



CITY OF CARSON

Legislation Text

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Report to Mayor and City Council

Tuesday, May 01, 2018

Consent

SUBJECT:

CONSIDER THE 2017 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 2017 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 2017, the City of Carson issued building permits for the following projects:

- Veterans Housing located at 600 W. Carson Street consisting of 25 very low-income and 25 low-income units totaling 50 affordable units; and
- Carson Arts Colony located at 21205 Main Street consisting of 14 very low-income and 31 low-income units totaling 45 affordable units.

The City issued 33 rehabilitation building permits: Six (6) were for extremely-low-income families, thirteen (13) were for very low-income families, and 14 for low-income. There were a total of twenty two (22) single-family dwelling units and eleven (11) mobile homes rehabilitated under the Neighborhood Pride program using Community Development Block Grant funds. All housing accomplishments

were reported in the 2017 housing element progress report to HCD.

Regional Housing Needs Allocation Progress

			2014	2015	2016	2017	Total Units-To Date	Total Remaining RHNA-by Income Level
Income Level		RHNA Allocation by Income	Year 1	Year 2	Year 3	Year 4		
Very Low	Deed Restricted	447	4	0	0	24	28	419
Low	Deed Restricted	263	15	0	0	26	41	222
Moderate Income	Deed Restricted/Non	280	21-D 23-Non-DR	0	0	46	67-D 23-Non-DR	190
Above Moderate		708	25	81	70	69	245	463
Total RHNA-Unit COG Allocation		1,698						
Total Units			88	81	70	165	404	1,294

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 began in 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 1,294 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 District (formerly known as the Boulevards at South Bay) Specific Plan to accommodate its regional housing need for lower-income households. However, the City has held extensive discussions with potential residential developers of the District who determined even market rate housing is not financially feasible on the property since the site is a former landfill due to substantial increase cost of development. City of Carson will continue to seek other sites for housing; however, most of the vacant properties in the City are also former landfills or highly contaminated sites that are not suitable for residential development. Department of Toxic and Substance Control has determined that the majority of former landfill and highly contaminated properties in Carson are not suitable for residential development. City of Carson will continue to seek potential infill development sites for residential development in a good-faith effort to meet the HCD's housing element certification mandates. The remaining units to be in full

compliance with the state housing element law is: 419 very low income units; 222 low income units; 190 moderate income units and 463 above moderate income units.

Lack of compliance with HCD could result in the loss of the Community Development Block Grant (CDBG) allocations.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Carson's 2017 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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