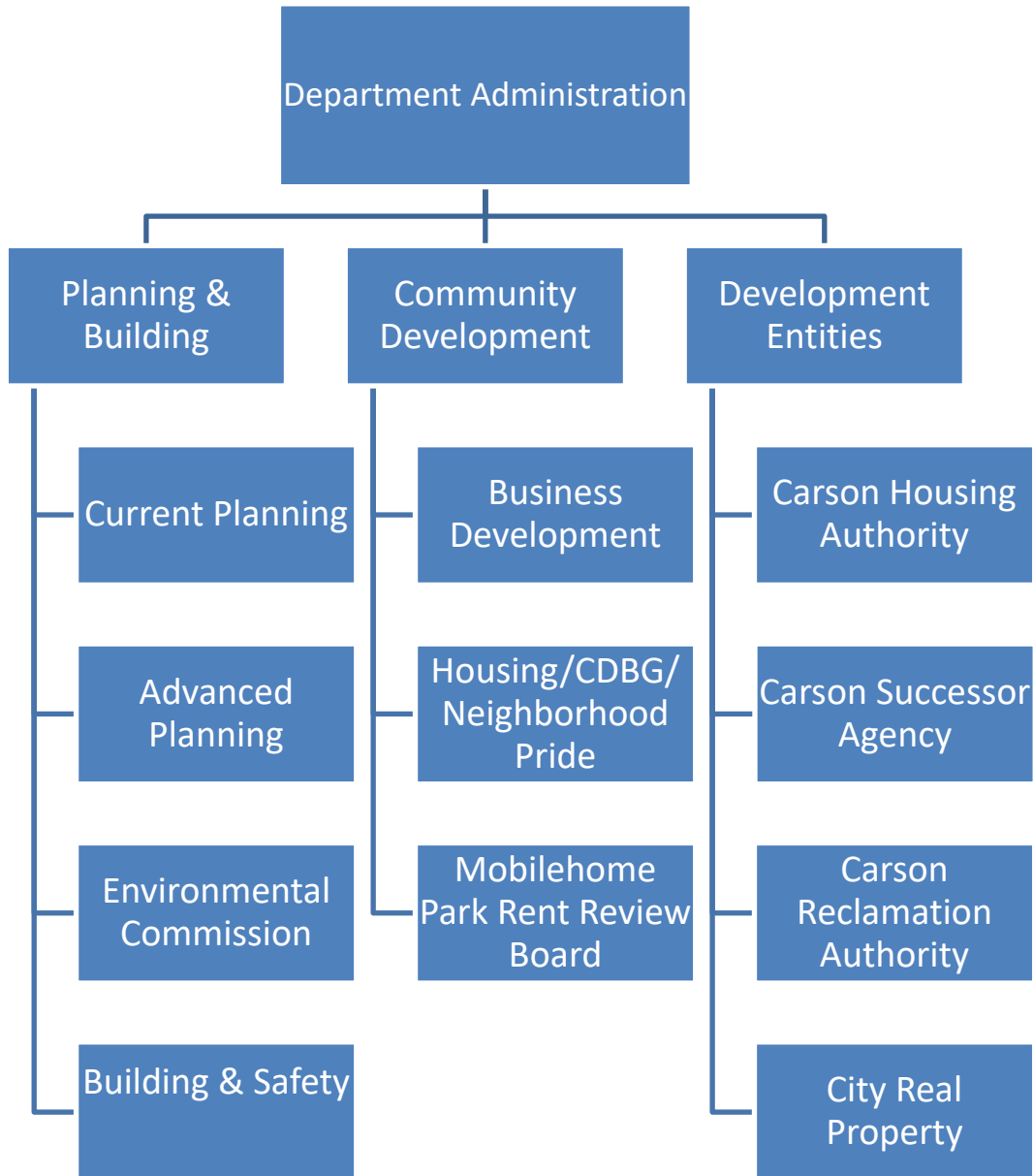


COMMUNITY DEVELOPMENT

The Community Development Department promotes a quality living environment by guiding the development and maintenance of the City. Under the direction of the Director of Community Development, this department has a vital role in shaping the future of the City by reflecting the aspirations of its citizens, creating an orderly, attractive and functional city, ensuring a safe building environment, attracting and assisting businesses, and providing for the development and preservation of affordable housing. The following divisions work hand in hand to attain the department’s goals. The chart below reflects the functions of the department but not its organizational structure.



FY 17-18 Department Accomplishments

Carson Reclamation Authority: Established as a Joint Powers Authority in February 2015 to manage the affairs of the 157 acre former Cal Compact Landfill site, proposed as an NFL stadium but now slated for major mixed use development:

- Negotiated a Development Agreement and Conveyancing Agreement with developer Macerich for a portion of the site – Cell 2 - for a major fashion outlet center. Amended the Specific Plan and undertook a Subsequent EIR for the development of the project. Also, created a Cooperation Agreement between the City and the CRA to effectuate the sales tax sharing with the developer.
- Issued a second Request for Qualifications for Master Developer (“RFQ”) for balance of the site and commenced negotiations with a developer for Cells 1, 3, 4, and 5. The initial RFQ resulted in the preliminary selection of two developers – one for Cell 1 and one for Cells 3, 4, and 5.
- Negotiated a Horizontal Master Developer Agreement for the Site with RE|Solutions, LLC to contract with a Civil General Contractor and Remediation General Contractor to install the remedial systems, piles, structural slabs, and site infrastructure on behalf of the CRA.
- Fulfilled part of the requirements of the \$5 million state CAL ReUSE grant by the successful award of Low Income Housing Tax Credits to the Veteran’s Village affordable housing project and the Carson Arts Colony affordable housing project, which serve as the milestone for the affordable housing requirement of the grant. Both projects broke ground during the fiscal year.
- Instituted a \$200 million Development Pollution Legal Liability policy, a \$50/\$25 million Development Contractor’s Pollution Liability & Professional Liability coverage, a \$10 million Public Officials Liability coverage, a \$200 million General Liability insurance coverage and a major Builder’s Risk policy for the project.

Carson Successor Agency: Created pursuant to the Redevelopment Agency Dissolution Act to manage the functions of the dissolved redevelopment agency, which include:

- Approval of the Recognized Obligation Payment Schedules (ROPS) for FY18-19.
- Refunded the Successor Agency to the Carson Redevelopment Agency Tax Allocation Refunding Bonds Series 2018 (Project Area No. 4), providing savings to the City and other taxing agencies.
- Extended the Purchase Agreement with Panattoni Development on a parcel on 223rd Street. Developer received approval of the subdivision map and entitlement application by the City of Carson in February 2017, which has been challenged by the neighboring property owner. That project remains in litigation.
- Entered a Purchase and Sale Agreement with a buyer for Agency-owned property at 17505 Main Street.
- Facilitated the sale of Carson Nissan to Lithia Motors, a major national automotive group, by approving the assignment and assumption of the Successor Agency loan on the project.
- Sold the parcel at the southeast corner of Carson Street and Figueroa to the City to preserve it for future development.

Carson Housing Authority: Housing Authority funds can be used anywhere within the City for the purpose of providing low and moderate income housing. The following is a partial list of projects/programs undertaken this year:

- Continued construction on the 400 East Sepulveda property being developed by Affirmed Housing as 65 units of affordable senior housing. Construction began at the end of 2016 and completion is expected later in 2018.
- Closed financing with Carson Figueroa, LP for development of a 51 unit affordable veteran’s housing project located at 600 West Carson Street. The project received its 9% Low Income Housing Tax Credit award from the California Tax Credit Allocation Committee (TCAC) in June 2017 and financing closed in November 2017. The project began construction in January 2018.
- Closed financing with 21205 Carson Arts, LP for development of a 46 unit affordable artist housing project located at 21205 Main Street. The acquisition was funded by the Authority in March 2017. The developer received its TCAC award for a 9% tax credit in October 2017. Construction began in 2017-2018.
- Continue to provide rental assistance to previous Housing Authority projects; and continue annual compliance monitoring activities for 561 units under affordability covenants from the Authority.

Community Development Division: This division is responsible for the overall management and administration of the Community Development Block Grant Program (CDBG), the Housing Preservation Program, Commercial Improvement Program, Homelessness Services, Foreclosure Registration Program, and other various housing grant-funded activities to create a strong, sustainable, inclusive community and quality, affordable homes for all. The Housing Division monitors CDBG-funded activities and housing development activities to ensure federal and state program compliance. The division also seeks other funding sources to augment existing and community-based services to the community. Programs administered by this division include:

- CDBG Administration: Improved compliance with HUD guidelines on Section 504 Civil Rights, including completing a revised 2015 Analysis of Impediments to Fair Housing and correcting deficiencies in the 2014 Voluntary Compliance Agreement; also, obtained approval of 2015-2020 Five Year Consolidated Plan and the 2016-17 Annual Action Plan and reorganized the grant allocation process for both Public Services and Capital Projects Sub recipients.
- Neighborhood Pride Program: This program preserves the City’s residential housing stock through grants (under \$15,000) or loans (over \$15,000 and up to \$35,000 with City Manager approval) for eligible home improvements for low-income homeowners.
- Commercial Improvement Program: This CDBG-funded program improves and preserves commercial businesses through providing grants for Façade Improvements (up to \$25,000) or Substantial Rehabilitation (over \$25,000 and up to \$95,000) for exterior improvements for businesses in CDBG-targeted commercial areas. Approved a Commercial Improvement Agreement with Yellow Basket in the amount of \$95,000.
- Neighborhood Stabilization Program (“NSP”): In response to the foreclosure crisis, in 2008 HUD created NSP. As an NSP recipient, the City bought foreclosed homes, rehabilitated them, and sold them as affordable housing units. The City currently monitors the units until

they complete their 15-year covenanted affordability period. [The funder] requested the files to be closed out in the 2017-2018 year and staff complied with that request.

- Foreclosure Registration Program: The City registers over 200 foreclosed residential properties and collects registration fees annually from financial institutions and beneficiaries and contracts with a private firm to provide monitoring services. The City collects on average \$100,000 annually and spends \$40,000 on the program administration.
- Homeless Prevention Program: The City partners with Los Angeles Homeless Services Authority (LAHSA) and People Assisting the Homeless (PATH) to provide resources to the homeless population in the City. The City budgets approximately \$30,000 annually to provide outreach to homeless hot spots, access to the County’s Coordinated Entry System, Laundry of Love services and clean-up activities throughout the City. In 2017-2018, the City received a \$50,000 grant from Los Angeles County for the purpose of preparing a Homelessness Response Plan. The City contracted with Shelter Partnership, Inc. to conduct the planning exercise, which commenced late in the fiscal year.
- Completed the revision of the mobile home park rent review ordinance and the adoption of a CPI-based ordinance, changing the structure of the rent control program at the City.
- Settled litigation against the CDC Childcare Center regarding a parcel at the northwest corner of Victoria and Cedarbluff; as part of the Settlement Agreement, managed the appraisal and sale of the property.
- Entered a Purchase and Sale Agreement with a buyer of a City-owned 3.5 acre parcel at 2403 East 223rd Street in the amount of \$4.5 million. Escrow should close in the 2018-2019 year.

Planning Division: The Planning Division’s mission is to further develop goals, policies, programs, and plans that direct and guide residential and business development and encourage land uses that are compatible, sustainable and most beneficial to the community. The division’s goal is to administer and fulfill the objectives of the General Plan, provide applicants with efficient permit processing services and provide citizens the appropriate opportunities to participate in land use decisions. The Planning Division is intimately involved in the entitlement of major projects in the city, and has worked over the past year on a number of projects that will improve the quality of life in Carson for the next several decades. Major projects include:

- The review and entitlement of The District at South Bay Specific Plan for the Fashion Outlets of Los Angeles.
- The approval of the 300-unit apartment complex on Del Amo Boulevard.
- The approval of a 100,000 sf warehouse industrial building for the company CalPak.
- The approval of the Carson Town Center façade remodel for three new tenants including Floor & Décor, John's Incredible Pizza, and Planet Fitness.
- The approval of the 400,000 sf warehouse industrial building for the company Alpert and Alpert.
- Review and preparation of the Settlement Agreement for the Los Angeles Regional Interconnection project (LARIC).
- The approval of the Climate Action Plan in collaboration with the South Bay Cities Council of Governments.
- Continued to monitor the activities of Shell Oil and AECOM in the environmental remediation of the Carousel Tract, a 285 home subdivision undergoing environmental

remediation; serve as one point of contact for all non-RAP-related issues in the tract. Remediation work commenced in May, 2016 and work has been completed in five of the “clusters” of 10-15 homes each. In addition, City staff have been involved in the analysis of accelerated corrosion of sewer pipes in the tract due to the contamination in the soil and on the taxability of the per diem and inconvenience fee payments made by Shell to displaced residents.

Additional planning and zoning work included:

- Implementation of the Commercial Cannabis Facilities Ordinance.
- Initiation of the Comprehensive General Plan with the consulting firm Dyett & Bhatia.
- Initiation of the Neighborhood Mobility Study, made possible by a \$200k grant from the Southern California Association of Governments.
- Extension of the land use moratorium on warehousing, trucking and logistics businesses in order to environmentally assess the impact of trucks on City streets, and issues faced by neighbors adjacent land uses to such businesses.
- Undertaking a Community Facilities District Study and Development Impact Fee Study in order to secure ongoing revenue from new development to fund city infrastructure and services.
- Continuing the evaluation of Enhanced Infrastructure Financing Districts.
- Completion of a proposal for the Amazon HQ2 in collaboration with the Los Angeles Economic Development Commission.
- Completion of an update to the Planning Division website

FY18-19 Department Goals

- Continue work on the General Plan update.
- Complete agreements with consulting firms to prepare fiscal impact analyses for new development.
- Adopt a schedule of Development Impact Fees.
- Adoption of a Community Facilities District Ordinance.
- Formation of the Citywide Community Facilities Districts to fund services and on-going maintenance for new development.
- Implementation of the Oil Code’s provisions in regards to existing oil operators.
- Implement the City’s new CPI-based Rent Control Ordinance.
- Continue to monitor Cal State Dominguez Hills Master Plan and Victoria Golf Course plans.
- Transfer Planning data into the new Tyler Munis citywide integration project.
- Complete the recruitment for several vacant positions in the Planning Division.
- Complete the site grading, installation of the remedial systems, and pile installation for the Macerich project and negotiate agreements with the second developer on the 157 acre site.
- Complete the sale of the CDC Childcare Center parcel on Victoria to a residential developer.

Division	Classification	FY16-17 Funded	FY17-18 Funded	FY18-19 Funded
Administration	DIRECTOR OF COMMUNITY DEVELOPMENT	1.00	1.00	1.00
Administration	COMMUNITY DEVELOPMENT MANAGER	-	-	1.00
Administration	PLANNING MANAGER	1.00	1.00	1.00
Administration	PRINCIPAL ADMIN ANALYST	1.00	1.00	1.00
Administration	ADMINISTRATIVE SPECIALIST	-	-	1.00
Administration	SENIOR CLERK	1.00	1.00	-
Administration	ADMINISTRATIVE SECRETARY	-	-	1.00
Planning	SENIOR PLANNER	1.00	1.00	2.00
Planning	ASSOCIATE PLANNER	2.00	2.00	2.00
Planning	ASSISTANT PLANNER	2.00	2.00	2.00
Planning	PLANNING TECHNICIAN	1.00	1.00	1.00
Planning	PLANNING SECRETARY	1.00	1.00	1.00
Planning	DIVISION SECRETARY	-	-	1.00
Planning	ECONOMIC DEVELOPMENT LIAISON	-	-	1.00
Housing	MANAGER, BUSINESS DEVELOPMENT	1.00	1.00	-
Housing	HOUSING PROGRAM MANAGER	1.00	1.00	-
Housing	REDEVELOPMENT PROJECT MANAGER	1.00	1.00	-
Housing	HOUSING ANALYST	1.00	1.00	1.00
Housing	SENIOR ADMIMINISTRATIVE SPECIALIST	1.00	1.00	1.00
Housing	REHAB FINANCIAL COUNSELOR	1.00	1.00	1.00
Housing	DIVISION SECRETARY	2.00	2.00	1.00
Housing	EMP AND BUS DEV ASSISTANT	1.00	1.00	-
Housing	SENIOR CLERK	1.00	1.00	-
Housing	PROJECT MANAGER	-	-	1.00
Housing	TYPIST CLERK	1.00	1.00	1.00
CSA/CHA	REDEVELOPMENT PROJECT ANALYST	1.00	1.00	-
Employment	EMPLOYMENT SPECIALIST	3.00	3.00	-
Employment	RESOURCE CENTER TECHNICIAN	1.00	1.00	-
Subtotal Full-Time		27.00	27.00	22.00
Housing	TYPIST CLERK (PT)	0.50	0.50	-
Employment	CLERICAL ASSISTANT (PT)	0.50	0.50	-
Grand Total FTE		28.00	28.00	22.00
<i>One part-time employee = 0.5 FTE</i>				

ACCOUNT	DIVISION	PROGRAM	OBJECT	FY15-16 Actual	FY16-17 Actual	FY17-18 Estimate	FY18-19 Budget
101-70-701-100-5sum-	Administration	Mgt & Control	Employee Comp	-	-	-	92,644
101-70-701-100-6003-	Administration	Mgt & Control	Printing	29	-	-	1,000
101-70-701-100-6004-	Administration	Mgt & Control	Pro Svcs	-	-	35,000	15,000
101-70-701-100-6006-	Administration	Mgt & Control	CityMember	-	1,500	-	1,630
101-70-701-100-6008-	Administration	Mgt & Control	Advertise	-	688	2,500	3,500
101-70-701-100-6009-	Administration	Mgt & Control	Supplies	684	670	4,400	4,200
101-70-701-100-6013-	Administration	Mgt & Control	Auto Allow	-	-	1,000	1,000
101-70-701-100-6014-	Administration	Mgt & Control	ConfTravel	-	-	2,000	3,600
101-70-701-100-6020-	Administration	Mgt & Control	CPUExp	124	-	1,500	2,450
101-70-701-100-6056-	Administration	Mgt & Control	Training	77	64	2,600	3,800
101-70-701-100-6157-	Administration	Mgt & Control	Stipend	-	-	2,520	2,520
101-70-720-881-5sum-	Development	Employment	Employee Comp	216,783	251,570	80,186	16,932
101-70-720-881-6004-	Development	Employment	Pro Svcs	142,080	120,596	216,000	113,095
101-70-720-881-6009-	Development	Employment	Supplies	110	1,160	-	-
101-70-720-881-6011-	Development	Employment	Telephone	0	131	-	-
101-70-720-881-6020-	Development	Employment	CPUExp	3,388	-	-	-
101-70-720-960-5sum-	Development	Mobilehome RR Brd	Employee Comp	167,038	138,342	45,532	46,562
101-70-720-960-6003-	Development	Mobilehome RR Brd	Printing	-	-	5,370	5,370
101-70-720-960-6004-	Development	Mobilehome RR Brd	Pro Svcs	10,031	120,919	295,312	375,000
101-70-720-960-6009-	Development	Mobilehome RR Brd	Supplies	331	526	995	755
101-70-720-960-6020-	Development	Mobilehome RR Brd	CPUExp	513	-	-	-
101-70-720-960-6157-	Development	Mobilehome RR Brd	Stipend	1,505	3,430	5,250	5,250
101-70-720-964-5sum-	Development	Housing	Employee Comp	870,072	508,025	749,777	405,820
101-70-720-964-6003-	Development	Housing	Printing	-	2,396	-	-
101-70-720-964-6004-	Development	Housing	Pro Svcs	141,640	118,242	169,620	108,000
101-70-720-964-6006-	Development	Housing	CityMember	300	-	1,400	1,430
101-70-720-964-6009-	Development	Housing	Supplies	-	1,823	750	1,000
101-70-720-964-6011-	Development	Housing	Telephone	197	183	700	-
101-70-720-964-6013-	Development	Housing	Auto Allow	2,924	753	1,000	500
101-70-720-964-6014-	Development	Housing	ConfTravel	1,244	-	-	-
101-70-720-964-6017-	Development	Housing	Subs & Pubs	-	668	-	-
101-70-720-964-6020-	Development	Housing	CPUExp	226	-	500	500
101-70-720-964-6056-	Development	Housing	Training	110	250	500	1,000
101-70-720-964-6157-	Development	Housing	Stipend	-	1,855	-	-
101-70-720-964-6999-	Development	Housing	Other	-	9,200	-	-

ACCOUNT	DIVISION	PROGRAM	OBJECT	FY15-16	FY16-17	FY17-18	FY18-19
				Actual	Actual	Estimate	Budget
101-70-720-969-5sum-	Development	Business	Employee Comp	41,205	105,492	68,005	71,567
101-70-720-969-6003-	Development	Business	Printing	-	-	1,000	1,000
101-70-720-969-6006-	Development	Business	CityMember	13,420	5,705	7,770	5,905
101-70-720-969-6008-	Development	Business	Advertise	3,664	-	3,800	3,800
101-70-720-969-6009-	Development	Business	Supplies	-	-	600	1,250
101-70-720-969-6013-	Development	Business	Auto Allow	-	-	500	500
101-70-720-969-6014-	Development	Business	ConfTravel	3,614	1,405	-	-
101-70-720-969-6017-	Development	Business	Subs &Pubs	1,260	-	1,800	1,500
101-70-720-969-6056-	Development	Business	Training	-	110	-	-
101-70-720-980-6004-	Development	Human Services	Pro Svcs	40,000	-	-	-
101-70-780-100-5sum-	Planning	Mgt & Control	Employee Comp	222,311	310,123	260,015	343,941
101-70-780-100-6003-	Planning	Mgt & Control	Printing	1,346	2,881	4,000	4,000
101-70-780-100-6004-	Planning	Mgt & Control	Pro Svcs	1,548	2,768	4,404	4,400
101-70-780-100-6009-	Planning	Mgt & Control	Supplies	2,424	2,520	5,700	8,000
101-70-780-100-6011-	Planning	Mgt & Control	Telephone	554	593	600	600
101-70-780-100-6013-	Planning	Mgt & Control	Auto Allow	21	-	1,000	1,000
101-70-780-100-6017-	Planning	Mgt & Control	Subs &Pubs	-	21	-	-
101-70-780-100-6020-	Planning	Mgt & Control	CPUExp	2,119	-	-	-
101-70-780-100-6053-	Planning	Mgt & Control	Postage	38,644	11,192	34,980	34,980
101-70-780-100-6056-	Planning	Mgt & Control	Training	224	24	800	2,000
101-70-780-100-7001-	Planning	Mgt & Control	Maint&Rep	478	-	2,136	2,180
101-70-780-100-7006-	Planning	Mgt & Control	Unleaded	474	-	500	500
101-70-780-141-5sum-	Planning	Planning Commission	Employee Comp	82,478	83,229	90,613	113,989
101-70-780-141-6009-	Planning	Planning Commission	Supplies	198	-	-	-
101-70-780-141-6011-	Planning	Planning Commission	Telephone	15	8	-	-
101-70-780-141-6013-	Planning	Planning Commission	Auto Allow	-	-	480	480
101-70-780-141-6056-	Planning	Planning Commission	Training	-	-	600	600
101-70-780-141-6157-	Planning	Planning Commission	Stipend	7,735	7,400	10,800	10,800
101-70-780-142-5sum-	Planning	Environmental Comm	Employee Comp	13,478	17,740	12,723	14,260
101-70-780-142-6009-	Planning	Environmental Comm	Supplies	224	-	-	-
101-70-780-142-6157-	Planning	Environmental Comm	Stipend	1,925	840	5,040	5,040

ACCOUNT	DIVISION	PROGRAM	OBJECT	FY15-16	FY16-17	FY17-18	FY18-19
				Actual	Actual	Estimate	Budget
101-70-780-290-5sum-	Planning	Current Planning	Employee Comp	674,624	660,801	566,537	684,820
101-70-780-290-6003-	Planning	Current Planning	Printing	658	-	-	-
101-70-780-290-6004-	Planning	Current Planning	Pro Svcs	339	64,023	1,269,792	2,965,000
101-70-780-290-6006-	Planning	Current Planning	CityMember	1,045	151	-	-
101-70-780-290-6009-	Planning	Current Planning	Supplies	435	229	-	-
101-70-780-290-6011-	Planning	Current Planning	Telephone	81	-	-	-
101-70-780-290-6014-	Planning	Current Planning	ConfTravel	77	-	-	1,300
101-70-780-290-6017-	Planning	Current Planning	Subs & Pubs	787	-	-	290
101-70-780-290-6020-	Planning	Current Planning	CPUExp	936	-	-	-
101-70-780-290-6056-	Planning	Current Planning	Training	85	-	-	-
101-70-785-100-6004-	Building	Mgt & Control	Pro Svcs	210,772	196,727	215,000	240,000
101-70-785-100-9401-	Building	Mgt & Control	Transfers Out	-	229,927	-	-
101-70-785-293-6004-	Building	Inspection	Pro Svcs	662,027	655,208	700,000	700,000
101-70-785-293-6009-	Building	Inspection	Supplies	63	-	-	-
101-70-785-296-6004-	Building	Permit Processing	Pro Svcs	333,257	363,814	370,000	320,000
101-70-785-297-6004-	Building	Plan Check	Pro Svcs	543,691	653,409	620,000	480,000
101-70-785-298-6004-	Building	Residential Prop Rpt	Pro Svcs	195,155	181,292	195,000	260,000
Total Community Dev				\$ 4,662,799	\$ 4,840,621	\$ 6,078,607	\$ 7,496,259