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Title: CONSIDER THE 2016 CARSON HOUSING ELEMENT PROGRESS REPORT (CITY COUNCIL)

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Attachments: 1. Exhibit No. 1 - 2016 Carson Housing Element Progress Report tables 3-21-17 CC mtg, 2. Exhibit No. 2 - HCD's letter dated 12-10-13

Date	Ver.	Action By	Action	Result
3/21/2017	1	City Council		

Report to Mayor and City Council

Tuesday, March 21, 2017

Consent

SUBJECT:

CONSIDER THE 2016 CARSON HOUSING ELEMENT PROGRESS REPORT (CITY COUNCIL)

I. SUMMARY

California State Housing Laws require that all cities with certified Housing Elements file the Annual Housing Element Progress Report (Exhibit No. 1) with the State Housing and Community Development Department (HCD) identifying the status of the plan, the progress in its implementation and the progress in meeting its share of the regional housing needs determined by the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA).

II. RECOMMENDATION

TAKE the following actions:

1. REVIEW Carson’s Annual Housing Element Progress Report.
2. RECEIVE and FILE.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

On October 15, 2013, the City Council adopted Carson's 2014-2021 Housing Element and transmitted said element to HCD for final review and certification with state law. On December 10, 2013, HCD certified Carson's 2014-2021 Housing Element in full compliance with state housing element law (Exhibit No. 2). The 2014-2021 Regional Housing Needs Assessment (RHNA) allocated a housing need of 1,698 units for Carson, designated within four categories as follows: 447 very low-income households; 263 low-income households; 280 moderate-income households; and 708 above-moderate-income households.

The subject 2016 progress report requires that the City report the progress in meeting the RHNA identified housing needs. Carson's Housing Element addresses the following issues:

1. Identification of a sufficient number of adequate sites to accommodate the identified housing needs over the planning period for all types of housing for all income levels including rental housing, manufactured housing, and mobile homes.
2. Steps which will be taken to achieve the goals and objectives through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs, and, when available, funds in low- and moderate-income housing accounts.
3. Facilitate and assist in the development of adequate housing to meet the needs of very low-, low-, and moderate-income households and those with special needs.
4. To the fullest extent possible, mitigate or remove governmental restraints in order to preserve, rehabilitate, and develop housing in the City.
5. Promote housing opportunities for all residents of Carson.
6. Preserve assisted housing which is at risk of converting to market rate or non-housing uses.

In 2016, the City of Carson issued building permits for 70 units via the City View project (Veo) located at 616 E. Carson Street with 70 above-moderate-income housing units. The project site is 9.51 acres and contains 152 dwelling units. In

addition, the City also issued 45 rehabilitation building permits. Fifteen (15) were for extremely-low-income families, thirteen (13) were for low-income families and 17 were for moderate income families. There were a total of twenty-seven (27) single-family dwelling units and eighteen (18) mobile homes rehabilitated under the Neighborhood Pride program using Community Development Block Grant funds. All housing accomplishments were reported in the 2016 housing element progress report to HCD.

Regional Housing Needs Allocation Progress

			2014	2015	2016	Total Units To Date	Total Remaining RHNA-by Income Level
Income Level		RHNA Allocation by Income	Year 1	Year 2	Year 3		
Very Low	Deed Restricted	447	4	0	0	4	443
Low	Deed Restricted	263	15	0	0	15	248
Moderate Income	Deed Restricted/Non	280	21-D 23-Non-DR	0	0	21-D 23-Non-DR	236
Above Moderate		708	25	81	70	176	532
Total RHNA-Unit COG Allocation		1,698					
Total Units			88	81	70	239	1,459

The above table identifies the total number of units by income level that the Los Angeles Council of Governments (COG) allocated for Carson’s 5th Cycle (2013-2021) adopted Housing Element. The annual progress reports commenced with year 2014 (Exhibit No. 1). The total COG RHNA allocation for Carson was 1,698 units, the total units that remain within the 2013-2021 Housing Element 5th cycle is 1,459 units.

The HCD housing element certification letter dated December 10, 2013 (Exhibit No. 2) for the 5th Cycle (2013-2021) identified that the City is relying predominantly on sites located in the Boulevards at South Bay Specific Plan (CRA’s 157 acres) to accommodate its regional housing need for lower-income households. The remaining units to be in full compliance with the state housing element law is: 443 very low income units; 248 low income units; 236 moderate income units and 532 above moderate income units.

The abolishment of the redevelopment agencies, the City’s funding for affordable housing units sources have diminished. In fact, the City is planning to fund two more affordable units in 2017 and will no longer have additional money to fund further affordable housing projects. Unless, the State provides additional funding

sources for cities, it will be difficult to meet the RHNA requirements. As an alternative, the City can adopt inclusionary housing standards and require market rate developers to dedicate a percentage of their units to affordable housing. As a worst case scenario, Carson's lack of compliance could result in loss of the Community Development Block Grant (CDBG) allocations.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Carson's 2016 Housing Element Progress Report. (pgs. 5-10)
2. HCD's letter dated 12-10-13, finding Carson's 2014-2021 Housing Element in full compliance with State housing element law. (pgs.11-12)

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