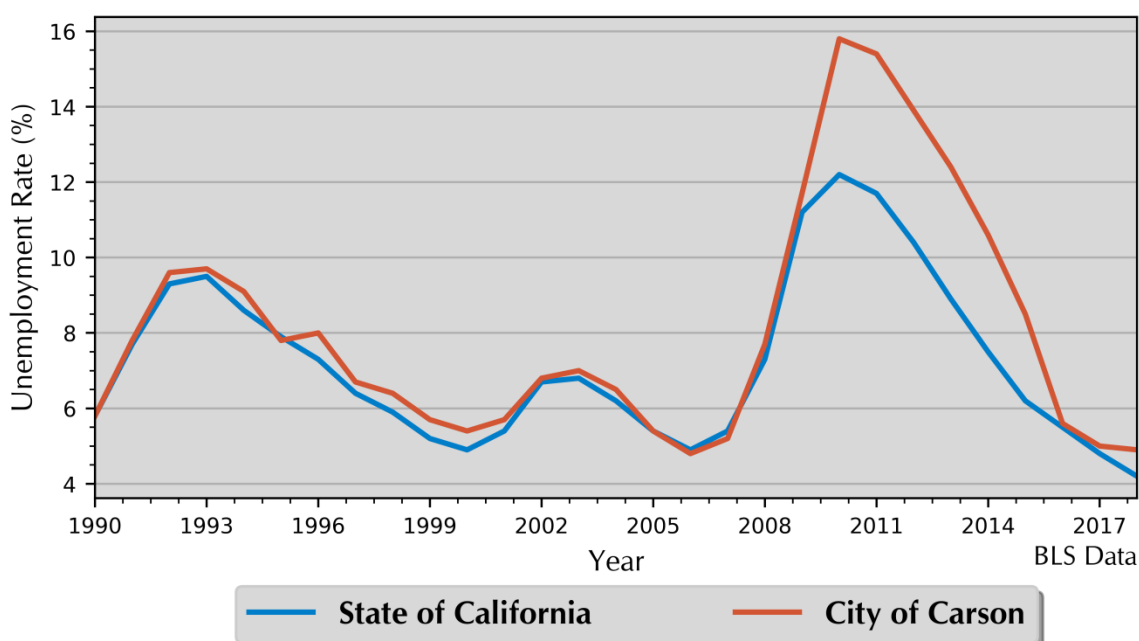
Diagram MA-45.1 shows the employment and labor force for City of Carson. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 43,847 persons, with the labor force reaching 46,140, indicating there were a total of 2,293 unemployed persons.



Unemployment

Diagram MA-45.2 shows the unemployment rate for both the State of California and the City of Carson. During the 1990s, the average rate for the City of Carson was 7.6 percent, which compared to 7.3 percent statewide. Between 2000 and 2010, the local unemployment rate had an average of 6.6 percent, which compared to 6.4 percent statewide. Since 2010, the average unemployment rate was 10.3 percent. Over the course of the entire period, the City of Carson had an average unemployment rate that higher than the State; 8.1 percent for the City of Carson, versus 7.2 percent statewide.

Diagram MA-45.2
Annual Unemployment Rate
City of Carson
1990 – 2017 BLS Data



Occupations by Sector	Number of People Median Income
Management, business and financial	8,500
Farming, fisheries and forestry occupations	2,505
Service	4,500
Sales and office	11,000
Construction, extraction, maintenance and repair	2,930
Production, transportation and material moving	3,325

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,280	61%
30-59 Minutes	11,485	29%
60 or More Minutes	3,770	10%
Total	39,535	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,255	730	2,705
High school graduate (includes equivalency)	6,920	1,200	2,495
Some college or Associate's degree	12,780	1,405	2,405
Bachelor's degree or higher	10,400	795	1,510

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	1824 yrs	2534 yrs	3544 yrs	4565 yrs	65+ yrs
Less than 9th grade	25	475	840	2,760	3,015
9th to 12th grade, no diploma	1,205	965	1,295	2,360	1,085
High school graduate, GED, or alternative	2,810	3,170	2,595	4,855	3,200
Some college, no degree	4,595	3,910	2,445	5,450	2,990
Associate's degree	615	1,285	1,080	2,440	1,130
Bachelor's degree	685	2,470	2,025	5,095	1,655
Graduate or professional degree	28	600	995	1,530	905

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,550
High school graduate (includes equivalency)	30,297
Some college or Associate's degree	36,215
Bachelor's degree	50,896
Graduate or professional degree	60,788

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Education

Education and employment data, as estimated by the 2017 ACS, is presented in Table MA-45.2. In 2017, some 43,755 persons were employed and 4,363 were unemployed. This totaled a labor force of 48,118 persons. The unemployment rate for the City of Carson was estimated to be 9.1 percent in 2017.

Table MA-45.2 Employment, Labor Force and Unemployment City of Carson 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	43,755
Unemployed	4,363
Labor Force	48,118
Unemployment Rate	9.1%

In 2017, 82.0 percent of households in the City of Carson had a high school education or greater.

MA-45.3 High School or Greater Education City of Carson 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	20,814
Total Households	25,381
Percent High School or Above	82.0%

As seen in Table MA-45.4, some 23.2 percent of the population had a high school diploma or equivalent, another 34.7 percent have some college, 17.4 percent have a bachelor's degree, and 6.1 percent of the population had a graduate or professional degree.

Table MA-45.4 Educational Attainment City of Carson 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	13,575	18.5%
High School or Equivalent	17,004	23.2%
Some College or Associates Degree	25,385	34.7%
Bachelor's Degree	12,738	17.4%
Graduate or Professional Degree	4,487	6.1%
Total Population Above 18 years	73,189	100.0%

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest business sectors in Los Angeles County include health care and social assistance, government and government services, and retail trade.

Describe the workforce and infrastructure needs of the business community:

The Housing and Community Development Survey found that the highest rated needs for businesses and economic development include the attraction of new businesses, retention of existing businesses and fostering businesses with higher paying jobs.

Table MA-45.5 Providing a Suitable Living Environment City of Carson Housing and Community Development Survey						
Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:						
Attraction of new businesses	0	0	5	15	3	24
Retention of existing businesses	0	1	5	13	3	24
Foster businesses with higher paying jobs	0	0	5	11	3	24
Enhancement of businesses infrastructure	0	0	7	10	3	24
Provision of job training	0	1	8	9	3	24
Expansion of existing businesses	0	3	7	7	3	24
Provision of job re-training, such as after plant closure, etc.	0	5	5	7	3	24
Provision of working capital for businesses	0	3	6	7	3	24
Provision of technical assistance for businesses	0	5	8	4	3	24
Development of business parks	1	7	4	4	3	24
Development of business incubators	1	3	8	3	3	24

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Commercial Improvement Program is funded through the Community Development Block Grant Program. The program was designed to improve the physical condition of the existing commercial buildings located in the CDBG Target Areas. Through these improvements, the City hopes to stimulate economic growth and improve the visual quality of existing commercial properties that will encourage residents and visitors alike to patronize the great places within the City to shop and work.¹

¹ <https://ci.carson.ca.us/CommunityDevelopment/commercialimprovement.aspx>

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

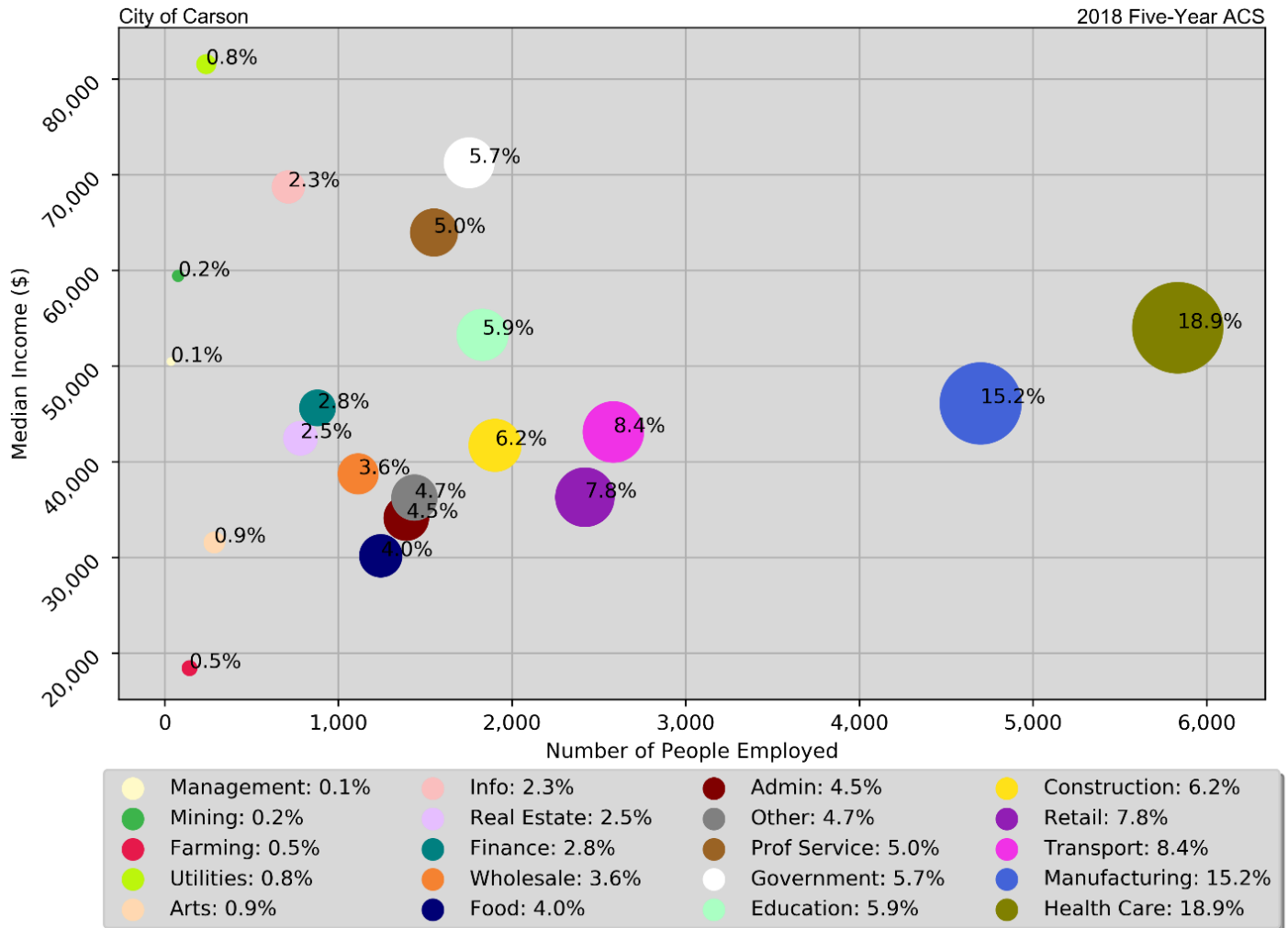
The Housing and Community Development survey indicated that many people in the City have a moderate level of need for job training and re-training. Increasing job training may result in access to higher paying jobs in the area, while retaining and attracting businesses.

Table MA-45.6 shows the total employment and median earnings by industry for the City of Carson. As can be seen, the top three industries in the city are Health Care, Manufacturing and Retail. Health Care workers have a median income of \$54,010 and represent 19 percent of total employment. Manufacturing and retail workers have lower median incomes or \$46,134 and \$36,311 respectively.

Diagram MA-45.1 shows city level employment as a bubble chart, with employment on the x-axis, median earning on the y-axis and the size of the bubble representing the percentage share of the employment in the city.

Table MA-45.6 City Level Employment by Industry City of Carson 2018 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Health Care	5,832	19%	\$54,010
Manufacturing	4,697	15%	\$46,134
Retail	2,418	8%	\$36,311
Transport	2,582	8%	\$43,134
Construction	1,901	6%	\$41,748
Education	1,828	6%	\$53,295
Government	1,751	6%	\$71,250
Professional Service	1,549	5%	\$63,972
Administration	1,390	5%	\$34,167
Other	1,437	5%	\$36,272
Wholesale	1,113	4%	\$38,750
Food	1,243	4%	\$30,203
Finance	879	3%	\$45,650
Real Estate	779	3%	\$42,488
Information	710	2%	\$68,750
Utilities	236	1%	\$81,591
Arts	283	1%	\$31,607
Farming	140	0%	\$18,478
Mining	76	0%	\$59,444
Management	34	0%	\$50,500

Diagram MA.45.1
Median Income and Employment by Industry
 2018 Five Year ACS Data



Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Carson One-Stop Career Center, affiliated with the South Bay Workforce Investment Board, is committed to providing a convenient resource center for both employers and job seekers. Its motto is simple: help people find good jobs and help companies find good people. Its services include employer recruitment, assistance with candidate screening and selection, job placement and training.²

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? No.

² <https://ci.carson.ca.us/CommunityDevelopment/BusinessAssistance.aspx#employmentassistance>

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

Discussion

The economy in Carson showed an unemployment rate at 4.9 percent in 2018, with 44,232 employed persons. The statewide unemployment rate in 2018 was 4.2 percent. In 2017, some 23.2 percent of the population had a high school diploma or equivalent, another 34.7 percent had some college, 17.4 percent had a bachelor's degree, and 6.1 percent of the population had a graduate or professional degree.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As seen in Map MA-50.1, housing problems tend to be concentrated in the southern portion of the City. These areas have housing problems at a rate between 50.3 and 71.6 percent, compared to areas with rates below 39.6 percent in other parts of the City. In this map, the definition of “concentration” is any area that sees a disproportionate share of housing problems, counted as any area that experiences housing problems at a rate at least ten (10) percentage higher than the area average.

The concentrations of housing problems by race are shown in Maps MA-50.2 through MA-50.4. These maps show the concentration of housing problems for Asian, black, and Hispanic households.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following maps show the distribution of the population by race and ethnicity. These maps will be used to describe any areas with a disproportionate share of any one racial or ethnic group. A disproportionate share is defined as having at least ten percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0 percent of the total population, there would be a disproportionate share if one area saw a rate of 11.0 percent or more.

The geographic distribution of black households is shown in Map MA-50.5. There are areas in the City that saw a disproportionate share of black households in 2017. A disproportionate share exists when any one area has a concentration of a racial or ethnic group at least ten percentage points higher than the jurisdiction average. The areas in the City with a disproportionate share of black households were in the northern part of the City. The City also saw areas with a disproportionate share of Hispanic households, mainly in the southern and western part of the City.

Poverty in 2017 is shown in Map MA-50.7. There were Census tracts in the southern part of Carson that had a disproportionate share of poverty.

What are the characteristics of the market in these areas/neighborhoods?

The housing markets in these areas tended to have a higher proportion of renter households, as shown in Map MA-15.2. In addition, median home values and median contract rents tended to be lower in these areas than in other areas in the City. This is shown in Maps MA-15.3 and MA-15.4.

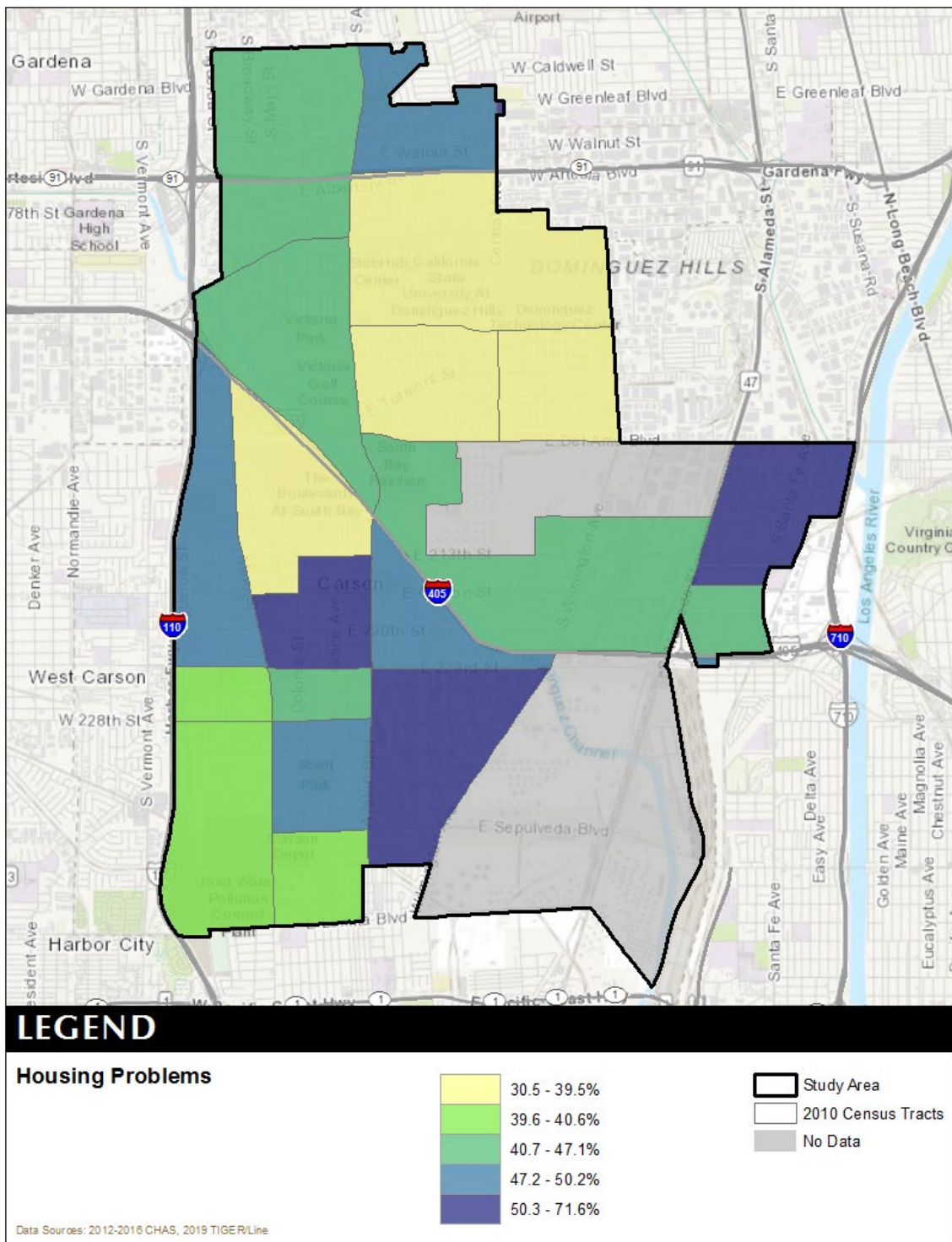
Are there any community assets in these areas/neighborhoods?

These areas are adjacent to a variety of amenities in these areas, including access to schools and parks, as well as grocery stores and service providers.

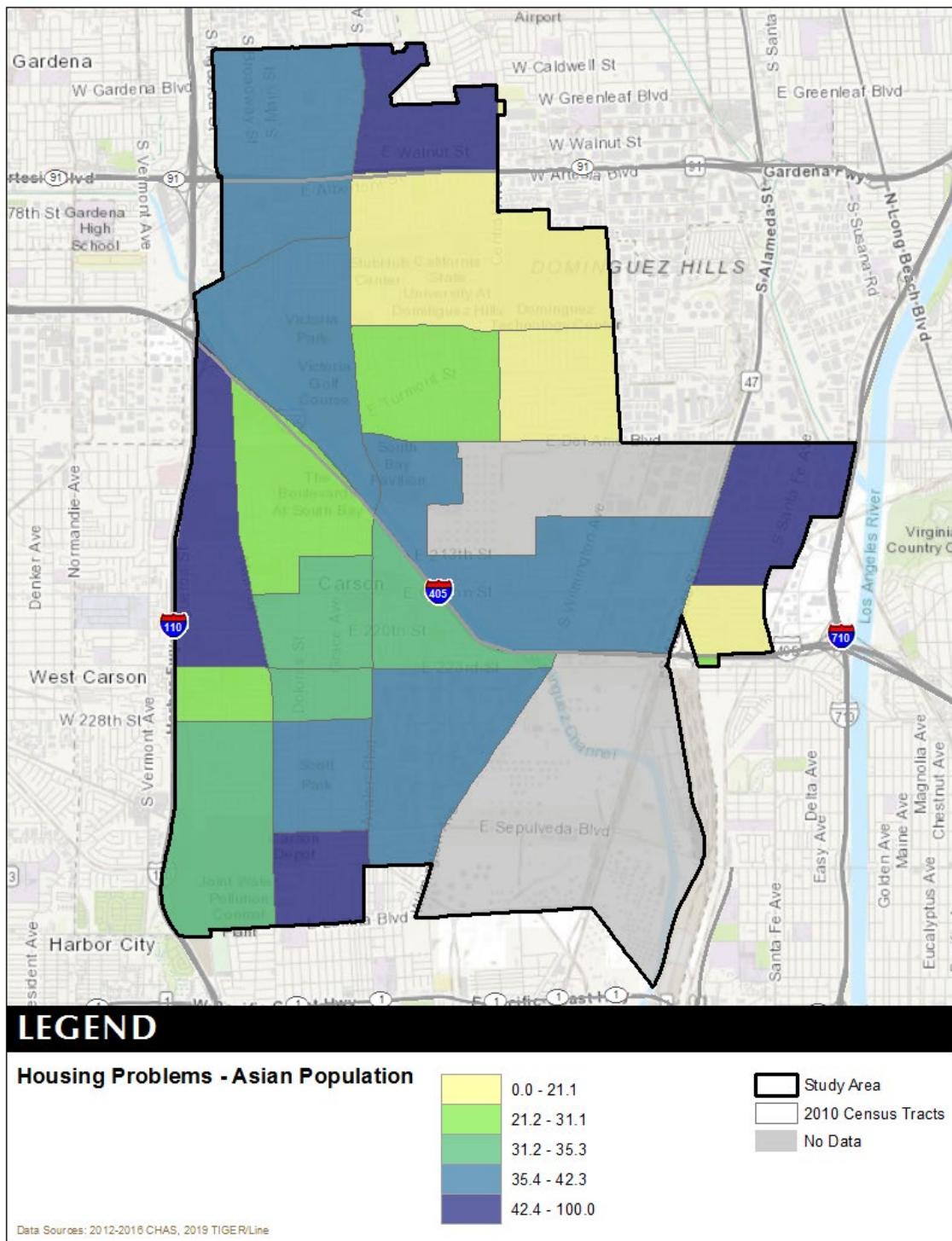
Are there other strategic opportunities in any of these areas?

Areas with high concentrations of low income and poverty level households may present an opportunity for investment through services and public facility funding.

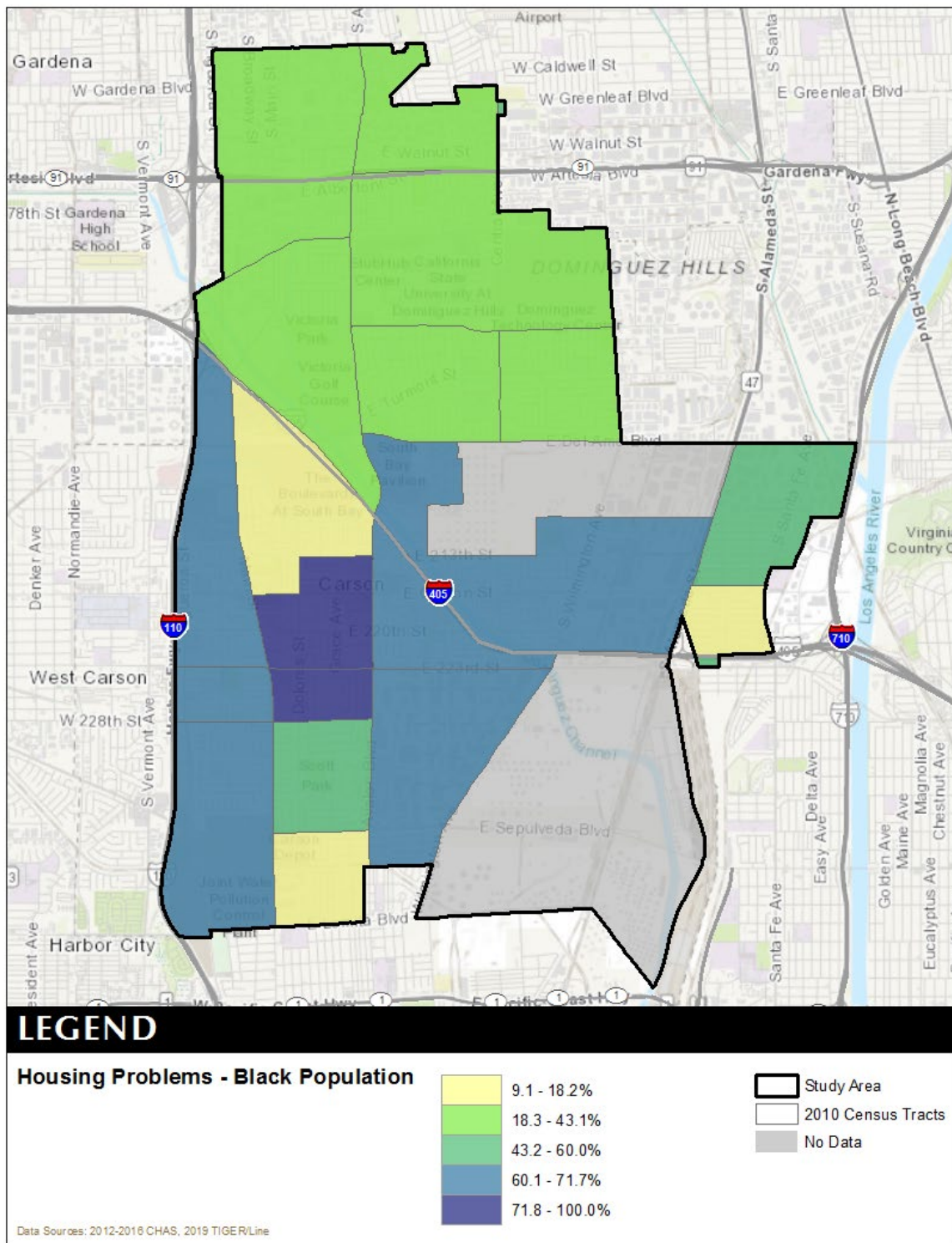
Map MA-50.1
Housing Problems
 City of Carson
 2015 CHAS, Tigerline



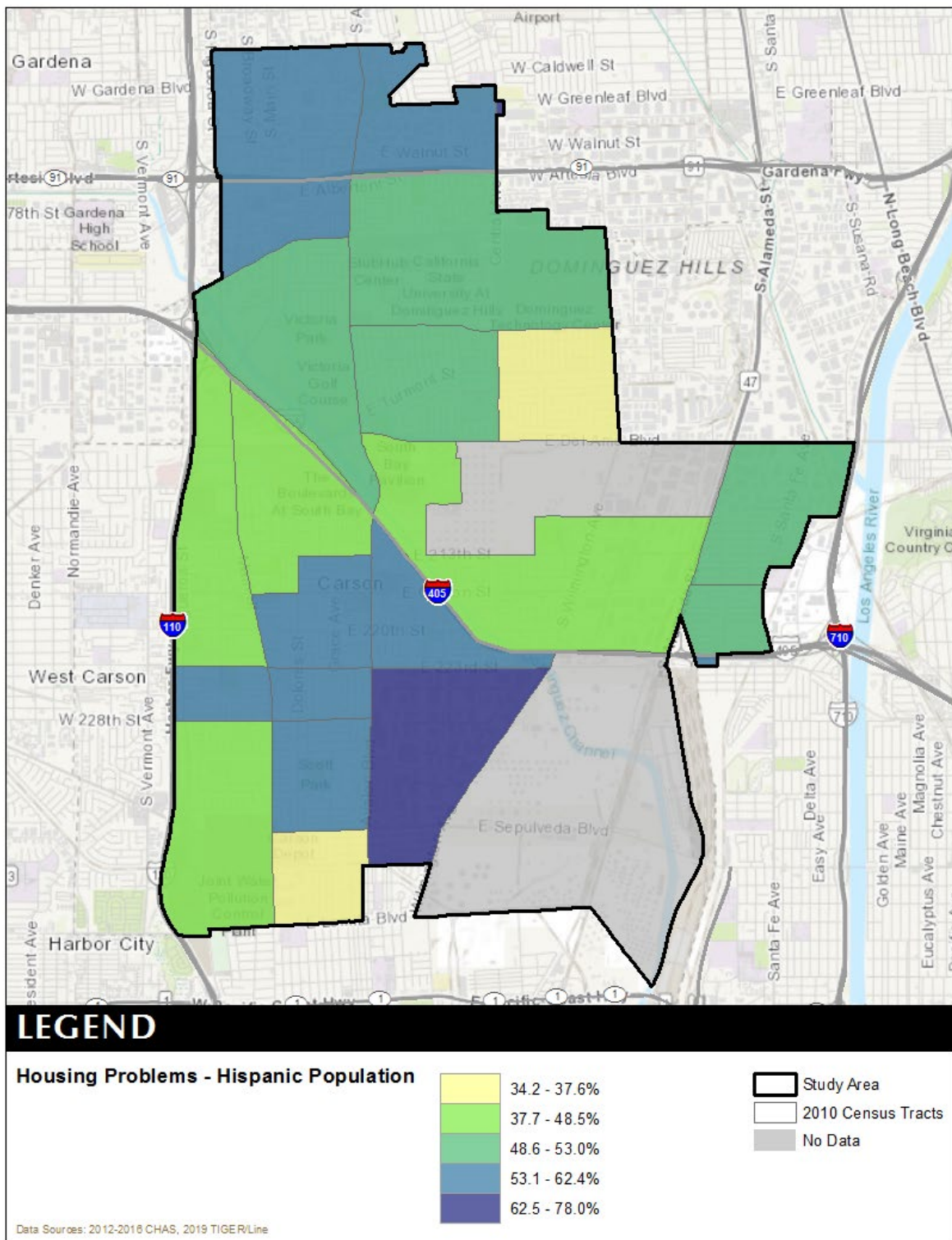
Map MA-50.2
Asian Housing Problems
 City of Carson
 2015 CHAS, Tigerline



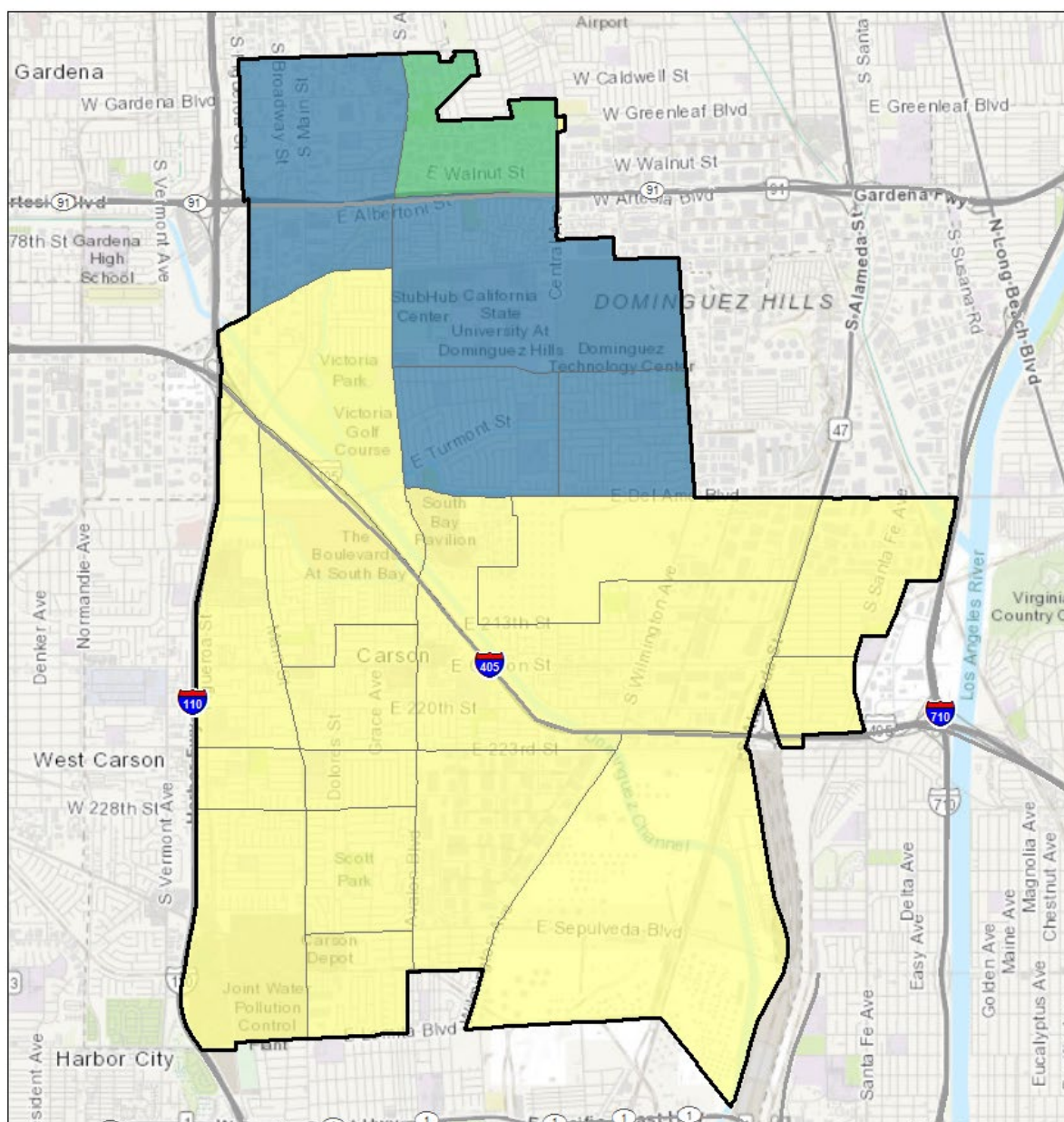
Map MA-50.3
Black Housing Problems
 City of Carson
 2015 CHAS, Tigerline



Map MA-50.4
Hispanic Housing Problems
 City of Carson
 2015 CHAS, Tigerline



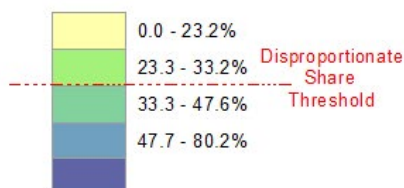
Map MA-50.5
2017 Black Households
 City of Carson
 2017 ACS, Tigerline



LEGEND

2013-2017 Black Population

Average Percent Black in
 Study Area Tracts = 23.2%
 Disproportionate
 Share Threshold = 33.2%

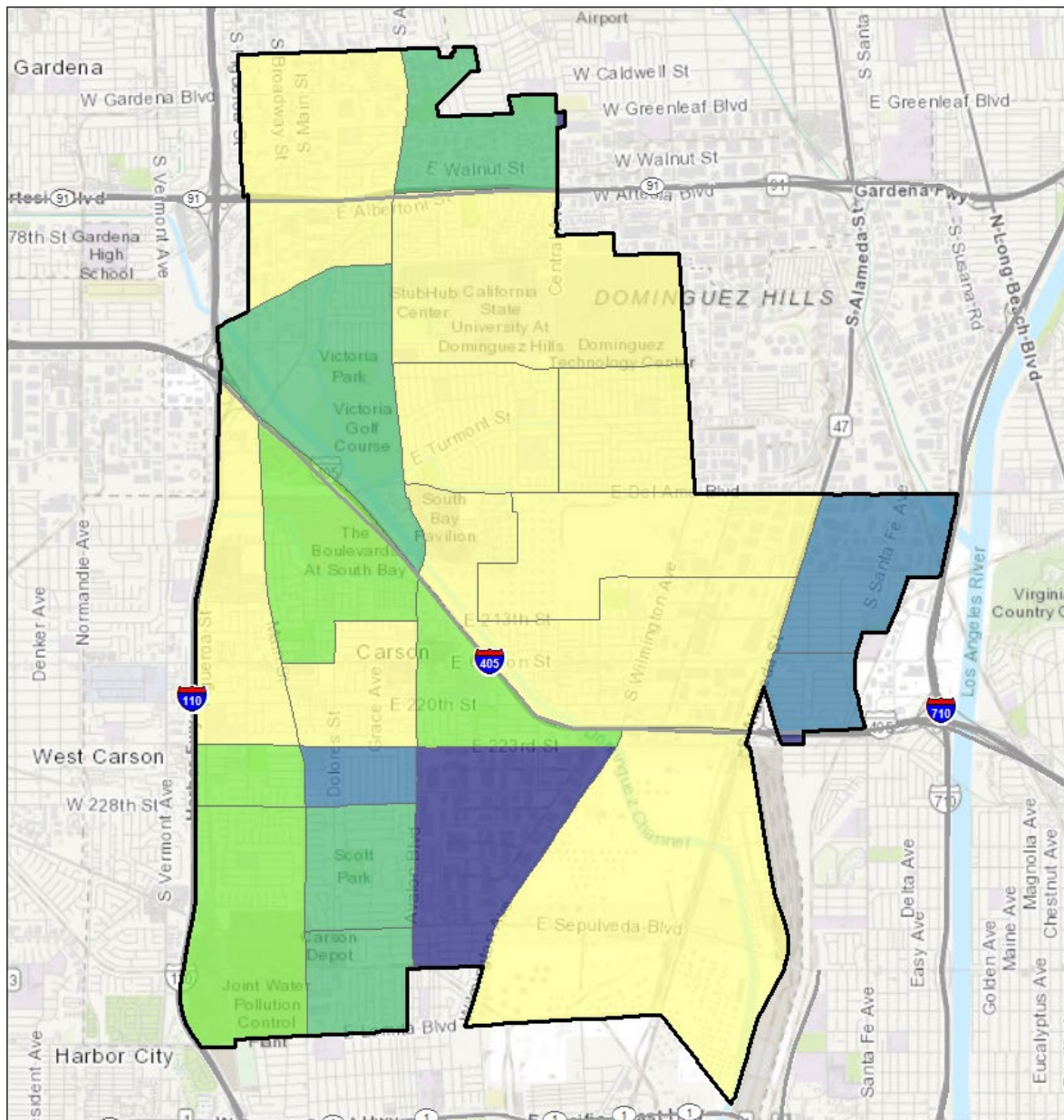


Study Area
 2010 Census Tracts

The disproportionate share threshold
 is defined as 10% above the median
 jurisdictional value.

Data Sources: 2013-2017 ACS, 2019 TIGERLine, 2019 Esri

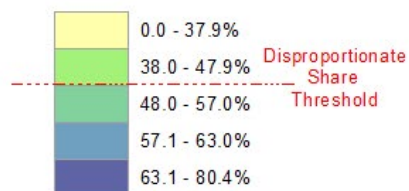
Map MA-50.6
2017 Hispanic Households
 City of Carson
 2017 ACS, Tigerline



LEGEND

2013-2017 Hispanic Population

Average Percent Hispanic in
 Study Area Tracts = 37.9%
 Disproportionate
 Share Threshold = 47.9%

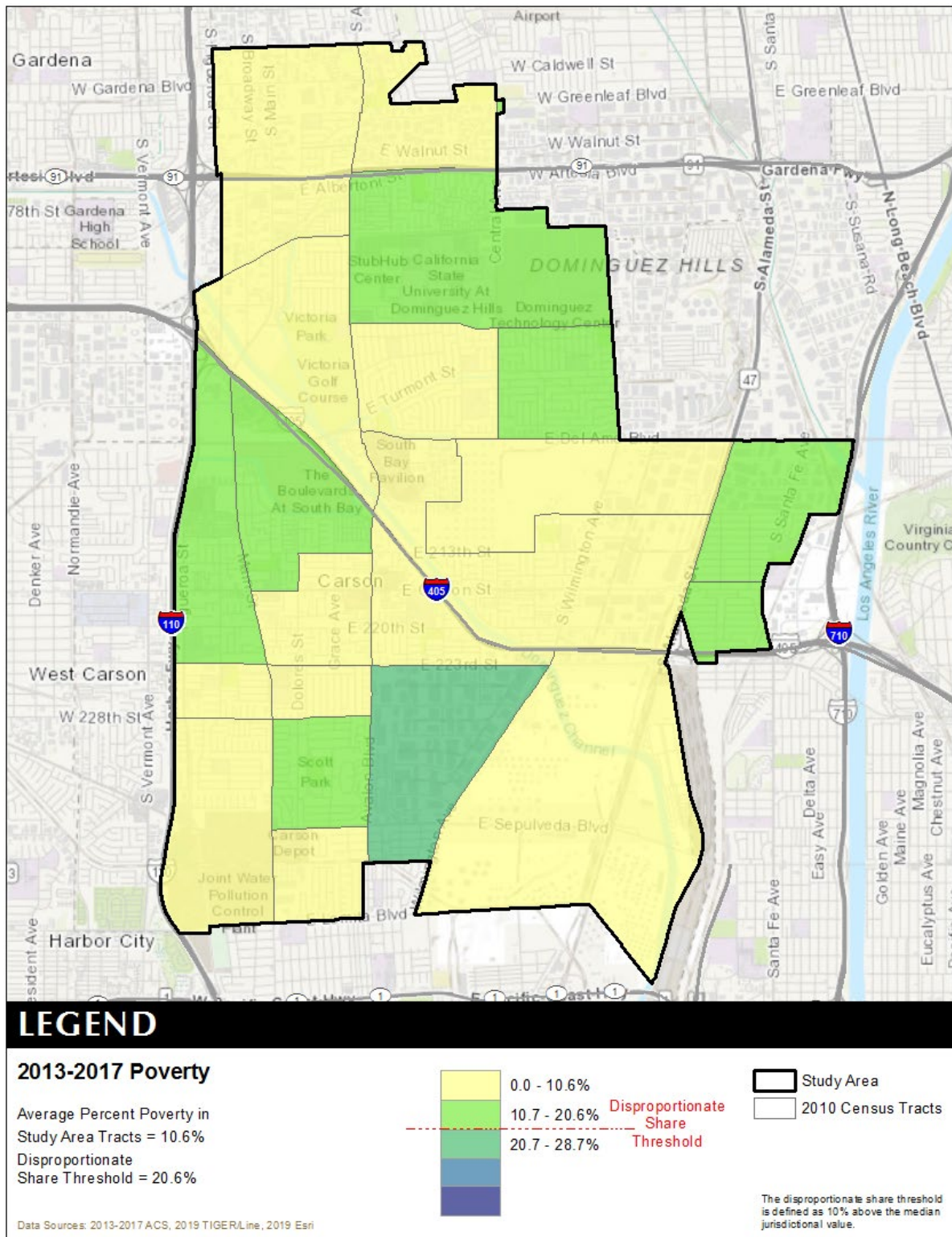


Study Area
 2010 Census Tracts

The disproportionate share threshold
 is defined as 10% above the median
 jurisdictional value.

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

Map MA-50.7
2017 Poverty
 City of Carson
 2017 ACS, Tigerline



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

A report by the Public Policy Institute of California on the digital divide reported the following:³

In 2017, 90% of California households used the internet and 74% had broadband subscriptions at home—up from 82% and 70%, respectively, in 2013. Seventy-three percent of households in 2017 accessed the internet using a cell phone. Since 2013, growing shares of Californians use the internet for email, financial services, and job searches. The internet is also an important access point for health care, especially in rural areas facing shortages of physicians and mental health providers. In addition, for the first time, the federal government will collect responses to the 2020 Census online.

Though most demographic groups have seen significant increases in broadband subscriptions at home, gaps persist for low-income, less educated, rural, African American, and Latino households. Between 54% and 67% of these households had broadband subscriptions in 2017, compared to 74% for all households. Among low-income households without broadband, 53% cited lack of interest and 25% cited affordability as key barriers. Notably, these households were more likely to rely on cellphones to access the internet.

Therefore, many of the lower income households in the City are less likely to have access to broadband services at home. This presents a challenge to these households to access many services and employment opportunities as this information is increasingly only available online.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While there are a number of broadband service providers in the City of Carson, there is a continued need for competition to promote affordability and access, as well as choice, in the community. According to the Information Technology and Innovation Foundation, competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative.⁴ In addition, as stated above, those in rural areas are less likely to have access or competitive services in their areas.

³ <https://www.ppic.org/publication/californias-digital-divide/>

⁴ <https://itif.org/publications/2019/09/03/policymakers-guide-broadband-competition>

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In its Natural Hazard Mitigation Plan from 2013, the City of Carson found the following risks of hazards:⁵ Earthquake, Flooding, Wildfire, Landslide, Windstorm, Tsunami, Drought, and Technological and Human Caused Hazards.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Natural Hazard Mitigation Plan found that vulnerable populations, including seniors, disabled citizens, women, and children, as well as those people living in poverty, may be disproportionately impacted by hazards.⁶

⁵ <https://ci.carson.ca.us/content/files/pdfs/publicsafety/NaturalHazardsMPlan/CarsonHazMit091013.pdf>

⁶ <https://ci.carson.ca.us/content/files/pdfs/publicsafety/NaturalHazardsMPlan/CarsonHazMit091013.pdf>

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Needs Assessment and Market Analysis, which has been guided by the 2019 Housing and Community Development Survey and public input, identified five priority needs. These are described below.

- **Decent affordable housing:** Housing for low to moderate income households is a high priority in the City due to the number of households with housing problems.
- **Neighborhood Preservation:** Neighborhood Preservation continues to be a high priority in the City to maintain suitable living environments for Carson households.
- **Priority services for special needs and Low-/Moderate-Income households:** There are numerous special needs populations in the City that are in need. These households have a variety of housing and service needs and continue to be a high priority within the City. These include the elderly, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. This also includes low income households in need of public services
- **Priority public facilities and infrastructure:** Provision of needed public improvements and infrastructure based on local priorities and needs and within the City of Carson. Services may include both a High and Low priority identified in NA-50, Non-Housing Community Development Needs.
- **Fair Housing:** The City maintains the priority to affirmatively further fair housing in the City.

These Priority Needs are addressed with the following Goals:

Expand Affordable Housing Options

Execute housing rehabilitation programs for existing owners.

Maintain and Promote Neighborhood Preservation

Provide support to needed public facilities and infrastructure improvements within Carson. In addition, provide support for businesses with façade and building improvements.

Support Public Services

Provide needed public services within the City of Carson using CDBG resources not to exceed the 15% annual expenditure limit.

Promote Community Development Programs

Support the CDBG program through CDBG administration and fair housing activities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Target Area	Percentage of Funds
Citywide	XX
Target Areas	XX

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City generally distributes funds on a project-by-project basis and, with the exception of the Commercial Façade/Rehabilitation program and selected public facility/infrastructure projects, does not distribute funds geographically.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Decent affordable housing
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Chronic Homelessness Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Expand Affordable Housing Options Promote Community Development Programs
	Description	Housing for low to moderate income households is a high priority in the City due to the number of households with housing problems.
	Basis for Relative Priority	Public hearings, data analysis, consultation and surveys.
2	Priority Need Name	Neighborhood Preservation
	Priority Level	High
	Population	Low-Income Moderate-Income Middle-Income Large Families Families with Children Elderly

	Geographic Areas Affected	Citywide
	Associated Goals	Maintain and promote neighborhood preservation Promote Community Development Programs
	Description	Neighborhood Preservation continues to be a high priority in the City to maintain suitable living environments for Carson households.
	Basis for Relative Priority	Public hearings, data analysis, consultation and surveys.
3	Priority Need Name	Priority services for special needs and Low-/Moderate-Income households
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Support public services Promote Community Development Programs

	Description	There are numerous special needs populations in the City that are in need. These households have a variety of housing and service needs and continue to be a high priority within the City. These include the elderly, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. This also includes low-income households in need of public services.
	Basis for Relative Priority	Public hearings, data analysis, consultation and surveys.
4	Priority Need Name	Priority public facilities and infrastructure
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Target areas
	Associated Goals	Enhance public facilities and infrastructure Promote Community Development Programs
	Description	Provision of needed public improvements and infrastructure based on local priorities and needs and within the City of Carson. Services may include both a High and Low priority items identified in NA-50, Non-Housing Community Development Needs.
	Basis for Relative Priority	Public hearings, data analysis, consultation and surveys.

5	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income Persons with Physical Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Promote Community Development Programs
	Description	The City maintains the priority to affirmatively further fair housing in the City.
	Basis for Relative Priority	Public input, consultation, surveys and data analysis.

Narrative (Optional)

The Priority Needs for the City of Carson's 2020-2024 Consolidated Plan are based on the Needs Assessment and Market Analysis, as well as on the Housing and Community Development Survey, public input, and stakeholder input. These priority needs are integrated into the Goals of this Consolidated Plan and will be addressed systematically through a series of projects actions over the next five years.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not receive or use TBRA funds.
TBRA for Non-Homeless Special Needs	The City does not receive or use TBRA funds.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the cost of land and labor act as major barriers to developing any type of new construction in the City with the limited amount of funds available.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. Home rehabilitation can provide an opportunity for households to maintain safe, decent, affordable housing without the cost of acquisition or production. This may help the City to maintain the availability of units that are affordable to households at a variety of income levels.
Acquisition, including preservation	Rising housing costs will limit the availability of funds to be used for acquisition due to the high cost of purchasing properties.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table that follows depicts the CDBG resources that the City of Carson is expected to have during the 2020 Program Year. While for purposes of this table the City is projecting level funding over the remainder of the Consolidated Plan period, the City recognizes that continued CDBG funding is not assured.

Anticipated Resources

Program	Source Funds	of	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
				Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public	–	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	803,871	1,024	0	804,895	3,215,484	

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Housing

The Carson Housing Authority (which was constituted to take over the remaining affordable housing support obligations of the former Carson Redevelopment Agency, dissolved by action of the State) continues to entertain proposals from developers of affordable housing regarding financial assistance to new projects within the City. One such project recently completed is 65 units of senior citizen housing at 402 East Sepulveda Boulevard (Bella Vita Apartments), which involves approximately \$750,000 in assistance from former Redevelopment Authority 20% Housing Set-Aside funds. Two more affordable housing developments in the City are nearing completion. Veterans Village of Carson, located at the corner of Carson and Figueroa Streets, will have 51 one- to three-bedroom apartment units above ground-level retail. Carson Arts Colony will be a 46-unit affordable apartment community for artists and families at 21205 South Main Street.

Homeless Services

The City of Carson has been involved in a regional, multijurisdictional homeless initiative organized by Los Angeles County. Some 18 policy summits convened by the office of the County Chief Executive Officer in the fall of 2015 resulted in the development of 47 strategies. This provides an opportunity for the local jurisdictions to work in partnership in such areas as contributing City funding toward rapid re-housing; dedicating federal housing subsidies to permanent supportive housing for the chronically homeless; ensuring that law enforcement and first responders effectively engage homeless families and individuals; and using land use policy to maximize the availability of affordable housing to address homelessness. The County made an initial funding commitment of in excess of \$100 million to this effort. Recognizing that the magnitude of the problem was much greater than that initial funding, the County placed a ballot measure before the voters in March, 2017 calling for an increase of one-fourth of a per cent in the sales tax, which is expected to generate over \$350 million annually to be dedicated to combat homelessness. Details of how applicable funding will be allocated to the local governments and what sort of match requirements will be required of the participating local governments are still being worked out. The City did obtain a planning grant from the County, which it used to secure the services of Shelter Partnership, Inc. to assist in developing a comprehensive homelessness plan. Additionally, there is a provision in the State legislation that dissolved local redevelopment agencies that reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds (proceeds that derived from a requirement of the now-defunct California Redevelopment Law that required redevelopment agencies to reserve 20% of their revenues to the development of affordable housing) for programs that combat homelessness.

The City has also partnered with the South Bay Cities Council of Governments and the South Bay Coalition to End Homelessness on an application to the United Way of Los Angeles' Home for Good program, which resulted in additional funding for the SBCCOG/PATH cooperative effort in homeless services

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CARSON	Government	Economic Development, Homelessness, Non-homeless special needs, Ownership Planning, Rental neighborhood improvements, Public facilities, Public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and families in Carson, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For over 25 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles CoC. LAHSA provides grants to homeless organizations in the community.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and families in Carson, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To enhance the coordination and delivery of housing and related services provided by public and private organizations as well as other agencies, Carson depends on a number of non-profit social service organizations for the delivery of support services to persons in need of assistance. Partnerships with developers of affordable housing are necessary to implement the City's ambitious housing plan.

The City will continue to meet with public agencies along with other assisted housing providers and service agencies to plan and use all available resources. Communication between these parties will occur throughout the year in order to review and endorse applications for funding and to discuss cooperative ventures. The City has customarily allocated up to 15% of its CDBG allocation annually for social services.

Depending on the population being served, housing developments will inform residents of local services, as well as inform service agencies of potential new housing developments during the approval process.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Options	2020	2024	Affordable Housing	Citywide	Decent affordable housing	CDBG: \$2,116,745	Homeowner Housing Rehabilitated: 75 Household Housing Unit
2	Maintain and Promote Neighborhood Preservation	2020	2024	Affordable Housing	Citywide	Neighborhood Preservation Priority public facilities and infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted Façade Treatment/ Business Building Rehabilitation: 3 Businesses
3	Support Public Services	2020	2024	Non-Housing Community Development	Citywide	Priority services for special needs and LMI households	CDBG: \$382,280	Public service activities other than Low/Moderate Income Housing Benefit: 7,500 Persons Assisted
4	Promote Community Development Programs	2020	2024	Non-Housing Community Development	Citywide	Fair Housing Decent affordable housing Neighborhood Preservation Priority services for special needs and LMI households Priority public facilities and infrastructure	CDBG: \$1,028,870	Other: 225 other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Expand Affordable Housing Options
	Goal Description	Execute housing rehabilitation programs for existing owners
2	Goal Name	Maintain and Promote Neighborhood Preservation
	Goal Description	Provide support to needed public facilities and infrastructure improvements within Carson. In addition, provide support for businesses with façade and building improvements.
3	Goal Name	Support Public Services
	Goal Description	Provide needed public services within the City of Carson using CDBG resources not to exceed the 15% annual expenditure limit
4	Goal Name	Promote Community Development Programs
	Goal Description	Support the CDBG program through CDBG administration and fair housing activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates it will help 75 low to moderate income households access affordable housing over the course of the five year Consolidated Plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Carson does not own or operate any public housing.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

The public housing agency operating in Carson is the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles Community Development Agency (LACDA). HACoLA is not designated as troubled under 24 CFR part 902.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The Housing and Community Development Survey found that the most highly recognized barriers to the development of affordable housing include the Not In My Back Yard (NIMBY) Mentality. This was followed by lack of affordable housing development policies, and density or other zoning requirements.

Table SP-55.1	
Providing Decent and Affordable Housing	
City of Carson	
Housing and Community Development Survey	
Question	Response
Do any of the following act as barriers to the development or preservation of affordable housing in your community:	
Lack of water system	0
Lack of sewer system	0
Lack of other infrastructure	1
Lack of qualified contractors or builders	0
Lack of available land	3
Cost of land or lot	2
Cost of materials	1
Cost of labor	1
Permitting fees	1
Permitting process	1
Impact fees	1
Construction fees	1
Lot size	0
Density or other zoning requirements	2
Not In My Back Yard (NIMBY) mentality	3
Building codes	0
ADA codes	0
Lack of affordable housing development policies	2

The City's 2020 Analysis of Impediments (AI) found the following contributing factors, as seen in Table SP-55.2

Table SP-55.2
Contributing Factors

City of Carson

Contributing Factors	Priority	Justification
High levels of segregation	High	Black households have moderate to high levels of segregation when considered on the whole of the City of Carson. This is demonstrated by the Dissimilarity Index. The concentration of black households was seen primarily in northern Carson.
Access to School Proficiency	Med	Black households have lower levels of access to proficient schools in the City. However, the City has little control over impacting access on a large scale
Insufficient affordable housing in a range of unit sizes	High	Some 36.8 percent of households have cost burdens. This is more significant for renter households, of which 52.4 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Discriminatory pattern sin Lending	Med	The mortgage denial rates for black households are higher than the jurisdiction average according to 2008-2018 HMDA data.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 56.6 percent of persons aged 75 and older have at least one form of disability.
Lack of fair housing infrastructure	High	The fair housing survey and public input indicated a lack of collaboration among agencies to support fair housing.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Carson's AI demonstrated the following goals to undertake during this planning cycle, as seen in Table SP-55.3, on the following page.

Fair Housing Goal	Impediments to Fair Housing Choice/ Contributing Factors	Fair Housing Issue	Recommended Actions
Review zoning and municipal codes for barriers to housing choice	High levels of segregation Discriminatory patterns in lending	Segregation	Review zoning for areas with restrictions to housing development, including minimum lot requirements; make appropriate amendments every year for the next five (5) years. Record activities annually.
Increase availability of accessible housing	Insufficient accessible affordable housing	Disability and Access	Review development standards for accessible housing and inclusionary policies for accessible housing units; continue recommending appropriate amendments over the next five (5) years. Record activities annually.
Promote housing opportunities in high opportunity areas	Insufficient accessible affordable housing	Disproportionate Housing Need	Continue to use CDBG and HOME funds to fund housing rehabilitation for homeowner and rental housing option: 150 residential housing units over five (5) years.
Promote community and service provider knowledge of fair housing	Lack of fair housing infrastructure Insufficient fair housing education Insufficient understanding of credit	Fair Housing Enforcement and Outreach	Continue to promote fair housing education through annual or biannual workshops. Maintain records of activities annually. Ensure that fair housing education materials are available in the Spanish language. Maintain records of activities annually. Promote annual outreach and education related to credit for prospective homebuyers. Maintain records of activities annually. Partner with community agencies to provide financial literacy classes for prospective homebuyers on an annual basis. Maintain records of activities annually.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As noted previously, LAHSA now conducts Point-in-Time counts on an annual basis. The dramatic increase in Carson homeless from 157 in 2016 to 326 in 2019 (peaking at 462 in 2018), serves as a call to action. The partnership with the South Bay Cities Council of Governments (SBCCOG) includes a program of outreach to the local homeless community and referral to services. SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Beginning in April 2016, PATH has brought on board three street outreach navigators, an outreach mental health specialist and street outreach worker, established homelessness and domestic violence telephone hotlines, and is making referrals for housing assistance, interim housing, veterans' services, mental health care, medical services, employment services, and benefits enrollment.

Addressing the emergency and transitional housing needs of homeless persons

At present, there are no emergency shelters or transitional housing facilities located in the City of Carson. Since there is an obvious need for such facilities, the City is exploring two avenues: a) outreach to a provider or providers of emergency shelters and/or transitional housing facilities who may be interested in operating such facilities within the city; or b) becoming such a provider itself. The City recently prepared and adopted amendments to its Zoning Code that accomplished the following:

- Permitting emergency shelters by right in the ML (Manufacturing Light) and MH (Manufacturing Heavy) zones, and providing for development and operational standards;
- Identifying transitional and supportive housing as a residential use and permitting it in all residential zones, subject only to those standards /regulations that apply to other residential uses of the same type in the same zone; and
- Permitting single-room occupancy (SRO) units in at least one zone.

These changes will enable the City to monitor the inventory of sites appropriate to accommodate emergency, transitional, and supportive housing facilities and work with appropriate organizations to ensure that the needs of the homeless and extremely low income households are met.

As a result of participation in the Los Angeles County Homeless Initiative, City staff have become aware of SB (Senate Bill) 2, a State law requiring each city or county to identify at least one zone where emergency shelters are permitted by right and treating transitional and supportive housing as residential uses of property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone, so one of the tasks ahead for the Carson Homelessness Task Force would be to monitor the existing planning and zoning regulations to ensure the City's compliance with SB 2.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Among the strategies that emerged from the Los Angeles County Homeless Initiative is one in which the County's Department of Mental Health (DMH) and the Los Angeles Homeless Services Authority (LAHSA) are directed to partner with the cities to expand the availability of rapid re-housing programs. In this concept, those two agencies would increase the funding they devote to this effort, and there would be a matching funds requirement on the part of participating cities. The details of how the funds would flow from DMH and LAHSA to the cities, and the scope of the matching funds the participating cities would have to commit remain to be worked out. However, one feature of the State-mandated dissolution of local redevelopment agencies reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds for programs that combat homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

One of the local social service providers that has received CDBG public service funds in the past (but did not apply for PY 2020 funding), the Office of Samoan Affairs, has incorporated a program of services to the homeless and persons at risk of becoming homeless (primarily counseling, referral to appropriate agencies, and assistance in applying for and obtaining benefits) into its multifaceted portfolio of services. This would appear to be a prime candidate for subsequent years' funding should the agency seek to pursue it.

Through the City's membership in the South Bay Cities Council of Governments (SBCCOG), the City is participating in SBCCOG's program of outreach to the local homeless community and referral to services. For the past three years, SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Additionally, the City entered into its own contract with PATH (using funding other than CDBG) for additional outreach services within Carson.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City realizes that lead-based paint poses a serious health hazard and therefore must be addressed. The City is attempting to minimize the incidence of lead paint poisoning by implementing the following:

- Ensuring that home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards;
- Considering annual programs and materials that educate residents on the health dangers of lead-based paint and encourage the screening of children for elevated blood levels;
- Including lead-based paint hazard reduction as an eligible activity in rehabilitation programs;
- Reviewing current housing and rehabilitation cases to ensure that lead-based paint hazard reduction is incorporated; and
- Promoting awareness and elimination of lead-based paint hazards among other housing providers, including local non-profit housing developers.

How are the actions listed above related to the extent of lead poisoning and hazards?

In 2017, an estimated 3,543 housing units were built prior to 1980 and have children age 6 or younger present. This accounted for 14.0 percent of the housing units in the City.

How are the actions listed above integrated into housing policies and procedures?

The City's efforts to conform to (24 CER) Section 570.608 regarding the notification, inspection, testing, and abatement procedures concerning lead-based paint as required in the CDBG certifications have most recently included the engagement of a consultant to conduct lead hazard inspections/evaluations, paint testing, risk assessments, and final clearance inspections. All properties served by the City's housing rehabilitation programs undergo an initial lead hazard assessment, with subsequent actions to be determined according to the results of that assessment.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The mission statement for the City’s anti-poverty strategy is to “Enhance the quality of life in the City of Carson through promotion of a strong local economy that offers growing employment and business opportunities and supports a healthy and diversified tax base vital to the long-term viability of the City and its citizens.”

The City’s Economic Development Strategy contains goals, objectives for each goal, and action steps for each objective. Goals, objectives, and action steps are directly related towards accomplishing the Economic Development Strategy mission statement.

The action steps are activities that will increase the opportunities to raise family income, resulting in greater access to affordable housing and reduce the number of families overpaying for their housing. Increased family income will also assist lower income families meet the cost of child care and other services that are presently out of reach for many lower-income families. Together with the first-time homebuyer program (which the City would like to reinstitute at some point, most likely through allocations of HOME funds by the California Department of Housing and Community Development), mobile-home park space rent control, and incentives to develop new affordable housing, the Economic Development Strategy is a major component of the City’s anti-poverty efforts.

How are the Jurisdiction’s poverty reducing goals, programs, and policies coordinated with this affordable housing plan:

Carson’s anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal of eradicating poverty. The City recognizes that a goal of reducing poverty will contribute to the economic well-being of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

SP-8o Monitoring – 91.23o

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Community Development Department is responsible for ensuring that the receipt and expenditure of HUD funds complies with program requirements through the monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. Carson will follow monitoring procedures identified in the City's Subrecipient Monitoring Plan. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary.

Furthermore, project and financial data on CDBG- and HOME-funded activities will be maintained using HUD's Integrated Disbursement Information System (IDIS). Use of this system allows HUD staff easy access to local data for review and progress evaluation.

Monitoring of Housing and Community Development Projects

Project Selection: Prior to selection of an activity for funding, the prospective subrecipient must submit an application describing the program for which it seeking funding, the amount of funding requested, and the program's goals/outcomes. The proposed programs are reviewed by staff to determine that they are eligible activities for CDBG funding and meet Consolidated Plan goals and objectives.

Contract Management: Each CDBG subrecipient has a written agreement with the City. The agreement specifies the program requirements, the program activity, funding amount, and the expected performance outcomes. During the program year, CDBG subrecipients are required to provide quarterly invoices and reports to the City. The quarterly report provides information about the individuals assisted and the organization's performance in meeting its goals and objectives as provided in the subrecipient agreement, which is based upon furthering the Consolidated Plan goals and objectives. On a quarterly basis, the City reviews the invoices and reports to ensure that the subrecipients are spending the funds in a timely manner and meeting their performance goals.

Monitoring Compliance: In addition to the quarterly review of expenditures and performance, the City performs annual monitoring of each subrecipient following the City's CDBG Subrecipient Monitoring Guide. The guide details the City's monitoring goals, procedures and standards. Each subrecipient receives a monitoring questionnaire and document request list with a response deadline. The questionnaire requests information about program elements and knowledge.

Following a checklist, staff performs an analysis of each subrecipient. The analysis exposes any possible compliance or performance issues and identifies those agencies requiring more

comprehensive monitoring. Based on responses to the questionnaire and other criteria, at least one-third of the subrecipients will be selected for more comprehensive monitoring and an on-site visit.

During the monitoring visit, staff will review information to help determine if the organization has knowledge and understanding of the CDBG regulations, documentation of the clients served and income eligibility, proper internal controls, and back-up documentation of charges made to the CDBG program. Within 30 days of the visit, subrecipients will receive a monitoring letter summarizing areas of improvement, findings, and/or concerns. The letter will specify any corrective actions required and include specific recommendations for improvement. The subrecipient will be given a deadline to provide a written response describing how and when the agency will resolve any findings. If a subrecipient is unable to meet the goals necessary to further the City's plan, then the organization will not have its funding renewed.

Audit: If the subrecipient expends more than \$750,000 in federal funds during the fiscal year, it is required to perform a single audit and submit a copy to the City. The audit is reviewed and any findings are noted for follow-up.

Affordable Housing Projects

Affordable housing projects supported with federal funds (such as the CDBG or HOME program) and subject to the Consolidated Plan are monitored on a regular basis to ensure compliance with occupancy and affordability requirements. The City will perform the following monitoring functions:

- Provide project owners with new income limits and rent limits;
- Review documentation of tenant income and owner compliance with rent limits;
- Review owner rent increase requests;
- Perform Housing Quality Standards inspection and Code Compliance checks on HOME-funded rental properties in accordance with HOME regulations; and
- Notify owners of any non-compliance and the necessary actions to restore compliance.

Loans

Over the years, the City has loaned CDBG funds to property owners through various community development programs to support Consolidated Plan goals, such as housing rehabilitation, commercial façade improvement, and down payment assistance programs. All of the loans administered by the City, the City will complete annual monitoring of title, taxes and insurance. If continued owner occupancy was a requirement of the loan, then the City will collect the necessary documentation, as well. For loans administered by the City's loan servicer, the City will regularly review the loan servicer's monitoring activities and follow up on delinquent accounts.

Program Monitoring

At least quarterly, the City's Community Development staff will review CDBG and HOME expenditures for the various activities to ensure that spending deadlines and individual program objectives are being met. As progress is made on the programs, accomplishment information will be entered in IDIS.

2020 Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The table that follows depicts the CDBG resources that the City of Carson is expected to have during the 2020 Program Year. The PY 2020 allocation was confirmed by HUD as of February 20, 2020.

Anticipated Resources

Program	Source Funds	of	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
				Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public federal	–	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	803,871	1,024	0	804,895	0	

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Housing

The Carson Housing Authority (which was constituted to take over the remaining affordable housing support obligations of the former Carson Redevelopment Agency, dissolved by action of the State) continues to entertain proposals from developers of affordable housing regarding financial assistance to new projects within the city. One such project recently completed is 65 units of senior citizen housing at 402 East Sepulveda Boulevard (Bella Vita Apartments), which involves approximately \$750,000 in assistance from former Redevelopment Authority 20% Housing Set-Aside funds. Two more affordable housing developments in the City are nearing completion, with openings expected during PY 2020. Veterans Village of Carson, located at the corner of Carson and Figueroa Streets, will have 51 one- to three-bedroom apartment units above ground-level retail. Carson Arts Colony will be a 46-unit affordable apartment community for artists and families at 21205 South Main Street.

Homeless Services

The City of Carson has been involved in a regional, multijurisdictional homeless initiative organized by Los Angeles County. Some 18 policy summits convened by the office of the County Chief Executive Officer in the Fall of 2015 resulted in the development of 47 strategies. This provides an opportunity for the local jurisdictions to work in partnership in such areas as contributing City funding toward rapid re-housing; dedicating federal housing subsidies to permanent supportive housing for the chronically homeless; ensuring that law enforcement and first responders effectively engage homeless families and individuals; and using land use policy to maximize the availability of affordable housing to address homelessness. The County made an initial funding commitment of in excess of \$100 million to this effort. Recognizing that the magnitude of the problem was much greater than that initial funding, the County placed a ballot measure before the voters in March, 2017 calling for an increase of one-fourth of a per cent in the sales tax, which is expected to generate over \$350 million annually to be dedicated to combat homelessness. Details of how applicable funding will be allocated to the local governments and what sort of match requirements will be required of the participating local governments are still being worked out. The City did obtain a planning grant from the County, which it used to secure the services of Shelter Partnership, Inc. to assist in developing a comprehensive homelessness plan. (Implementation of the City plan has lagged, however.) Additionally, there is a provision in the State legislation that dissolved local redevelopment agencies that reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds (proceeds that derived from a requirement of the now-defunct California Redevelopment Law that required redevelopment agencies to reserve 20% of their revenues to the development of affordable housing) for programs that combat homelessness.

The City has also partnered with the South Bay Cities Council of Governments and the South Bay Coalition to End Homelessness on an application to the United Way of Los Angeles' Home for Good program, which resulted in supplemental funding for a program of outreach to the homeless community and referral to services in the SBCCOG service area (which coincides with Los Angeles County Service Planning Area 8-South Bay) administered by People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless. Additionally, the City entered into a contract with PATH for additional outreach services within Carson (through funding other than CDBG).

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable.

AP-20 Annual Goals and Objectives

To be updated based on 2020 Projects

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Options	2020	2024	Affordable Housing	Citywide	Decent affordable housing	CDBG: \$259,853	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Maintain and Promote Neighborhood Preservation	2020	2024	Affordable Housing	Citywide	Neighborhood Preservation Priority public facilities and infrastructure	CDBG: \$220,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,650 Persons Assisted
3	Support Public Services	2020	2024	Non-Housing Community Development	Citywide	Priority services for special needs and LMI households	CDBG: \$75,772	Public service activities other than Low/Moderate Income Housing Benefit: 2,235 Persons Assisted
4	Promote Community Development Programs	2020	2024	Non-Housing Community Development	Citywide	Fair Housing Decent affordable housing Neighborhood Preservation Priority services for special needs and LMI households Priority public facilities and infrastructure	CDBG: \$160,774	Other: 45 other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Expand Affordable Housing Options
	Goal Description	Execute housing rehabilitation programs for existing owners
2	Goal Name	Maintain and Promote Neighborhood Preservation
	Goal Description	Provide support to needed public facilities and infrastructure improvements within Carson. In addition, provide support for businesses with façade and building improvements.
3	Goal Name	Support Public Services
	Goal Description	Provide needed public services within the City of Carson using CDBG resources not to exceed the 15% annual expenditure limit
4	Goal Name	Promote Community Development Programs
	Goal Description	Support the CDBG program through CDBG administration and fair housing activities.

AP-35 Projects – 91.220(d)

Introduction

The City of Carson allocated its CDVG resources in a manner that addresses its identified housing and community development needs. The projects and programs selected for funding over the upcoming program year are further listed in Section AP-38 according to project number followed by the project's name and needs that are addressed. Funding for each program is also identified in the Section AP-38.

The projects listed in this section and in Section AP-38 reflect the recommendations adopted by the Citywide Advisory Commission (CAC) at its meeting on March 12, 2020.

Projects

#	Project Name
1	Neighborhood Pride Program (Community Development Department)
2	Foisia Park Improvements (Recreation & Human Services Division)
3	Concrete Replacement Program (Public Works Department)
4	Fair Housing
5	Boys and Girls Clubs of Carson
6	Bridges Community Economic Development Corporation
7	South Bay Family Healthcare
8	Program Administration
9	Rehabilitation Administration

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Department of Community Development considered all public comments submitted during the public hearing, and will take into consideration all comments submitted during the public review and comment period. The above priorities are the result of the public participation process and are meant to meet the community's needs. As noted above, the projects listed above reflect the recommendations adopted by the Citywide Advisory Commission at its meeting on March 12, 2020.

AP-38 Project Summary

Project Summary Information

1	Project Name	Neighborhood Pride Program
	Target Area	CITY WIDE
	Goals Supported	Expand Affordable Housing Options Maintain and Promote Neighborhood Preservation
	Needs Addressed	Decent affordable housing
	Funding	CDBG: \$214,853
	Description	The Neighborhood Pride Program (NPP) is designed to assist low- and moderate-income owners of single-family detached dwellings and mobile homes with the preservation of decent, safe, and sanitary housing. The NPP corrects hazardous structural conditions, makes improvements considered necessary to eliminate blight, promotes healthy, sustainable, and resource-efficient housing, improves disabled access, and corrects building and health and safety code violations. As such, the program addresses two of the major priority needs in the City's Five-Year Consolidated Plan; provide decent affordable housing; and maintain and promote neighborhood preservation. Program funds may be used to complete approved and required housing rehabilitation activities and to address lead-based paint hazards. Eligible items include roofing, driveway replacement, exterior painting, stucco work, correction of faulty plumbing and heating, replacement of deteriorated stairs, hazardous wiring repairs, and security lighting. The NPP provides financial assistance in the form of loans or grants to eligible households whose income does not exceed 80% of area median income, adjusted for household size. Deferred loans of up to \$25,000 at 3% simple interest are available for single-family homes. Alternatively, the program provides grants of up to \$15,000 for single-family detached dwellings, and up to \$10,000 for mobile homes. A participating household may receive a loan or a grant, but not both. This allocation includes funding for inspection services related to the rehabilitation projects and for lead and asbestos testing and abatement services (both handled by contract).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	While the Community Development Department had set a goal of rehabilitating 20 residential units (both single-family homes and mobile homes), servicing some 20 low-and moderate-income households during program year 2020, the CAC-recommended allocation would reduce this number to approximately 9.
	Location Description	All target areas are included, but this can take place anywhere in the city provided that the applicant meets the low- to moderate-income guidelines as this is a direct benefit activity.

	Planned Activities	None at this time. Applications are reviewed upon submittal.
2	Project Name	Foisia Park Improvements (Recreation & Human Services Division)
	Target Area	Eligible Census Tracts
	Goals Supported	Maintain and Promote Neighborhood Preservation
	Needs Addressed	Priority public facilities and infrastructure
	Funding	CDBG: \$110,000
	Description	As initially proposed by the Recreation & Human Services Division, the project consisted of demotion of the picnic shelter, as well as other capital improvements to the park (including installation of fixtures to make the park Americans with Disabilities Act-compliant.) However, the CAC-recommended allocation would limit the scope to the ADA-related improvements.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,250 low- to moderate-income households (based on census tract 543702, which has 3,815 low- to moderate-income persons out of a total population of 7,210, or 52.9% low- to moderate-income).
	Location Description	Foisia Park, 23410 Catskill Avenue
	Planned Activities	Installation of fixtures to make the park Americans with Disabilities Act-compliant.
3	Project Name	Concrete Replacement Program (Public Works Department)
	Target Area	Eligible Census Tracts
	Goals Supported	Maintain and Promote Neighborhood Preservation
	Needs Addressed	Neighborhood Preservation Priority public facilities and infrastructure
	Funding	CDBG: \$110,000
	Description	In selected low- and moderate-income residential areas: removal, replacement, and construction of new sidewalks; removal and replacement of driveway approaches; removal, replacement, and construction of cross gutters; removal and replacement of curb and gutter; and removal and replacement of access ramps; as part of a citywide capital upgrade of this street infrastructure. The Public Works Department had selected eight census tract block groups for this activity, however, the CAC-recommended allocation will likely limit this to two or three census tract block groups instead.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Depending on the area(s) selected, approximately 400 to 500 low- to moderate-income households.
	Location Description	To be determined, but the areas proposed by the Department for CDBG funding were all located between Interstate 405, Interstate 110, Wilmington Avenue, and the southern city limits.
	Planned Activities	Removal, replacement, and construction of new sidewalks; removal and replacement of driveway approaches; removal, replacement, and construction of cross gutters; removal and replacement of curb and gutter; and removal and replacement of access ramps.
4	Project Name	Fair Housing
	Target Area	CITY WIDE
	Goals Supported	Promote Community Development Programs
	Needs Addressed	Fair Housing Decent affordable housing
	Funding	CDBG: \$45,000

	Description	As part of its obligation to affirmatively further fair housing, the City of Carson offers a Fair Housing Services program, under an annual contract with the Los Angeles-based Housing Rights Center. This program is designed to combat discrimination in housing on the basis of race, color, national origin, handicap, gender, sexual orientation, marital status, creed, or any other protected category. Since 2014, the City has included fair housing services within its CDBG public services allocation, rather than its administration allocation. Presently, the Housing Rights Center provides fair housing workshops for property owners, management, and tenants, education, outreach, complaint handling, and enforcement in accordance with State and Federal civil/housing rights laws. HRC's program consists of the following components: <u>Housing Discrimination Complaint Investigation</u> . HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, or through research surveys. HRC resolves cases in a number of ways including conciliation, litigation or referrals. HRC's litigation department has been very successful at winning strong judgments and settlements for its clients. Over a recent three-year period, HRC has represented over 100 clients and generated over \$2 million in settlements. <u>Fair Housing Education and Outreach</u> . HRC has established an effective and comprehensive outreach and education program by continuously developing and distributing written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. <u>Tenant and Landlord Counseling</u> . HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client's matter and/or provide sample letters that discuss a particular issue. When a client's matter is outside the scope of HRC's services, HRC provides appropriate referral information. These referrals include, but are not limited to local housing authorities, health, and building and safety departments, legal assistance agencies, and other social service providers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that Fair Housing services will be provided to a minimum of 45 low- and moderate-income households, both existing and prospective residents of Carson.
	Location Description	Services are provided on a citywide basis,
	Planned Activities	None at this time. Program activity is generated through referrals, walk-ins and individual contact by persons perceiving potential discrimination, and through testing.
5	Project Name	Boys and Girls Clubs of Carson

	Target Area	CITY WIDE
	Goals Supported	Support Public Services
	Needs Addressed	Priority services for special needs and LMI households
	Funding	CDBG: \$40,000
	Description	This activity will provide a variety of after-school development an educational support programming for youth.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	125 low- to moderate-income households
	Location Description	21502 South Main Street, Carson, CA 90745
	Planned Activities	This activity will provide a variety of after-school development an educational support programming for youth.
6	Project Name	Bridges Community Economic Development Corporation
	Target Area	CITY WIDE
	Goals Supported	Support Public Services
	Needs Addressed	Priority services for special needs and LMI households
	Funding	CDBG: \$20,472
	Description	This activity will provide educational support programming to encourage and prepare students to enter college.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	155 low- to moderate-income households
	Location Description	225-D West Torrance Boulevard, Carson, CA 90745
	Planned Activities	This activity will provide educational support programming to encourage and prepare students to enter college.
7	Project Name	South Bay Family Healthcare
	Target Area	CITY WIDE
	Goals Supported	Support Public Services
	Needs Addressed	Priority services for special needs and LMI households
	Funding	CDBG: \$15,300
	Description	South Bay Family Healthcare operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	2,000 low- and moderate-income families
	Location Description	270 East 223rd Street, Carson, CA 90745
	Planned Activities	South Bay Family Healthcare Center operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
8	Project Name	Program Administration
	Target Area	CITY WIDE Eligible Census Tracts
	Goals Supported	Promote Community Development Programs
	Needs Addressed	Fair Housing Decent affordable housing Neighborhood Preservation Priority services for special needs and LMI households Priority public facilities and infrastructure
	Funding	CDBG: \$160,774
	Description	This budget allocation is used to cover a portion of the personnel and non-personnel costs associated with the administration of the CDBG entitlement program for the City of Carson. The activities and staff functions covered under this allocation include general administration, planning (including housing, economic development, public improvement, capital improvement, and neighborhood planning), performance reporting and monitoring, equal opportunity compliance and programming, the implementation of the public outreach and citizen participation for the Five-Year Consolidated Plan planning process as well as the dissemination of information and facilitation of public participation needed to further the goals and objectives of Annual Action Plans. In addition to salary and benefit reimbursement for staff, this administration allocation includes other costs related to the administration of the CDBG program such as computer hardware/software, office supplies, support materials and staff training. The Citywide Advisory Commission (body appointed by the Mayor and City Council which advises on matters of citywide importance and assists in the facilitation of the CDBG citizen participation processes) has also been funded through this budget allocation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable

	Location Description	Administration activities are based in the offices of the Community Development Department in Carson City Hall, 701 East Carson Street.
	Planned Activities	Planned activities for administration include administering the CDBG program including monitoring visits, quarterly review of program reports and fiscal reimbursement documentation, drawdowns, communication with agencies, directing RFP processes, and completing and executing subrecipient agreements and other contracts, among other activities. Also funded through the administration budget is the Citywide Advisory Commission.
9	Project Name	Rehabilitation Administration
	Target Area	CITY WIDE Eligible Census Tracts
	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation CDBG / Rehab Admin
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	CDBG: \$88,496
	Description	This activity provides salaries and benefits for staff specifically involved in administering the residential and commercial rehabilitation programs (reviewing and processing applications for the rehabilitation assistance, approving work write-ups, authorizing payments to contractors, et cetera).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Administration activities are based in the offices of the Community Development Department in Carson City Hall, 701 East Carson Street.
	Planned Activities	Planned activities including reviewing applications for the rehabilitation assistance as they are received (including verification of household income), approving work write-ups, assigning the City's contract inspectors to review work at the beginning, in progress, and upon completion of work, and approval of payments to contractors.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The two proposed projects that were directed to specific geographic areas (Foisia Park Improvements and Concrete Replacement Program) were chosen because the areas are comprised of at least 51% low-and moderate-income residents (census tract block groups 5435011, 5435013, 5435014, 5437012, 5437022, 5437023, 5437024, and 5439053). The remaining projects and services are provided on a citywide basis.

Geographic Distribution

Target Area	Percentage of Funds
CITY WIDE	73
Eligible Census Tracts	27

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Carson will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low- and moderate-income residents and those with other special needs. The Annual Action Plan directs investment geographically, where applicable, to an area benefit category. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents of a particular area, where at least 51% of the residents are low- and moderate-income persons. Public facility improvements, for example, are an area benefit activity when they are located in a predominantly low- and moderate-income neighborhood.

While some funded activities (example: Foisia Park Improvements and the Concrete Replacement Program) do have designated target areas, most of the activities described in the Annual Action Plan are provided on a citywide basis, to persons of low and moderate income regardless of where in the city they reside.

Discussion

As noted above, for the most part the activities proposed for funding in this Annual Action Plan have not been specifically distributed on a geographic percentage basis.

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	0
Total	9

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The above tables reflect the projected activity for the Neighborhood Pride housing rehabilitation program (single-family homes and mobile homes).

AP-6o Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Not applicable, as the City of Carson does not own or operate any public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The public housing agency operating in Carson is the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles Community Development Authority (LACDA). HACoLA is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The local CoC lead agency is the Los Angeles Homeless Services Authority (LAHSA), a joint powers body created by the City of Los Angeles and Los Angeles County. LAHSA began countywide point-in-time homeless counts every two years beginning in 2005, and switched to annual counts in 2016. As cities sought local homeless data, LAHSA developed local counts. The first such count in Carson, in 2013, yielded a total of 158. The 2015 count showed an increase in Carson homeless to 192. The 2016 count saw a decline to 157, but the 2017 count saw a dramatic increase to 378. The 2018 count for Carson showed a continued rise to 462, but this declined in 2019 as follows: adults on the street 32, family members on the street 0, in make-shift shelters 19, in tents 1, in cars 65, in vans 46, in RVs 144, in emergency shelter 0, and in traditional shelter 0. Totals for unaccompanied minors on the street were not available at the local level. Totals from the 2020 count (conducted January 22) are not yet available.

Recent developments on homelessness by the City include:

- Continued linkage with the United Way of Greater Los Angeles' Home for Good Funders Collaborative;
- Continued Involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness;
- Ongoing participation in the Los Angeles County Homeless Initiative. In October 2017, the City secured a planning grant from the County Homeless Initiative (funded through the Measure H homelessness sales tax ballot measure), which it used to engage the services of Shelter Partnership, Inc. to assist in the development of a homelessness plan. That plan was submitted to the County in July of 2018 and is in the process of being implemented.
- Continued participation in a joint program of the South Bay Cities Council of Governments (SBCCOG) to coordinate the following activities:: outreach services; a South Bay Cities Homeless Hotline; screenings and Coordinated Entry System assessments; case management; linkages to interim housing; housing location services; working with local landlords; ongoing supportive services; and collaboration. That program is being administered on a regional basis by People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless.

A Homeless Task Force, which has been discussed in the previous Consolidated Plan and prior Action Plans, continues meeting on a biweekly basis. The Task Force includes representatives from the Community Development, Community Services, Public Works, and Public Safety Departments, as well as the County Sheriff's Department (the contract law enforcement agency in Carson). The Task Force coordinated a homeless outreach and resource event at Dominguez Park on October 23, 2019 (replicating similar events held in 2018 and 2016 at the same location; the City now intends to hold such events on at least an annual basis). This most recent event brought together 42 agencies and service providers, and served some 172 individuals.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As noted previously, LAHSA now conducts point-in-time counts on an annual basis. The dramatic increase in Carson homeless (from 157 in 2016 to 326 in 2019, peaking at 462 in 2018) serves as a call to action.

The partnership with the South Bay Cities Council of Governments (SBCCOG) includes a program of outreach to the local homeless community and referral to services. SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Beginning in April 2016, PATH has brought on board three street outreach navigators, an outreach mental health specialist and street outreach worker, established homelessness and domestic violence telephone hotlines, and is making referrals for housing assistance, interim housing, veterans' services, mental health care, medical services, employment services, and benefits enrollment. For program year 2019-2020 (through February), PATH has had 680 unduplicated contacts with homeless clients throughout the region. These contacts have resulted in:

- 204 persons being connected to mental health services
- 122 persons connected to substance abuse treatment
- 168 persons connected to primary care
- 242 persons connected to mainstream benefits
- 65 assessments through the Coordinated Entry System
- 72 persons placed in interim housing
- 15 persons referred to permanent housing

PATH also provided the following information on services provided specifically within Carson for the period April 2019-February 2020:

Unduplicated client contacts	111	
Client interactions	204	
Business contacts	17	
Coordinated Entry System assessments		12
Clients transitionally housed	6	
Clients permanently housed	2	
Persons connected to Rapid Re-Housing	7	
Outreach contact only	107	
Provided case management	155	
Provided direct transportation	43	
Provided food	53	
Provided water	38	
Referral to mental health services	15	
Referral to medical services	10	
Referral to legal services	7	
Referral to public benefits	12	

Referral to veteran services	4
Motel vouchers provided	3
Department of Motor Vehicles vouchers distributed	22
Hygiene kits distributed	75

Representatives from PATH are also part of the Carson Homelessness Task Force.

In the meantime, while the City's Homelessness Task Force proceeds with developing and implementing a specific Carson homelessness strategy, including a better coordination of resources already at the City's disposal, its members will continue their monitoring of and providing input into regional collaborative and intergovernmental efforts such as those of LAHSA, the County Homeless Initiative, SBCCOG, and SBCEH, as well as positioning the City to take advantage of non-governmental resources and programs such as the United Way of Greater Los Angeles' Home For Good effort.

Addressing the emergency shelter and transitional housing needs of homeless persons

At present, there are no emergency shelters or transitional housing facilities located in the city of Carson. Since there is an obvious need for such facilities, the City is exploring two avenues: a) outreach to a provider or providers of emergency shelters and/or transitional housing facilities who may be interested in operating such facilities within the city; or b) becoming such a provider itself.

The City recently prepared and adopted amendments to its Zoning Code the accomplished the following:

- Permitting emergency shelters by right in the ML (Manufacturing Light) and MH (Manufacturing Heavy) zones, and providing for development and operational standards;
- Identifying transitional and supportive housing as a residential use and permitting it in all residential zones, subject only to those standards /regulations that apply to other residential uses of the same type in the same zone; and
- Permitting single-room occupancy (SRO) units in at least one zone.

These changes will enable to City to monitor the inventory of sites appropriate to accommodate emergency, transitional, and supportive housing facilities and work with appropriate organizations to ensure that the needs of the homeless and extremely low income households are met.

As a result of participation in the Los Angeles County Homeless Initiative, City staff has become aware of SB (Senate Bill) 2, a State law requiring each city or county to identify at least one zone where emergency shelters are permitted by right and treating transitional and supportive housing as residential uses of property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone, so one of the tasks ahead for the Carson Homelessness Task Force would be to monitor the existing planning and zoning regulations to ensure the City's compliance with SB 2.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period

of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Among the strategies that emerged from the Los Angeles County Homeless Initiative is one in which the County's Department of Mental Health (DMH) and the Los Angeles Homeless Services Authority (LAHSA) are directed to partner with the cities to expand the availability of rapid re-housing programs. In this concept, those two agencies would increase the funding they devote to this effort, and there would be a matching funds requirement on the part of participating cities. The details of how the funds would flow from DMH and LAHSA to the cities, and the scope of the matching funds the participating cities would have to commit remain to be worked out. However, one feature of the State-mandated dissolution of local redevelopment agencies reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds for programs that combat homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

One of the local social service providers that has received CDBG public service funds previous years (but did not apply for funding in PY 2020), the Office of Samoan Affairs, has incorporated a program of services to the homeless and persons at risk of becoming homeless (primarily counseling, referral to appropriate agencies, and assistance in applying for and obtaining benefits) into its multifaceted portfolio of services.

Through the City's membership in the South Bay Cities Council of Governments (SBCCOG), the City is participating in SBCCOG's program of outreach to the local homeless community and referral to services. For the past two years, SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Additionally, the City entered into its own contract with PATH (using funding other than CDBG) for additional outreach services within Carson.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's Housing Element Update identifies constraints to the development of new housing as including land costs, construction costs, financing costs, adequate infrastructure, processing and permitting requirements, development standards, and fees. Of the constraints examined, provision of adequate infrastructure and flood control improvements are the most costly impediments to new development.

Development standards sometime add to the problem of affordable housing. The constraints with the greatest impact are those contained in the City's zoning ordinance. In order to reflect the community's development goals and objectives, zoning regulates a mix of residential, commercial, and industrial projects, and the use, density, floor area, setbacks, and parking. Zoning reduces the supply of land available for residential development and regulates the intensity of residential land use through minimum lot size requirements. Although zoning can be a constraint, its purpose is to create functional residential, commercial, and industrial projects and areas. The City of Carson provides consultative services to aid private developers in understanding the city's housing needs and pertinent City ordinances, thus expanding housing opportunities. Additionally, the City has revamped its permitting processing system seeking to reduce overall processing time, provide "one-stop" permitting, and improve case management.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City continues to pursue the following strategies:

- Employ several policies to provide greater flexibility in site planning and promote more intense development. The City continuously monitors available sites that may be appropriate for residential uses. A density floor is a tool that can be used to promote maximum land use, establishing a minimum density within a given residential land use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.
- Continue considering alternate forms of development, including small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen developments offering various types of care and assistance; mixed use residential/office/commercial developments; and planned unit developments (the latter being a form long in existence in the city, and the mixed-use residential/office/commercial model is seen to an increasing degree, for example, along Carson Street and Avalon Boulevard).
- To encourage developers to pursue low- and moderate-income housing projects, California provides regulatory tools to govern approval processes, permitting greater density for affordable housing projects that include additional development incentives. The City employs a Density Bonus Ordinance to encourage developers to develop a portion of an otherwise market-rate product as affordable for low and moderate incomes, in order to

meet the State-mandated affordable housing responsibilities.

- Monitor all housing built prior to 1980 for lead-based paint and other hazardous or unsafe housing issues.
- Continue monitoring low- to moderate-income housing developments that have existing affordability controls for their risk of conversion to market rate.
- Continue offering financial assistance to households that cannot qualify for conventional home improvement loans, in order to encourage and support the preservation of the affordable housing stock.
- Continue efforts to combat blighted and substandard housing through a combination of tools including enforcement, citation, and referral to the City's housing rehabilitation programs.
- Continue, through the Carson Housing Authority, assisting the development of affordable multi-family housing.
- Encourage the development of mixed-use projects, including the development of specific plans that require housing as a key component of those developments.
- Implement a 2012 Zoning Code amendment to facilitate development of housing for persons with disabilities. Housing opportunities for persons with disabilities can be addressed by the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for necessary unit modifications.
- Seek State and Federal funds in support of housing construction and rehabilitation targeted toward persons with developmental disabilities. Also, provide regulatory incentives, such as expedited permit processing and fee waivers/deferrals, to projects targeted toward such persons. To further facilitate the development of housing units to accommodate persons with these disabilities, reach out annually to developers of supportive housing to encourage development of projects targeted toward special needs groups.

Discussion:

The City initiated an update of its General Plan during PY 2017, and anticipates completion of that update in 2020. The Zoning Code will continue to be reviewed for deficiencies and inconsistencies during PY 2020, and amendments will be proposed and implemented to address any such deficiencies and inconsistencies found.

As noted in the Projects section of this Annual Action Plan, the City anticipates again providing funding to the Housing Rights Center (HRC) of Los Angeles for enforcement and education services regarding fair housing in Carson. HRC will provide counseling, landlord/tenant, advocacy, complaint investigation, and (as necessary) litigation services. HRC will also conduct training sessions for service providers so as to educate them on how to recognize when their clients may be experiencing discrimination. HRC will also conduct testing to ensure that discrimination is not occurring and to uncover such discriminatory practices when they do occur. A robust enforcement system will serve as a deterrent against housing providers that may illegally discriminate against residents and will also decrease the number of illegal evictions.

AP-85 Other Actions – 91.220(k)

Introduction:

The most serious underserved need in the community is related to housing affordability. Other underserved special housing needs include those of the elderly, large families, single-parent households, persons with HIV/AIDS, and persons with mental, physical, or emotional disabilities.

Several other obstacles in attempting to meet underserved needs include unfavorable market conditions, land use and zoning regulations, development fees, State and Federal laws, and the “not in my back yard” factor. The most significant obstacles to meeting underserved housing needs are the lack of sufficient funds and lack of available vacant land. This is true for any government agency or non-profit developer trying to assist low-income families. As the disparity between wages and affordability increases, the number of persons unable to maintain their own housing costs increases.

Actions planned to address obstacles to meeting underserved needs

Factors contributing to the presence of impoverished persons among the city’s population include unemployment or underemployment due to a generally low level of education, lack of job skills training, minimum wage, lack of effective transportation, shortage of affordable child care presenting two wage-earner families or single parents from joining the workforce, and lack of nearby affordable housing for lower-income households. To address the employability and job skills issues, the City is affiliated with the South Bay Workforce Investment Board (SBWIB), a local Workforce Innovation and Opportunity Act (WIOA) consortium comprised of several neighboring cities. Transportation issues are partially addressed by the City-operated Carson Circuit bus system, which coordinates its routes and services with other local public transportation providers serving the area with routes into and within Carson, such as the Los Angeles County Metropolitan Transportation Authority (MTA or Metro), Long Beach Transit, Compton Renaissance Transit, Torrance Transit, and Gardena Municipal Bus Lines.

Actions planned to foster and maintain affordable housing

As noted in the Projects section of this Annual Action Plan, over one-third of the proposed allocation of the City’s CDBG funds will be directed toward a major housing rehabilitation programs aimed at maintaining and preserving the supply of affordable housing units in the city, the Neighborhood Pride Program.

In response to the State action eliminating local redevelopment agencies, the City of Carson created a Carson Housing Authority (CHA), which is assuming the housing programs of the former Carson Redevelopment Agency. The principal activities of the CHA are:

- Continuing rental assistance payments to two affordable multi-tenant residential developments (Avalon Courtyard, 92 units located at 22127 South Avalon Boulevard, and Carson Terrace Senior Apartments, 62 units located at 632 East 219th Street).
- Monitoring Carson’s existing affordable housing projects for compliance with terms of their development agreements. Most of these projects were made possible by Redevelopment Agency loans.
- Seeing projects to completion, such as projects at 2525 East Carson Street and 21227-21237 South Figueroa Street.

- Moving projects with existing development agreements forward to completion. This includes the soon-to-be completed Veterans Village at Carson (51 units at the corner of Carson and Figueroa Streets) and Carson Arts Colony (46 units at 21205 South Main Street).
- With any remaining funds, the CHA will form or assist new projects on other sites.

At present, the CHA's functions do not include the operation of public housing (such as the Federally-assisted Section 8 program). That role within the boundaries of the city will continue to be carried out by the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Development Authority (LACDA).

The City will also continue to seek new HOME Investment Partnership Program funding. Though not an entitlement community for HOME, the City has in the past obtained HOME funding through the California Department of Housing and Community Development (HCD), and is currently (until July, 2020) utilizing a \$500,000 HOME grant from HCD with which it is operating a housing rehabilitation program targeted toward low- and very low-income homeowners.

Actions planned to reduce lead-based paint hazards

The City realizes that lead-based paint poses a serious health hazard and therefore must be addressed. The City is attempting to minimize the incidence of lead paint poisoning by implementing the following:

- Ensuring that home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards;
- Considering annual programs and materials that educate residents on the health dangers of lead-based paint and encourage the screening of children for elevated blood levels;
- Including lead-based paint hazard reduction as an eligible activity in rehabilitation programs;
- Reviewing current housing and rehabilitation cases to ensure that lead-based paint hazard reduction is incorporated; and
- Promoting awareness and elimination of lead-based paint hazards among other housing providers, including local non-profit housing developers.

The City's efforts to conform to (24 CFR) Section 570.608 regarding the notification, inspection, testing, and abatement procedures concerning lead-based paint as required in the CDBG certifications have most recently included the engagement of a consultant to conduct lead hazard inspections/evaluations, paint testing, risk assessments, and final clearance inspections. All properties served by the City's housing rehabilitation programs undergo an initial lead hazard assessment, with subsequent actions to be determined according to the results of that assessment.

Actions planned to reduce the number of poverty-level families

Carson's anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. The mission statement for the City's anti-poverty strategy is to "Enhance the quality of life in the City of Carson through promotion of a strong local economy that offers growing employment and business opportunities and supports a healthy and diversified tax base vital to the long-term viability of the City and its citizens."

The City's Economic Development Strategy contains goals, objectives for each goal, and action steps for each objective. Goals, objectives, and action steps are directly related towards accomplishing the

Economic Development Strategy mission statement. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services.

The action steps are activities that will increase the opportunities to raise family income, resulting in greater access to affordable housing and reduce the number of families overpaying for their housing. Increased family income will also assist lower income families meet the cost of child care and other services that are presently out of reach for many lower-income families. Additionally, the City will continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

Together with mobile home park space rent control and incentives to develop new affordable housing, the Economic Development Strategy is a major component of the City's anti-poverty efforts.

Actions planned to develop institutional structure

The City of Carson Community Development Department will administer all of the activities specifically identified in this Annual Action Plan. The City works closely with other housing-related organizations and service providers locally and within Los Angeles County to ensure that the housing needs of city residents are addressed to the best ability of the network of such providers given available resources.

The Community Development Department works in conjunction with external agencies such as California HCD and HACoLA to ensure quality housing for all low-income city residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather are due to shortcomings in available resources. While the present institutional structure is considered satisfactory, the City will monitor and reevaluate as necessary.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance the coordination and delivery of housing and related services provided by public and private organizations as well as other agencies, Carson depends on a number of non-profit social service organizations for the delivery of support services to persons in need of assistance. Partnerships with developers of affordable housing are necessary to implement the City's ambitious housing plan.

The City will continue to meet with public agencies along with other assisted housing providers and service agencies to plan and use all available resources. Communication between these parties will occur throughout the year in order to review and endorse applications for funding and to discuss cooperative ventures. The City has customarily allocated up to 15% of its CDBG allocation annually for social services.

Depending on the population being served, housing developments will inform residents of local services, as well as inform service agencies of potential new housing developments during the approval process.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$1,024
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	\$1,024

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Appendix - Public Input Data

Carson City Consolidate Plan Public Input Meeting

Presentation

Comment: So, when you when you saw the decline, coming that way, how were you able to ascertain that since the Census is done every ten years.

Presenter: Population estimates. So yes, correct the Census is done every 10 years and then there's something called the five year American Community Survey that we also use, but this slide comes from what are called post central estimates. So, they take an estimate that for July 1, every year, they give population estimate. So, yes, that's a good question.

Comment: Who is they?

Presenter: United States Census. It's the census them that census demographic, census demographers. So, these are professionals in the United States government that are tasked with identifying population growth throughout the country in every city, county, state, yes.

Comment: Are they looking at how many people filed income taxes or the, you know, how they...

Presenter: Yeah, so this this is this is created based on, you know, an inflow/outflow model. So, there's a there's a migration portion of it. There's also a natural increase or decrease births minus deaths portion of it, those are estimated the inflow/outflow is estimated, and then there's like, kind of this magical like, number that makes it all.

Presentation

Comment: You said there's a document that's mailed to your home.

Presenter: For the American Community Survey.

Comment: That gets completed and you are supposed to mail it back in.

Presenter: Yes.

Comment: Okay. You know, but with what's going on in the country right now, with DACA and all that. I mean, how accurate is this information going to be? A lot of people are not going to complete the information and send it back?

Presenter: Yeah, there's always you know, surveys have inherent, you know, biases in them just how the questions are worded, or response rate. So, it's not a perfect number, but it's what we have.

Presentation

Comment: Do we have information that related to encampments at various points.

Presenter: Oh, yeah. If you got if the city actually has better localized knowledge, absolutely, we should absolutely include that in the document, 100%. This is just the high level federal government stuff, but we always try to augment whatever data we have. And if anyone in the room has access to

that data, please let me know. I'd love to include it wherever possible. We try to, you know, augment this, especially this slide.

Presentation

Comment: Tell us the definition of poverty?

Presenter: Yeah, it's I think its federal poverty levels if you your income is below a certain poverty rate.

Comment: What is is?

Presenter: I don't know off the top of my head on that one, because it changes for jurisdiction, but I will look at that. Yes, I will find that.

Comment: I would tend to think that would be 50% or less of the median income.

Presenter: I can double check on that. Like said this is we just started on this one.

Presentation

Comment: In California, you can almost call ADUs. The state has moved to be much easier to have in single family areas. So, this is that that's fairly new on the past year.

Presenter: We see or two that might not trickle in. The most 2018 data will come out like in December, and will come out later this month. But I don't know if there is a specific.

Comment: So, what would you do (Crosstalk) Probably can give you.

Presenter: If you have if you got if you guys have ADU applications or you know permits that that kind of thing.

Comment: ADU stands for?

Presenter: Accessory dwelling unit, it's like a granny flat. That's kind of idea like a separate living unit in a single family house, this is a way to increase density in single family areas.

(Crosstalk)

Presenter: Yes, because, you know, housing, like all things in the market driven society is a function of supply demand, you know, you get a quantity. So, if you increase the supply by, you know, increasing density and at lowering restrictions to ADUs, that might help with affordability. That's, that's what you know, what they're driving out there.

Presentation

Comment: So, it looks like you need 2004, 2012, 13 maybe?

Presenter: Yeah, well, 13 there's a little bit there's Yeah. And I don't I mean, I, you know, like, I'm the I'm the data guy at our firm, and I went into the raw database and went to the download, and it's just...

(Crosstalk)

Presenter: Great. Yeah.

Comment: For the ADUs do you want them for like 18, 19?

Presenter: Yeah, that'd be great. That'd be great. Yeah, that would be awesome.

Presentation

Comment: Some are not occupied if you have a lot of businesses or people who flip houses. Do they fall under the sold/ not occupy?

Presenter: Yeah, it will if you bought it. Yeah. If you if that's like after you closed, and you haven't moved in yet that's sold unoccupied. Flipping houses. Yeah, it might be it might be if they bought it to if they bought it to like rehab or something that it would fall into there as well or it's so but this is survey stuff so they could self-identify as other because they in their mind. Yeah, they bought it, but they're never going to occupy it. So, they're going to flip it so that this could also fall under other vacant.

Presentation

Comment: Foreclosures?

Presenter: They would technically be under other vacant.

Comment: We may have better records.

Presenter: Yeah, if we have foreclosure statistics, whatever with especially in the housing section with the Consolidated plan, and any sort of local housing statistics is always very much appreciated to kind of augment this.

Comment: And that would be for which is interest, which years?

Presenter: Anything that you have easily accessible, maybe five years or so or, you know, if you have five years that would be great three, or one, you know, whatever is easily accessible, and we can just get a big data dump and push it in there.

Comment: On new construction, where does that fit in? Is that why there is 333 units versus 193. Do you have a reason?

Presenter: This is just so yeah; new construction would just be so like let's say you built a house but and it's on the market like if you build a house for SPEC or something that would fall under for sale. No one's bought it yet. It's just sitting there for sale, new construction. For rent if you build an apartment complex and your lease up.

Comment: When it's in construction.

Presenter: When it is in construction it is not technically a unit. If it's not if it's not finished. It's not a unit yet. You know, I mean, so it's still...

Comment: Can you give us a reason why it was 333?

Presenter: Not quite, I would so that's where other vacant is kind of...

Comment: Misleading.

Comment: Looking at the timeframe of this, this would be coming off of the recession.

Presenter: Yes, yeah. So, you could have some foreclosures in the in the tail end of the recession.

Presentation

Comment: And then you have this area down in the south. If I may. It looks like it is a Carousel and then the one that's right in the middle...

Comment: It's an area that has some environmental issues.

Comment: Shell is the yellow area but is that that area, but I don't know what, but Shell is the yellow area long. (Crosstalk) Way over way over by here, this part here is all Shell and it is yellow, but this one.

(Crosstalk)

Comment: The industrial with the warehouses that over there on the other side.

Comment: The street that is left of the purple going to and you see the green triangle? And then above that, what street is that?

Comment: Yes, it is the freeway.

Comment: No, that street going north and south. That's the border of the purple area. Is that Chico or Avalon?

Comment: It is Avalon.

Comment: Then Chico would be the street where the purple area probably goes over maybe it's further in.

Comment: you have got a lot of industrial buildings over there.

(Crosstalk)

Presentation

Comment: I'm sorry, say that again.

Presenter: Oh, just this is the medium contract rent than if you look at the actual breakouts The highest value in the yellow is \$284,000.

Comment: Median home value, okay?

Presentation

Comment: For example, I was looking at American Indian and we look at problems 55.6% and I'm like, okay, that percentages of how many houses

Presenter: There's only 50. Yes, yes. Yeah, it's normally unless you're in...

Comment: It is about 55 is just over 50%. So, some 26/27 homes.

Presenter: Yeah. So, there's 90 there's 90 American Indian home. 50 of them have a housing problem. Yeah, yes, exactly. Unless you're in a couple of states in the West. American Indian populations are normally lower, and they have you know, an outlier effect on this data.

Comment: Percentages can be misleading.

Presenter: Yes, exactly the same way the Pacific Islander, although here it's actually pretty bigger, but if you go to like Iowa, there's like not very many Pacific Islanders.

Comment: Do you know how you stand in terms of, you know, the housing problems?

Presenter: The percentage share?

Comment: The other parts of the County?

Presenter: Oh, the other parts of the County. I don't know what the other parts of the county off the top of my head. Yeah, I should get the I should get a US average or something here. That's a good question. I mean, I do have all the data to do that.

Comment: Yeah, probably LA County would be much more helpful.

Presenter: Yeah, just like accounting comparison. Yeah, yeah. Cuz the US has very different pockets of it, but county would be good, a good one to have a great idea. And we and I do have that information. It's very easy to extract.

Comment: Tracking the preponderance of home or the probability of homelessness?

Presenter: Yes, absolutely.

Presentation

Comment: So, the 5,150 includes the 3,955 or no they are exclusive.

Presenter: Yes, they're exclusive. Yeah, yeah, exact so together, we add them together. That's your...

(Crosstalk)

Comment: That's the number of that comes up for, you know, for cities to be able...

Comment: I know what that is I said what are the numbers?

Comment: 55.

Presentation

Survey Discussion

Comment: My concern is, we have we have a tremendous improvement over the next 10 years of Avalon, between City Hall and, you know, we have a two year program to eliminate 265 mobile homes in a mobile home park. It looks like it looks like there's going to be hotel built. And there's another mobile home park. I wouldn't say there's going to last very long. Also, on Avalon right there. So, the 265 where are they going to go? And so that's my concerns about the building is going on the building that will go on probably more on Carson Street, but mostly on Avalon and probably up on the central card or central Street, near the hills and down downward. And also, the Master Plan that's been developed for Cal State Dominguez Hills are going to develop student housing and maybe some other housing, how is that going to impact you know, rents and so those are my concerns. But especially here with the mobile home park because we have a lot of mobile home parks in the city, and now you're going to take it relocate them, just because they're on rented property. And I don't know what category they fit into actually, because they have a we have a mortgage on the mobile and a rent on the property. That's typically what you have unless they're paid off the mobile home and then no mortgage.

Comment; They should be a part of this survey.

Comment: I'm just wondering where they fit in. And my concern is those construction areas over the next 10 years.

Presenter: The displacement yet and they replaced them with non-affordable.

Comment: How is that going to impact our housing and of course, the other concern is the high cost. You know, you have numbers like the basic reason is, the cost of the rent is too high. The cost of the housing is high and is going up the house across the street sold for \$650,000 across from me. And he was in there but two years and probably it went up to 200,000 in five years, in five years. So that's beneficial if you own a house. But if you're trying to buy a house, that that inflationary cost of a house is a real concern. And that's why you probably have more and then the rents if the housing goes up, the rent goes up, right? Which means you can't live neither one in if you are low income, if you are homeless. So, you know, so sad...

Comment: That's adding to the cost burden,

Comment: Right. So that's all my concern.

Comment: So yeah, I agree with him. When you're looking at when you're looking at what you're going to put in the plan. Obviously, you've already identified that affordable housing is a necessity. What I have seen historically is by whatever laws that are in place relative to that, when you build a complex, only a certain percentage has to go toward affordable housing. The rest of those, the rest of the rent is market value. And so, when you look at the percentage, it could be, and I don't know what it is, could be 10%. It could be 3%. But if you're building a unit like that's across from City Hall, and you've got 367 units that are going to go in there, for example, what is the percentage that has to be affordable housing?

Comment: Zero.

Comment: So, that means it's 100% market value. So, there is nothing being identified for affordable housing. So, with what you have just shown us, especially with the homes that are in distress for the owners, etc. and the renters. How are we going to mitigate some of that to bring those numbers down? If we're building complexes where 100% is market value? That is a direct contradiction to what

our circumstances are okay, that's part one will also identify but there's also the mobile home park that's adjacent to IHop which I understand that has already been purchased, if I'm not mistaken.

Comment: It has a new owner just two years ago. They have filed for closure application. Beyond that, they don't have any other plans.

Comment: Not file, but there are other plans?

Comment: You're going to need for something that else.

(Crosstalk)

Comment: I don't recall that it was a significant portion. However, back then we had the development so revolving funded much to get the money basically. And also, the other projects that are renewability the veterans housing and the arts colony on Main Street, those are all old regarding money that because they have a pipeline, so that money is gone. You may have a little bit of money to do a small project but after that affordable housing. Now cities deal with affordable housing a couple of different ways. One is inclusionary zoning, which is a percentage, which is mentioned, when you propose 100 units, you provide 10% or 20%, affordable housing, that's a requirement. We don't have that in our codes.

Comment: So that has, it's a city's a city...

Comment: the city has to initiate it?

Comment: They have to have some sort of a law ordinance or something that would say, if you're going to do this, this is what we're requiring. It's not a state thing, so first recommendation would be the city needs to come up with an ordinance or law or whatever you want to call it, that identifies a builder is going to come and build units in the city they have to provide a certain percentage below income. That would be my suggestion number one.

Comment: That is a very simple and straightforward.

Comment: That's likely to be a recommendation that comes out on the Analysis of Impediments to Fair Housing.

Comment: And because some cities have not built with subsidies don't even deal with housing, for example, City of Beverly Hills, they they build like three new homes in the past. And so, the state is coming down and cities saying that you can't do that anymore. So, the RHNA number that I said ours is 5,500 food. There's 3,100.

Comment: Okay, what does RHNA

Comment: Regional Housing Needs Assessment.

Comment: So, the need is much lower there from here.

Comment: Well, 3,100 and they remember when they were providing three not like the state is gonna make them provide 3,100.

Comment: All five? Based on the need the number.

Comment: And this, the SCAG and state are trying to force more housing where the jobs are. So, they're not trying to force housing in Riverside County, they don't have as many jobs. So, the cities that are kind of our job that our job rich just like Carson, we're obligated to provide more affordable housing and the only way to do that, because we don't have land is to go up and have high density.

(Not Discernable)

Comment: Relative to housing. Has it been identified the property that the city owns, and we have owned for quite a while. Going back to (Not Discernable) I believe that property is located on Main.

(Crosstalk)

Comment: Yeah, you know where that is? That's been vacant. Has been identified for a purpose yet?

Comment: There is going to be a fire station. The fire district is looking at to see if it's feasible to build.

Comment: So, does that mean the fire department buys the property from the city or does the city have to?

Comment: It's kind of complicated, but what it boils down to is that used to be an old rental agency property and our long term property management funds is designated to be a fire station. Provided the property to the fire district at no cost.

Comment: Land is clean?

Comment: That's what they're testing for right now.

(Crosstalk)

Comment: So, if I may I have another question. Okay, so we're looking at the CDBG and because you're gonna get all this information, it's gonna go to the feds, and the feds gonna say okay for Carson we are going to allocate X amount.

Presenter: That that dollar that dollar sign comes out. I think population number based on population.

Comment: Based on the numbers that you currently have on population; I'll be waiting till after 2020s.

Presenter: They have their own internal allocation.

Comment: They have their own numbers and...

Presenter: Yeah, they have their own internal allocation.

Comment: Can any of that be identified in some way to supplement people who are of a certain income or below a certain income where they can get some sort of income supplement?

Comment: You mean like a rental subsidy?

Comment: Yes. Either rental or homeowner some sort of subsidy they were to apply, they would be able to get some sort of relief.

Presenter: Like said only as only a small percentage connection was spent on services so that would fall under the service category.

Comment: Okay, so that would be services, they're taking my mind away from services. Let's talk about our streets. Let's talk about our trees. They have not been pruned or trimmed or whatever. Let's talk about sidewalks where we have a lot of old trees that have pushed up.

Comment: I'm sorry, I have to go to another meeting. Thank you for coming. We really appreciate it. And hopefully, we'll reach out to more folks.

Comment: Because we have a lot of areas throughout Carson, where that situation exists. I will just

(Crosstalk)

Comment: So just one example. And the city has been working on it, you know, kudos to the city, and they will pick a street, whether it's north, south, east or west, and they'll repave it, you know, blah, blah, blah, and then they move to another section and do it, but it's very, very interesting. It is taking a long time because of funding. And so, in this wonderful state of ours, where we pay the highest gasoline prices in the whole nation, and supposedly some of that is because of the taxes, etc., etc. And I know a lot of that goes to the state, but from a local standpoint, and if it CDBG, the money, how can we get that funneled to take care of those things? And I'll tell you this, too much on my head, but let me just say this, you're driving down Delmonico let's say from Avalon, where they had an opportunity to do some painting along and that's all nice. And you hit a certain street like Tillman and you're continuing to travel east on Delmonico, and it just breaks apart. You've got potholes everywhere. The same thing happens. It just doesn't matter what part you're on unless that Street has been identified to be taken care of. We're all running into it, then it seems to take us years to get fixed. And I know it's a financial issue, I get that. So how can what we're doing fit into that plan?

Presenter: Well, coming here and saying that what is now part of the record. So that's, you know, we can make a recommendation to spend money on infrastructure improvements, including sidewalks. And if in the other part of that is the survey, the survey has those specific categories already built into the survey. So, if enough people click high need on those and you know, they move up to the top percolate up to the top, then it's pretty clear that those are the most pressing proceed needs and then hopefully that will be fun.

Comment: It would of course have to be paired with other sources of funding because we're talking about for before getting. I mean, there were there were years when used to be in excess of a million dollars a year, but for the most part, it's been holding steady at about \$800,000 per year to CDBG. Once it can occupy to take up the whole 800,000, so some period was some additional sources of funding. But you know that that is an eligible use of CDBG funding so, it could be done but then it would take up...

Comment: Everything.

Comment: But not just that there's some additional requirements with CDBG funding that are doing streets and sidewalks.

Comment: The area in which you would be allocating those funding for that purpose would have to be predominantly low and moderate income areas. So that's one restriction on the CDBG funds for the purpose for that purpose.

Comment: This whole process that we're about to go through is a process. This whole process is strictly a process for CDBG money.

Presenter: Yes, that's correct.

Comment: Primarily CDBG. We can be used for us planning additional resources that have similar objectives, but primarily are built around CDBG.

Comment: Okay, so and we've been right about 800,000 seems to be the tracking number recently, most recently, over the past few years.

Comment: We have to give or take a few dollars.

Comment: And then out of that, let me just remember going back to my 10 day attendance at city hall meetings. Don't we also use that grant to allow all certain organizations that foot, it goes to our bed as well. different organizations?

Comment: Public service recipients.

Comment: I'm sorry.

Comment: Public Service.

Comment: Yes.

Comment: Social service provider.

Comment: Exactly. So, we pull some of that out there for that.

Presenter: Yes. So then I know I know, but the data that you get out of these documents, it's can be used for whatever because this is the data so you know, if you if you want inclusionary zoning, in this city, you can take this data to the city call this you know, city council and say, look at these numbers, like these are real federal numbers that you can use for beyond...

(Crosstalk)

Comment: Do something once you have all this information.

Comment: You know, like, I don't know where we think I am sure they provide solar energy money and all this, I don't know if the developers I mean consider that when they were building all of these units because I know in South Korea all the rooftops are like solar because you know, they sell solar and if you if you go to the different like structure they should require then the structure should have solar.

Comment: So, there are some cities where if you're building on new development like homes, the requirement is that you provide solar panels on those homes.

Comment: Some of the apartments also now.

Comment: So, do we have that in Carson?

(Crosstalk)

Comment: The answer is no. We're so behind, because we're approving and allowing permits. And there are some things we can be requiring in order for those permits to go forward. I will tell you; I've been to meetings before over the years, and they were planning to affect the general plan for next five years, the next 10 years. I said, as I'm in, attend these meetings for a long time. I am a 48 year resident of the City of Carson, same house, original owner. And so, we've done a lot of good things. Let me say that and it's good to see the buildup. It's good to see the car support looking very nice. I love it. I love it. But I think we need to be a little more now. Futuristic, in our thinking, especially as it relates to going green and Renewable Energy, and all of those things. Can any of this money be you toward renewable energy things as I'll say, simple, but it's not simple as adding Ed charges. This is City Hall. This is the community center. There's not one Ed charger on this property.

Comment: There are other grants that are out there and there are available that we can, you know, apply for some of this information being gathered, can help us apply for some of those grants.

Comment: I think we need to put that on the list of things to do. I was at another council meeting and I know that there was a presentation made by Edison. And you know, you guys you know what wonderful things we did with the Carson corridor. We got LED lighting, blah, blah, blah, blah. And one of our council people say, okay, we need some Ed charges any idea that you say okay, we have programs that you know that kind of thing. So, I just want to make sure that we're thinking going in that direction. Because that's where it is. I have an electric car there isn't anywhere here in Carson that I would want to but I'm just saying...

Comment: But you're right though because even like in the parking lot right up here, yeah should be.

Comment: And I wish I wish he was still here because he has an electric car. He's driving here he's getting the work. And if you wanted to charge on any given day, you shouldn't be able to plug in while he is in the office working come out and he's fully charged. Our IT guy has an electric I believe I keep an eye out, but I do know who has one.

Presenter: So, I do know energy efficient retrofits are in the survey, that kind of thing. They're the are the is some of that in there.

Comment: We need to move that direction. And they was mentioning in my ear. She was mentioning, you know, we have a pollution problem in this city with all of the refineries that we have. We're between for freeways, major freeways. So, air quality is not the best here on any given evening, we may have a flair that's going off from (Not Discernable). Okay, and it's burning off all that it burns off. We never really know. So, anything that we can do to get us more toward renewable energy, cleaning our air, we've got trucks going up and down the streets. I mean, you know, you could die here, just breathing. And so those are the things that I think we need to once we, I'm sure it's included in your survey, will take the survey, but when we look at the allocation of dollars, I think it's going to be critical that the suggestions made from staff. And I say it like that because I know the final decision is going to come from that Council. The suggestions that are put out as a result of this really move toward renewable energy. Since we can't really go towards services to help pay the bills. So, let's do this go renewal. Let's get things fixed, infrastructure, renewable energy and the city itself. I know it's been working on being more renewable in what it does.

Presenter: Thank you. Thank you.

Comment: To what she says the federal...What do they call it? No, no, I'm on this electric, the Federal on solar panels. It's ending the end of this year. Therefore, we need the city to step up for somebody else's step up to, if not 30%, 20%, or some amount need more money in rebating. It's a rebate to the federal government over 30% on your house if you install solar panels. That is ending the end of this year 2019. So that's an area that we can look at the city helping fund solar panels.

Comment: Or perhaps if I may, not only requiring but it helped funding to funding because when you go back when they started doing the rebates on the electric cars, and solar and it was supposed to end a year or two ago, but because of the interest or maybe it had not taken hold, they extended it. So, perhaps through this process, we can also look at requesting them to extend the rebates beyond the end of this year because the end of the year is only 30 days, we can all always, you know, request or suggest or whatever show cause of them extending that rebate.

Comment: So, and my other will be on the other question on the new housing area that they are doing it. I should have asked he was here as far as I know, there originally are our 157 acre land sale was supposed to go to a certain portion and especially North of the 405. We're supposed to go to housing. This stuff that is over the deep landfill part was supposed to get to housing and is now building which I don't think any of that is going to be housing. Or is it?

Comment: Yeah, no. Yeah. Okay. So (Crosstalk you go down, yeah. Okay. And you have they call power brokers and then sectioned off.

Comment: It's five sections.

Comment: Yeah. Okay.

Comment: So, all I know is all of a sudden, I drove through there and I saw stuff that I hadn't seen before my Whoa.

Comment: You've got the retail but to the to the right that's all housing.

Comment: Yeah. And some maybe some to the left but it's the stuff is over the non -land fill so far.

Comment: Yeah. The left side is not going to be housing that is going to be retail, right? Right side, all of that is going to be housing from the (Crosstalk).

Comment: Yeah, correct. Yeah. And so that would be a good opportunity for us to say so much of this is for low cost housing.

Comment: Well, I think it's a little late to do that, because they've already been for permitted.

Comment: I was I was getting asked me, okay, they are doing this part. They're talking with a developer to do the rest of it. Now, I don't know if that includes the stuff on the right side, of the freeway.

Comment: It's the other.

(Crosstalk)

Comment: So anyhow, whatever housing they put in there...

Comment: Parcels, is what I'm saying. Oh, they parcel off 150 some acres, right.

(Crosstalk)

Comment: So, they're just doing the first part. Okay. And then they've got to find other developers who will come in and do others.

Comment: They are about ready to sign a contract with another developer to do the rest.

Comment: Is he gonna do all of it or just another?

Comment: I don't know if it's all a big part of it or yeah, I understand it's mostly. Yeah.

(Crosstalk)

Consolidated Plan Meeting 2

Presentation

Comment: So, how do you make that break, when half of the Census tract is outside of the city?

Presenter: Yeah, so for these maps, we just report what that what the actual averages for the Census tracts and put that on there when we're doing something like the HMDA data, Home Mortgage Disclosure Act data, which is available at Census tract, but not by place boundaries. So we can only get that data if we overlay the place and then select tracts. We normally do 50%, we assume a normal you know, uniform distribution of population, the Census tract and we assume that 50% or more live inside the city, we consider that part of the city. So we'll wherever that squared and whenever we do things where we have to self-identify tracks in the city.

Comment: Census tracts are broken down further by block group.

Presenter: That's true.

Comment: So there might be more of an alignment along the boundaries by block group.

Presenter: Yeah, but did you know HMDA data is not available by block group, unfortunately, the American Community Survey is available by block group, you know that that's something we take a look at. And I think those do play nicely with city boundaries, but a little smaller as well. So wherever possible, you know, wherever we need to, we just assume a normal distribution and we actually, you know, sum it up from Block Groups to say, okay, the population's there.

Presentation

Comment: So the difference between employment and labor force?

Presenter: Yes, employment is you have a job and labor force, or you have a job or looking for a job. So it's entirely you know, self-identified. If you if you are, if you were laid off, and are looking for a job, you're in the labor force, if you keep looking and nobody calls you back and keep looking, no one calls you back and then you just give up and lay on the couch for a while you're not in the labor force anymore. So that's it has to be actively trying to actually be an important difference between the two the line.

Presentation

Comment: So that that poverty threshold and that that's not adjusted by the metropolitan area. It's like, across the board nationwide.

Presenter: Yeah. Yes. Yeah. For the ACS stuff.

Presentation

Comment: So in reality the poverty level in Carson is higher because the cost of living.

Presenter: This would probably be under represented.

Presentation

Comment: It is almost full occupancy.

Presenter: Yes, that is good, but then again it limits your opportunity to do anything with vacant housing stock.

Presentation

Comment: So that shows shortage, right?

Presenter: Yeah. Oh, yeah. I'd say definitely shorter shift.

Presentation

Comment: Garage conversions?

Presenter: Yes, sir. Yes, that yeah, that's kind of this kind of what we're talking about as long as there's a like a bathroom and like a, if you have a garage and make it into a living space. Yeah,

Comment: The State has changed the laws for the recent years. And now you can actually have three units. (Not Discernible) one converted to living space, including kitchen facility so you can just rent it out. And the other one is within your house. They call it a junior ADU. That is has its own facilities or it could be detached structure or garage conversion.

Comment: (Not Discernable)

Comment: . No, you have to state law requires the cities to approve them. So you can stop it. So you just have to have your contractor prepare the plans and bring it to the city to get approved.

Comment: So, that is up to three, a garage can be one, within your house, and then a separate detached dwelling.

Comment: Yeah. Yeah, not all 3, 2 of the 3 I'm sorry, including the house that for yourself.

Presenter: Yeah, so and that's a that's a good way to you know, add additional housing stock if the land is being unavailable.

(Not Discernable)

Comment: So, some of the ones that you refer to me were illegal conversions, but this is this

(Not Discernable)

Presenter: ...part I know that, you know, anytime you increase density, you know parking becomes an issue for sure. And, you know, if you do ADUs you're not necessarily requiring parking garages or things if you were doing larger apartment complexes.

Presentation

Comment: In terms of the Airbnb's how do you handle that?

Presenter: Yeah, sometimes those fall into for seasonal recreation or occasional use. Or if Airbnb's are frowned upon in your city, then you might check other. Survey data again, they mail something to your house, and you have to fill it out. So it's kind of all self-reported.

Presentation

Comment: In terms of Carson, in certain communities in Carson they are in the Compton School District and (Not Discernable) bus to schools, so education that is a factor.

Presenter: Yeah, yes, yeah, that's why, you know, that's the limited data set, but that's a very good point.

Presentation

Comment: That table shows some racial disparities. Will the analysis into what might be some causal factors there or attempt to assess what those might be?

Presenter: We sure could. Yeah, housing affordability is a tricky package, because we you know, we use these tables in the Con Plan, and the AI and it's hard without a larger data set, you know, you don't want to get into that that ground can be a little tricky to wade into. And if you have if you have, you know, perspective I'd love to hear them. Did some something pop to your mind?

Comment: It was just a questions. Yeah, it's there.

Presenter: It's there. And why is it there?

Comment: Yeah, yes, yes.

Presenter: Yes, you know that that is a big and important question. Especially about, you know, not only Why is it there, but how to make that go away. That's the more important one. And so that that's why HUD was trying to get at this access opportunity things to see if there were any disparities in an opportunity to see, you know, you can increase the school proficiency.

Comment: The reason I was asking was partly the end result would be or the intended end result would be recommendations for improvement or actions to take to bring about change in the situation.

Presenter: So yeah, yeah. And then we will have those with, you know, but specifically, you know, is that how to how to combat that? Yes.

Comment: Affordable housing is a big one. If, you know cost is a big factor in housing problems, and you know, your housing cost is way too much compared to them.

Presenter: Yeah, so you can either increase incomes or decrease housing costs, to get that equilibrium back.

Presentation

Comment: One of the things with people accessing housing, housing unit in the building (Not Discernable) down payment assistance. Some city's have them (Not Discernable) I think also trying to train people, the knowledge which is involved in that house, because just a down payment and your monthly income that is only a part of it. There are taxes (Not Discernable) So, education that is something to look at for first time buyers and classes.

Comment: I think it's definitely still housing affordability issues out there, challenges where there's not enough and then when they're when they're already all occupied then, what's the next option?

You know, when that development or certain developments were happening were going on. Certain people may have may have found resources at the time or by everyone else who wasn't ready at the time, then where do they go with, what's available to them?

Presenter: Yeah, and we saw a very, very small vacant you know, that was one of the smallest I've ever seen. So, and the cost of land, because it's hard to build affordable housing when all of them and you add up everything and it's a, it's a big it's price.

Comment: But even with housing even if it's not specific affordable housing, what else can we implemented but first time homebuyers or assistant programs through the city where if all the affordable housing is already occupied, will any other property at full market value, can that be accessible through a you know a program or funds that offers through the City, that becomes another option or it's not just sticking to those specific units that are affordable housing.

Presenter: Market, any market.

Comment: In terms of job creation, create, create and Carson and schools. (Not Discernable) working two jobs has to live up to afford to live. So the work is being created. (Not Discernable) it hasn't been training people get that level.

Comment: We have a lot of jobs in Carson about 50,000 businesses are up number but for that only 3,000 Carson, fully, Carson residents work in Carson.

Comment: Most of the people that work in Carson live outside of Carson.

Comment: So is there a statistic that you can look into...

Presenter: For Migration? Yeah, so someone actually someone just told me about a really big data set, transportation costs data set, that I haven't had a chance to look into. But then there's also in the Census, there's commuting statistics, but that's not necessarily broken down by city that's you can be out of your county. But I'll take a look at this other there's one other data set that someone just last like on Friday told me about so I'm gonna dig into that. And it's transportation costs and how that factors in because, you know, housing affordability, you know, you're paying your house, but sometimes if you don't live near your job, you have to have the factor in transportation costs, and then I put that together, then it's even a higher, higher, higher burden.

Comment: So that's kind of similar to that. The gentleman mentioned that, you know, the jobs in Carson are low paying jobs. I don't know that. We can all guess. You know, is again is there a database that you know.

Presenter: That that one I know, I can get, because that just came out in the most recent Census, they have a new BEA data, industry classifications or whatever, and that's for county, but they just created a new sort of, you know, similar thing like that, but for the city. So I do have that data earnings by industry classification, and I'll make sure we get that. Yeah, so at least I'd say we can see median earnings for the City of Carson, and also by industry.

Comment: But that's total residence, right? How much they made by the industry?

Presenter: Yeah, yeah. But the media was those. All right. Yeah. And that one, just that one just came out here. So that's very fresh, and so working it working to get it in?

Presenter: Yeah, that was that that was I was really excited when that came out.

Comment: Talking about community, not only transportation costs, but the time spent traveling to and from work probably hasn't no doubt has an impact on where you do job search essentially sort of like limiting or some somewhat limiting the scope of where you do your job search or where you will be looking for one.

Presenter: And I do know we have average total number of minutes spent in cars and we do we do have a statistics on that for commuting patterns for the city, aggregate travel times.

Comment: I'm also wondering, you mentioned first time homebuyers; the city had a program for a short while and assisted a few homeowners buying a first home. And I wonder with the new tax laws that have changed, that have increased the standard deduction and decrease the amount of taxes and the mortgage deduction. If it makes sense to be able to be a first time homebuyer even if there is assistance and I'm kind of curious to see if there's any studies out there that kind of look into that, see if that that would have changes in the tax laws are going to have an impact on homeownership?

Presenter: That's a great question. And I haven't seen any I mean; it's only been so this is the second filing season. So I don't know, I don't know if there's enough momentum or data yet to shift that especially, you know, especially because it's also it's also taking place at the same time with this massive housing affordability issue, and not only the City of Carson up and down the coast, both coasts. And most, a lot of the urban areas even in rural America, a lot of a lot of folks are moving away from smaller towns into urban centers, and that's driving the land value. So, that's a good question.

Comment: So maybe there may not data, but there may be some studies or at least opinions.

Presenter: See, I mean, certainly tax certainly, like taxes certainly affect housing development. I mean, like, you look at Low Income Housing Tax Credits, like that, that's a way for, you know, people trying to use taxes to, you know, promote housing development, you know, because we live in a free market system. And the market is really great at allocated, you know, efficiently allocating resources, and, you know, creating profits, maximizing profits, that doesn't necessarily maximize housing. That's the problem. So then you have to you have to find a way where you can kind of change the market to produce more housing. You know, in still it's still it's still a market driven system. So low income housing tax credits are ways to do that through the tax code. So certainly, such as taxes certainly do have a you know, impact on housing and housing demand. Any other comments or questions? I do really appreciate you coming on Monday night.