



Legislation Text

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Report to Mayor and City Council

Tuesday, March 21, 2023

Consent

SUBJECT:

CONSIDER CARSON'S 2022 ANNUAL HOUSING ELEMENT PROGRESS REPORT (CITY COUNCIL)

I. SUMMARY

California State Housing law requires all cities with certified Housing Elements to file an Annual Progress Report (APR) 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), Exhibit 1.

The Housing Element includes a series of implementing programs that are required to be implemented after the adoption of the General Plan. The City is required to provide annual updates to HCD with the City's progress with the implementation of the these programs.

II. RECOMMENDATION

TAKE the following actions:

1. **REVIEW** Carson's 2022 Annual Housing Element Progress Report.
2. **RECEIVE** and **FILE**.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

On October 18, 2022, the 2021-2029 Housing Element was adopted by the City Council. The adopted Housing Element was submitted for final review and certification by HCD on

November 3, 2022. The 2021-2029 Housing Element was conditionally approved by HCD on November 8, 2022, subject to the City completing the necessary rezones addressing the shortfall of sites to accommodate the RHNA pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), Exhibit 2.

The 2021-2029 RHNA allocated Carson a housing need of 5,618 units, consisting of 1,770 very-low-income households (0-50% AMI); 913 low-income households (51-80% AMI); 875 moderate-income households (81-120% AMI); and 2,060 above-moderate-income households (120% AMI) which is a significant increase from the prior cycle's allocation of 1,698 new units.

The adopted Housing Element sets out to accomplish the following:

1. Maintain and rehabilitate Carson's existing housing stock.
2. Encourage the development of a variety of housing to meet needs of the broad spectrum of the community, with a particular emphasis on multifamily housing, and development standards that facilitate housing production.
3. Preserve affordable housing "at risk" of conversion and promote additional affordable housing development.
4. Promote and preserve housing opportunities for persons with special needs, including lower income households, large families, single parent households, disabled persons, the elderly, and persons experiencing homelessness.
5. Provide housing opportunities to all persons regardless of race, religion, ethnicity, ability, sex, age, marital status, household composition, or other arbitrary factor.
6. Conserve natural resources and reduce energy consumption in all areas of residential development.

Housing Element Program Implementation

The adopted Housing Element also contained its goals and policies with the Housing Programs implementation outlining specific actions the City will take addressing its housing needs.

The APR incorporates the Programs Implementation to track the City's progress over the RHNA 2021-2029 Cycle, Exhibit 3.

RHNA Cycle 6 (2021 through 2029) Units Built

2021

- 11 units were built during the HCD projected period (June 30, 2021, through October 14, 2021), meaning the period during which HCD applied these number of units toward the City's unit count

- 440 units were built and reported in last year's Housing Element annual progress report 2022
- 6 building permits were issued for accessory dwelling units
- 19 certificates of occupancy were issued for accessory dwelling units that were constructed

Entitlements

During this 2022 calendar annual progress reporting year, a total of 1,137 dwelling units received entitlement approvals by the City. The following provides more details regarding these units:

- One (1) Single-family Residence (21719 Grace Avenue)
- Two (2) detached residential units (140 W. 220th Street)
- Nineteen (19) apartment units (Carson Lofts, 21240-21250 Main St.)
- 1,115 dwelling units that included 681 apartment units, 83 senior units (55+), and 351 townhomes units (28 detached and 323 attached) (Imperial Avalon Specific Plan)

Rehabilitation

Ten (10) residential housing units and four (4) mobile homes were rehabilitated using the City's Neighborhood Pride Program which is funded by Community Development Block Grant funds.

The Annual Progress Report (APR) Status

The APR identifies the total number of units by income level that SCAG allocated for Carson's 6th Housing Cycle for the period between 2021 and 2029. The total RHNA allocation is 5,618 units, and the City has produced 470 units during this Cycle. Subsequently, a total of 5,148 outstanding units needs to be produced during the rest of the Cycle.

Noncompliance with the HCD-required affordable housing allocations could result in the loss of the State housing funds. Consequently, it is imperative that the City continue to implement the Housing Element by encouraging and maintaining diverse and affordable housing.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. City of Carson - 2022 Housing Element Annual Progress Report. (pg.5)
2. Housing and Community Development Department letter dated November 8, 2022 (pgs. 6-7)
3. APR Housing Program Implementation (pgs. 8-15)

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