

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500

Sacramento, CA 95833

(916) 263-2911 / FAX (916) 263-7453

www.hcd.ca.gov

December 10, 2013

Ms. Jackie Acosta, Acting City Manager
City of Carson
701 E. Carson Street
Carson, CA 90745

Dear Ms. Acosta:

RE: The City of Carson's 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting Carson's housing element adopted October 15, 2013 and received for review on October 30, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on June 28, 2013 and determined to comply with statutory requirements.

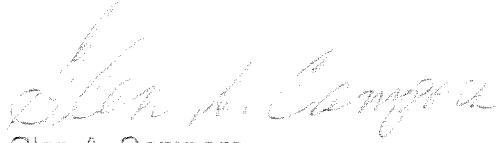
The element identifies adequate sites to accommodate the City's regional housing need for lower-income households demonstrated by Program 32 (page 106). The City is relying predominantly on sites located in the Boulevards at South Pacific Bay Specific Plan to accommodate its regional housing need for lower-income households. As a result, the implementation of Program 32 (Page 106) committing the City to monitor development on these and other sites in the inventory on a project-by-project basis is critical to ensure sufficient capacity is maintained throughout the planning period. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code Section 65400.

The Department is pleased to inform the City that housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

Ms. Jackie Acosta, Acting City Manager
Page 2

The Department wishes Carson success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Lindy Suggs, of our staff, at (916) 263-7433.

Sincerely,

A handwritten signature in cursive script, appearing to read "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director