



CITY OF CARSON

Legislation Text

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Report to Mayor and City Council

Tuesday, May 07, 2019

Consent

SUBJECT:

CONSIDER THE 2018 CARSON HOUSING ELEMENT ANNUAL PROGRESS REPORT (CITY COUNCIL)

I. SUMMARY

California State Housing law requires all cities with certified Housing Elements to file an Annual Progress Report (Exhibit No. 1) with the California Housing and Community Development Department (HCD) identifying the status of the plan, the progress in the plan's implementation and the progress the City has made 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 2014-2021 Housing Element was adopted by the City Council. The adopted Housing Element was submitted for final review and certification with state law to HCD.

On December 10, 2013, HCD certified Carson's 2014-2021 Housing Element (Exhibit No. 2). The 2014-2021 RHNA allocated Carson a housing need of 1,698 units, which was

broken into four categories: 447 very low-income households; 263 low-income households; 280 moderate-income households; and 708 above-moderate-income households.

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.

The 2018 Annual Progress Report requires the City to report the progress in meeting the identified RHNA housing allocation. The following projects were issued building permits and began construction in 2018:

- Union Southbay (21521-21601 S. Avalon Blvd.), 357-unit market rate (above moderate income) residential apartment project with mixed-use retail space; and
- Veterans Village (600 W. Carson Street), 51-unit affordable apartment project (consisting of 25 extremely low and very low and 25 low income units and 1 manager's unit).
- Carson Arts Colony (21205 Main St.), 46-unit affordable apartment project (consisting of 24 very low and 21 low income units and 1 manager's unit).

Also, in 2018, these projects were constructed and obtained approval of final inspections, which provide additional housing for the City:

- Bella Vita (350 E. Sepulveda Blvd.), 65-unit affordable senior residential apartment project with mixed-use retail (consisting of 44 very low and 20 low income units and 1 manager's unit);

- Sky Southbay - Equassure Moneta (21721 Moneta Ave.), 13-unit market rate (above moderate income) residential apartment project; and
- Vera Lane (21801 Vera St.), 4 units (of the 18-unit) market rate (above moderate income) condominium project.

The City issued 22 rehabilitation building permits and five (5) mobile homes rehabilitated under the Neighborhood Pride program using Community Development Block Grant funds. All housing accomplishments were reported in the 2018 housing element progress report to HCD.

Regional Housing Needs Allocation Progress

			2014	2015	2016*	2017*	2018	Total Units- To Date	Total Remaining RHNA-by Income Level
Income Level		RHNA Allocation by Income	Year 1	Year 2	Year 3	Year 4	Year 5		
Very Low	Deed Restricted	447	4	0	0	24	68	121	351
Low	Deed Restricted	263	15	0	0	26	41	82	181
Moderate Income	Deed Restricted/Non	280	21-D 23- Non-DR	0	0	46	0 0	67-D 23 Non- -DR	190
Above Moderate		708	25	81	81*	80*	374	641	67
Total RHNA- Unit COG Allocation		1,698							
Total Units			88	81	81	176	483	921	789

*Adjusted Years 2016 & 2017 consisting of approved projects that were not previously report in respective Annual Progress Reporting years: (For 2016: an 11-unit market rate/above moderate income apartment project was constructed by Equassure Sepulveda) and (For 2017: An 11-unit market rate/above moderate income condominium project was constructed at 22111 Main St.)

The above table identifies the total number of units by income level that SCAG, through the South Bay Cities 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 789 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 due to substantial increase cost of development, since the site is a former landfill. The City will continue to seek other sites for housing in a good-faith effort to meet the HCD's housing element certification mandates; however, many vacant properties in the City are also former landfills or contaminated sites that are not suitable for residential development. The 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.

The remaining units to be in full compliance with the state housing element law are: 351 very low income units; 181 low income units; 190 moderate income and 67 for above moderate income units.

Although the City has made good faith effort in meeting its RHNA unit requirements, it is noted that lack of compliance with HCD mandates could result in the loss of the State housing funds and perhaps other State funding if the State continues to toughen its compliance obligations on cities to address the statewide housing crisis. Subsequently, it is imperative that the City continues encouraging diverse housing.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. City of Carson - 2018 Housing Element Annual Progress Report. (pg. 5)
2. Housing and Community Development Department letter dated December 10, 2013 (pgs. 6-7)

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