

# CITY OF GARDENA



## Annual Action Plan

Fiscal Year 2018-2019

DRAFT FOR REVIEW

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Prepared by  
Administrative Services Department  
City of Gardena 1700 West 162nd Street Gardena, CA 90247

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Action Plan focuses on activities that are funded with the City of Gardena's Community Development Block Grant (CDBG) Program entitlement grant, which is administered by the Department of Housing and Urban Development (HUD). Housing and community development needs in the City are extensive and require the effective and efficient use of limited funds. HUD allocates CDBG funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate. The City is receiving \$621,732 in FY 2018-2019 entitlement CDBG funds. The City will be using approximately \$20,000.00 in unallocated funds and \$10,000.00 in program income for program funding.

#### ***CDBG Program***

CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income.

There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives:

1. Benefiting low-and moderate-income persons;
2. Aid in the prevention or elimination of slums or blight; and
3. Meet an urgent need that the grantee is unable to finance on its own.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

CDBG funds will be used to meet the goals and objectives established in the Five-Year Consolidated Plan. The goals and objectives have been developed in consultation with citizens, service agencies, other funding partners, and businesses to provide decent housing, a suitable living environment and economic opportunities for low to moderate income households.

The primary objective of the CDBG Program is the development of viable urban communities, which is achieved by providing the following General Objective Categories. The City of Gardena incorporated



outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories - Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO) General

Outcome Categories - Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

The City of Gardena has a range of housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of the Five-Year Consolidated Plan. Recognizing the national objectives of the CDBG program and specific program regulations, the City intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs. Needs which have been determined to be a High Priority level will receive funding during the Five-Year Consolidated Plan. The Low Priority Need may be funded based on the availability of funds. The priorities for the FY 2016-2021 Consolidated Plan established in consultation with residents and community groups will be prioritized in the following order.

The high priority needs include:

- Planning and Administration
- Fair Housing Services
- Public Services to Help Low-Income Residents
- Preservation of Supply of Affordable Housing
- Neighborhood Preservation & Improvement
- Expand the Supply of affordable housing
- Economic Development
- Prevent and Eliminate Homelessness

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Gardena continually strives to improve the performance of its operations. The City prepares the Consolidated Annual Performance Evaluation and Report (CAPER) annually, which documents progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plan. Through the monitoring of performance measures and sub-recipients, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, the City of Gardena and its partners have been successful in implementing its fair housing program and housing projects established in the previous Annual Action Plan and the City foresees continued progress through the new Action Plan. For a more detailed summary of the City's evaluation of past performance, please refer to the previous years Consolidated Annual Performance Report.

### **4. Summary of Citizen Participation Process and consultation process**

On March 29, 2018, a public notice was published in the Gardena Valley News announcing the opening of the 30-day public comment/application period and public hearing on the CDBG Program Use of Funds for FY 2018-2019. Notices were also sent to the City Council, City Commissions and Committees and City Departments for dissemination.

On February 15, 2018, the City held a public hearing at 6:30 p.m. at the Nakaoka Community Center to receive citizen input on the CDBG Program Use of Funds for FY 2018-2019 prior to developing recommended projects. No comments were received.

The City received comments from City Departments which had reviewed issues and concerns with their respective commissions and committees. All requests for funding were reviewed and incorporated in to the FY 2018-2019 Annual Action Plan.

#### **FY 2018-2019 Draft Action Plan**

On March 29, 2018, a public notice was published in the Gardena Valley News announcing the 30-day public comment period beginning March 29, 2018 and ending April 27, 2018.

April 27, 2018 marked the end of the 30-Day Public Review and comment period for the FY 2018-2019 Draft Action Plan. Copies of the Action Plan are made available for public review at four City locations:

- Gardena City Clerk's Office
- Gardena City Manager's Office
- Gardena Human Services Division
- Nakaoka Community Center



A public hearing will be held at the City Council Meeting on May 8th 2018 at 7:30pm to receive comments on the Draft Annual Action Plan. The Final Action Plan for FY 2018-2019 will be delivered to the Department of Housing and Urban Development (HUD) by the May 15, 2018 deadline.

## **Public Comments**

All the public comments received on the City's FY 2018-2019 Action Plan during the public review period will be addressed by staff as they are received and will be included in this section of the Action Plan. For FY 2018-2019 to date, no public comments have been received.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments were received.

### **7. Summary**

The City is receiving \$621,732 in PY 2018-2019 entitlement CDBG funds. The City will be using approximately \$20,000.00 in unallocated funds and \$10,000.00 in program income for program funding. As such the City anticipates funding projects to meet the priorities and corresponding goals during the five-year period. A listing of these projects are shown in Section AP-20.

<b>PROPOSED PROJECTS</b>	<b>AMOUNT FUNDED</b>
Administration and planning (including \$20,000 to Fair Housing)	\$120,000
Handyworker Fix-up and Residential Rebate	\$280,000
Health and Safety Code Enforcement	\$161,732
Youth, Seniors and Family Services	\$90,000
<b>Total CDBG Funding to be Programmed</b>	<b>\$651,732</b>

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GARDENA	Administrative Services Department

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Gardena Administrative Services Department is the lead agency for overseeing the development of the Consolidated Plan, and for administration of the CBDG program, including the preparation of the required Action Plan and CAPER. The City will at times, utilize the services of a specialized consultant to assist the City in carrying out the activities during each program year.

### Consolidated Plan Public Contact Information

Mary Simonell, Administrative Analyst II, City of Gardena - Finance Department, 1700 W. 162nd Street, Gardena, CA 90247 (310) 217-6109



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Consultation for the 2018-2019 Annual Action Plan was achieved through a variety of strategies, including public hearings. All efforts were made to contact appropriate parties and obtain thorough input. These consultations, in conjunction with participation from citizens, provided the plan direction and scope

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City continues to maintain partnerships with other local public and private agencies on regional solutions to long-term housing and community development problems. The City provides technical assistance to developers and community-based organizations that assist the City in the provision of affordable housing and facilities. The City also encourages collaboration between non-profit agencies, housing providers and government agencies. The City will maintain contact with trade organizations, such as the Building Industry Association (BIA).

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Homelessness is addressed regionally through the Continuum of Care (CoC) led by the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority of the City and County of Los Angeles that coordinates and manages over \$70 million annually in federal, state, county and city funds for programs providing shelter, housing and services to men, women and children experiencing homelessness. The Los Angeles County Continuum of Care includes the entire county with the exception of the cities of Glendale, Pasadena and Long Beach, who administer and operate their own CoC systems. To facilitate planning and administration of services, LAHSA adopted eight regional Service Planning Areas (SPAs). The City of Gardena is part of SPA 8 – South Bay / Harbor. The CoC meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systemic approach to addressing homelessness. In 2016, Measure H was approved to fund homeless strategies throughout Los Angeles County. The City will actively work with the County and pursue Measure H funding for homeless services for Gardena residents.

The CoC makes recommendations for allocation of funds available under the Emergency Shelter Grants (ESG) Program. The representatives seek ways to improve collaboration and share scarce resources. The consensus approach from service providers is to emphasize prevention of homelessness first, then transitional housing and support services for individuals and families, and finally support for chronically homeless individuals.

The City participates in the annual homeless count sponsored by the CoC.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City does not receive ESG funding.

The Los Angeles Homeless Services Authority (LAHSA) is the HUD designated lead Continuum of Care agency (CoC) for the Los Angeles region, and coordinates efforts to address Homelessness throughout Los Angeles County. The Los Angeles Homeless Services Authority (LAHSA) manages the region's Homeless Management Information System (HMIS). The HMIS is the primary system by which agencies input, track, and report Homelessness data.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

See following pages.



Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LAHSA
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Email; telephone; homeless county participation
2	Agency/Group/Organization	HOUSING AUTHORITY COUNTY OF LOS ANGELES
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone
3	Agency/Group/Organization	County Public Health Department
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone. The anticipated outcome is better information and communication regarding lead based paint hazards.
4	Agency/Group/Organization	Youth and Family Service Bureau
	Agency/Group/Organization Type	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In-person. The outcome is expected to include better communication and referral information for Gardena residents.
5	<b>Agency/Group/Organization</b>	Gardena Senior Citizens Bureau
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In-person. The anticipated outcome is coordination and facilitation and identification of additional funding resources.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consulted all known homeless service agencies and out-reach programs.



**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
City of Gardena General Plan Housing Element	City of Gardena Planning Department	The Housing Element (2014-2021) serves as a policy guide to help the City plan for its existing and future housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing for low income and special needs households.
Greater LA Homeless Count	Los Angeles Homeless Services Authority	The Greater Los Angeles Homeless County Overall Results for LA Continuum of Care (Updated October 7, 2016) report includes homeless census findings, survey findings, and discussion of methodologies used. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
LA Continuum of Care	Los Angeles Homeless Services Authority	Greater Los Angeles Homeless Count Key Findings for LA Continuum of Care by Service Planning Area and Supervisorial Districts (November 20, 2013) report includes homeless census findings, survey findings, and discussion of methodologies used. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
Los Angeles County Five-Year Comprehensive HIV Plan	Los Angeles County Commission on HIV; County of Los Angeles Public Health	This Comprehensive HIV Plan (2013-2017) is LA County's (LAC) first fully integrated HIV plan that addresses the full continuum of services from prevention and testing to linkage to care, treatment, and retention of persons living with HIV, including AIDS (PLWH). This effort aligns with the Strategic Plan's goal to support activities that strengthen neighborhoods through the provision of community services to benefit special needs households.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Regional Housing Needs Assessment (RHNA)	Southern California Association of Governments (SCAG)	The RHNA is an assessment process performed periodically as part of housing element and General Plan updates at the local level. The RHNA quantifies the need for housing by income group within each jurisdiction during specific planning periods. This effort aligns with the Strategic Plan goal to assist in the creation and preservation of affordable housing for low income and special needs households.
Regional Transportation Plan	Southern California Association of Governments (SCAG)	Senate Bill (SB) 375, calls for this new Regional Transportation Plan (2012-2035) to include a Sustainable Communities Strategy that reduces greenhouse gas (GHG) emissions from passenger vehicles. SB 375 enhances the State goals of Assembly Bill 32, the Global Warming Solutions Act of 2006. The RTP/SCS includes a strong commitment to reduce emissions from transportation sources, improve public health, increase use of public transportation, and enhance job opportunities and local economies. Its emphasis on transit and active transportation will allow our residents to lead a healthier, more active lifestyle. It will create jobs, ensure our regional economic competitiveness through strategic investments in our goods movement system, and improve the environment.

Table 3 – Other local / regional / federal planning efforts

#### Narrative (optional)

None.



## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City conducted an applicant workshop on February 15, 2018. The purpose of the workshop was to provide an overview of the CDBG program, the City's Consolidated Plan, and application process. No persons were in attendance.

The City Council held a public hearing on May 8, 2018 to solicit community comments and input on the use of the City's funding. Residents and stakeholders were notified of the public hearing through a publication in a local newspaper, direct email notification, and posting on the City's Website. No persons spoke on this item.

The draft Action Plan was available for public review and comment from March 29, 2018 – April 27, 2018. The draft Action Plan was available on the City's website and the following locations:

- Gardena City Clerk's Office
- Gardena City Manager's Office
- Gardena Human Services Division
- Nakaoka Community Center

No comments have been received during the 30-day public review period. The City Council is scheduled to review and approve the FY 2018-2019 Action Plan at a public hearing on May 8, 2018.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	No one was in attendance.	None.		
2	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No one was in attendance	None.		

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

For FY 2018-2019, the City of Gardena anticipates receiving \$621,732 in CDBG funding. In addition to the annual funds, approximately \$20,000 in unallocated funds will be made available plus an additional \$10,000 in program income, for a total of \$30,000.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	621,732	10,000	20,000	651,732	904,711	These figures represent the annual allocation of CDBG fund available for projects.
Other	public - federal	Public Improvements	0	0	0	0	0	
Other	public - state	Housing	10,000	0	0	10,000	0	These funds represent estimated repaid loans under the State HOME Program/ CalHome programs.
Other	public - local	Public Improvements	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table



**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Gardena and HUD share a mutual interest in leveraging HUD resources to the maximum extent possible in order to deliver high-quality affordable housing, neighborhood improvement programs, supportive services, and economic development.

**Entitlement Funds**

Leverage, in the context of CDBG funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's U.S. Department of Housing and Urban Development (HUD) funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

**Other Federal Grant Programs**

In addition to the CDBG entitlement dollars, the federal government has several other funding programs for community development and affordable housing activities. These include the Section 8 Housing Choice Voucher Program, Section 202, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. The City also anticipates applying for State HOME Program funds to continue its Owner Occupied Housing Rehabilitation Program. It should be noted that in most cases the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not own land or property located within the jurisdiction that may be used to address the needs identified in the plan.

**Discussion**

None.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2016	2021	Planning and Administration	Citywide	Planning and Administration	CDBG: \$120,000	
2	Services for Low & Moderate Income Persons	2016	2021	Homeless Non-Homeless Special Needs	Citywide	Public Services to Help Low-Income Residents Prevent and Eliminate Homelessness	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
3	Public Facilities (Park) Improvements	2016	2021	Non-Housing Community Development	CDBG Eligible Areas	Neighborhood Preservation & Improvement	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Code Enforcement	2016	2021	Affordable Housing	CDBG Eligible Areas	Preservation of Supply of Affordable Housing Neighborhood Preservation & Improvement	CDBG: \$161,732	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit
5	Rental Housing Rehabilitation	2016	2021	Affordable Housing	CDBG Eligible Areas Citywide	Preservation of Supply of Affordable Housing Neighborhood Preservation & Improvement	CDBG: \$0	Rental units rehabilitated: 0 Household Housing Unit
6	Economic Development	2016	2021	Non-Housing Community Development	CDBG Eligible Areas	Economic Development	CDBG: \$0	Businesses assisted: 0 Businesses Assisted
7	Fair Housing Services	2016	2021	Affordable Housing Non-Homeless Special Needs	Citywide	Fair Housing Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
8	Owner-Occupied Rehabilitation	2016	2021	Affordable Housing	Citywide	Preservation of Supply of Affordable Housing Neighborhood Preservation & Improvement	CalHome & State HOME Program Income: \$10,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit

Table 6 – Goals Summary

## Goal Descriptions



1	Goal Name	Program Administration
	Goal Description	
2	Goal Name	Services for Low & Moderate Income Persons
	Goal Description	
3	Goal Name	Public Facilities (Park) Improvements
	Goal Description	
4	Goal Name	Code Enforcement
	Goal Description	
5	Goal Name	Rental Housing Rehabilitation
	Goal Description	
6	Goal Name	Economic Development
	Goal Description	
7	Goal Name	Fair Housing Services
	Goal Description	
8	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

This does not apply. The City of Gardena does not receive direct entitlement HOME funds.

## AP-35 Projects – 91.220(d)

### Introduction

For FY 2018-2019, the City of Gardena anticipates receiving \$621,732 in CDBG funding. In addition to the annual funds, approximately \$20,000.00 of unallocated prior year funding and \$10,000.00 in program income will be available.

#	Project Name
1	Planning and Administration
2	Fair Housing Services
3	Youth and Family Services Bureau (Counselors/Aides)
4	Health and Safety Code Enforcement
5	Handy-worker/ Residential Rebate

Table 8 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The continuing reduction in federal grant funding has resulted in the City's limited funding priorities. In the past the City has funded a multi-family code correction program that worked in conjunction with Code Enforcement to address rental property health and safety issues. This program along with the City's Commercial Rehabilitation program will not be funded this fiscal year in order to focus the City's Code Enforcement activities on the City's lower income, owner-occupant residents through its Residential Rehabilitation Handyworker/Rebate Program. Code Enforcement efforts will be increased in the City's most declining single-family low and moderate income census tracts.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

1	Project Name	PLANNING AND ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$100,000
	Description	Administration services of the CDBG program
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration services of the CDBG program.
2	Project Name	FAIR HOUSING SERVICES
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Fair Housing
	Funding	CDBG: \$20,000
	Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	100 People
	Location Description	City-wide
	Planned Activities	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.



3	<b>Project Name</b>	YOUTH, SENIORS AND FAMILY SERVICES BUREAU (COUNSELORS/AIDES)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services for Low & Moderate Income Persons
	<b>Needs Addressed</b>	Public Services to Help Low-Income Residents Prevent and Eliminate Homelessness
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Provide low- and moderate-income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 people
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide low- and moderate-income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
4	<b>Project Name</b>	HEALTH AND SAFETY CODE ENFORCEMENT
	<b>Target Area</b>	CDBG Eligible Areas
	<b>Goals Supported</b>	Code Enforcement Owner-Occupied Rehabilitation Rental Housing Rehabilitation
	<b>Needs Addressed</b>	Preservation of Supply of Affordable Housing Neighborhood Preservation & Improvement
	<b>Funding</b>	CDBG: \$161,732
	<b>Description</b>	Provide code enforcement located within low and moderate-income census tracts in coordinated effort to address code deficiencies in housing occupied by low-income households. The code enforcement activities will coordinated with housing rehabilitations staff to ensure the preservation of the City's affordable owner occupied housing through the Residential Rehabilitation Program.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 homeowners / 0 renter households
	<b>Location Description</b>	CDBG-Eligible Census Tracts
	<b>Planned Activities</b>	Provide code enforcement located within low and moderate-income census tracts in coordinated effort to address code deficiencies in housing occupied by low-income homeowners and renter households.

5	<b>Project Name</b>	HANDY-WORKER/ RESIDENTIAL REBATE
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Owner-Occupied Rehabilitation
	<b>Needs Addressed</b>	Preservation of Supply of Affordable Housing Neighborhood Preservation & Improvement
	<b>Funding</b>	CDBG: \$280,000
	<b>Description</b>	Continued funding of the City's Handy-worker/ Residential Rebate that provides grants and rebates to low and moderate income owner occupants to make necessary repairs to their home. The goal is to preserve the quality of existing owner-occupied dwellings through rehabilitation
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low and moderate income households
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Continued funding of the City's Handy-worker/ Residential Rebate that provides grants and rebates to low and moderate income owner occupants to make necessary repairs to their home. The goal is to preserve the quality of existing owner-occupied dwellings through rehabilitation. Coordination will be made with the City's Code Enforcement Division to assist owner occupants with health and safety issues.
	<b>Needs Addressed</b>	Preservation of Supply of Affordable Housing
	<b>Funding</b>	CalHome & State HOME Program Income: \$10,000
	<b>Description</b>	The City's Owner-Occupied Housing Rehabilitation Loan Program provides zero interest loans to low and moderate income households on a City-wide basis. This activity is not funded through the City's entitlement CDBG Program. It is entirely funded through State Home Investment Partnerships Program (State HOME Program) grant and program income from repaid loans through the City's Owner-Occupied Housing Rehabilitation Loan Program funded from CalHome and the State HOME Program. The continuation of the program will rely of the City's future applications for additional funding and the repayment of loans (program income).
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Low and Moderate Income Households
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The City's Owner-Occupied Housing Rehabilitation Loan Program provides zero interest loans to low and moderate income households on a City-wide basis.

Table 9 – Project Summary

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Assistance will be primarily directed to the CDBG low- and moderate-income areas are shown on the map included in section SP-10 of the Consolidated Plan. The CDBG low- and moderate-income areas are comprised of low- and moderate-income Census Tract Block Groups as defined by HUD. Residents of the CDBG low- and moderate-income areas have median incomes at or below 80% of the area median income based on family size for the County of Los Angeles.

### **Geographic Distribution**

Target Area	Percentage of Funds
CDBG Eligible Areas	24.8
Citywide	75.2

Table 10 - Geographic Distribution

### **Rationale for the priorities for allocating investments geographically**

For the 2018-2019 program year, the City will invest \$621,732 of CDBG funds, \$20,000.00 in unallocated prior year funds and \$10,000 CDBG program income funds that will benefit low- and moderate-income Gardena residents. Of this amount, at least \$161,732 or 26% (\$161,732 for Code Enforcement) in CDBG resources will be invested in projects that exclusively benefit the CDBG low- and moderate-income areas. Due to the nature of these activities to be undertaken, they are limited to the CDBG low- and moderate-income areas while other funded projects and activities benefit low- and moderate-income limited clientele and are available citywide.

### **Discussion**

The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts. No specific neighborhoods are targeted for expenditure of funds. However, Code Enforcement works with housing rehabilitation staff to identify distressed neighborhoods within which to focus its efforts to ameliorate health and safety issues. Investments in services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide with an emphasis on distressed neighborhoods identified by Code Enforcement.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Two high priority affordable housing needs are identified in the 2016-2021 Consolidated Plan and three Strategic Plan goals are established to provide the framework necessary to invest CDBG funds to address the affordable housing needs of the City.

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	25
Special-Needs	0
Total	102

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	632
The Production of New Units	0
Rehab of Existing Units	26
Acquisition of Existing Units	0
Total	635

Table 12 - One Year Goals for Affordable Housing by Support Type

## Discussion

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes.

The age and condition of Gardena's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 5,974 or 80.4 percent of the 7,425 owner-occupied housing units in Gardena were built 34 or more years ago (built prior to 1980);
- 964 or 13 percent of the 7,425 owner-occupied housing units were built between 15 and 34 years ago (built between 1980 and 1999); and
- 15,683 or 75 percent of the 20,954 renter-occupied housing units in Gardena were built 34 or more years ago (built prior to 1980)
- 5,043 or 24 percent of the 20,954 renter-occupied housing units in Gardena were built between 15 and 34 years ago (built between 1980 and 1999)

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Gardena residents have the opportunity to live in decent housing.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Gardena does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Housing Authority of the County of Los Angeles (HACoLA) for the purposes of Section 8 and Public Housing.

### **Actions planned during the next year to address the needs to public housing**

HACoLA will continue to serve the needs of residents through public housing and Section 8 vouchers. Specifically, the U.S. Census Bureau projects that the elderly in California will have an overall increase of 112 percent from 1990 to 2020. Los Angeles County mirrors this trend. To address the need for the growing senior population, in August of 2013, HUD approved HACoLA's application to designate 13 public housing senior developments as housing for elderly families only (62 years or older).

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

HACoLA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. HACoLA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

HACoLA encourages residents to explore homeownership opportunities. HACoLA currently administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, HACoLA utilizes marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.



Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors. Additionally, HACoLA provides residents with information on CDC's homeownership programs.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A, HACoLA is designated as a High Performing Public Housing Agency.

**Discussion**

The Housing Authority of the County of Los Angeles administers Section 8 to provide rental assistance to low-income families, senior citizens, and disabled individuals. In 2015, 632 Section 8 Housing Choice Vouchers were held by Gardena households.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City will invest CDBG funds during the 2018-2019 program year to address high priority needs identified in the 2016-2021 Consolidated Plan including preventing homelessness and providing public services to special needs populations. This will be accomplished through the City's Youth, Senior and Family Services program.

According to the results of the most recent data available March 2014 from The Los Angeles Homeless Service Authority (LAHSA) Point-in-Time Homeless Count (PIT Count), there are approximately 35,524 people who are homeless in the county (with approximately an additional 18,274 hidden homeless). Of those 35,524 individuals, there are approximately 12,667 people who are homeless in Los Angeles County – District 8 of which the City is a part of (with approximately an additional 5,309 hidden homeless). To address incidences of homelessness in Gardena and to prevent extremely-low income Gardena families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly assist homeless individuals living in the community. To address this need, the City will support its Youth and Family Services Program that will support 2 households over the Consolidated Plan period utilizing its CDBG funds. The Youth and Family Services Program will assist in preventing these families from becoming homeless.

In addition, the City will be supporting the Los Angeles County CoC to prevent and eliminate homelessness including, but not limited to, emergency, homelessness prevention and rapid re-housing programs. Through Measure H funds, the City will be collaborating with the County to address all facets of homeless assistance.

Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with developmentally disabled adults. To address these needs, the City will support two activities that provide services to developmentally disabled adults. The Handy-worker/ Residential Rebate Program will provide grants to complete necessary improvements to the dwelling to make the unit accessible. Lastly, through the five-year period of the Consolidated Plan, the City will be funding improvements to community facilities to make them ADA accessible for disabled adults who may frequently use these facilities.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community based organizations and faith-based groups. Consistent with this approach, the City of Gardena supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use non HUD funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Gardena for low- and moderate-income residents. Specifically, the City will fund its Youth, Senior and Family Services Program that provide food, shelter vouchers and shelter referrals.

In September 2003, the Los Angeles City and County officials brought together over 60 leaders to establish a working group to develop a 10-year plan to end homelessness in Los Angeles County. Panel members included persons representing government, faith organizations, health and human services agencies, advocacy groups, the entertainment industry, law enforcement, business organizations, among those who have experienced homelessness.

According to the Ten-Year Plan to End Homelessness, the CoC is in the process of implementing several regional strategies that will enhance local coordination to more effectively assist people in need. To more rapidly identify and assess people experiencing homelessness, the CoC is working to create regional homeless access centers that will offer fully coordinated systems of outreach and will facilitate universal assessment, intake, referral and transportation to resources. The CoC is also developing resources of information (such as 2-1-1) to better serve individuals who are homeless or at risk of becoming homeless. In addition, the CoC is working to implement a database using real time information from intake and assessment that is housed in the Homeless Management Information System (HIMS). Collectively these strategies will help minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

Since the adoption of the Ten-Year Plan, the CoC has taken initial steps toward fully coordinated systems of outreach and assessment. With the assistance of 2-1-1, residents are provided a comprehensive informational and referral system. To better understand the nature and extent of homelessness, every two years during the last 10 days of January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The CoC also conducts informational outreach presentations concerning homelessness in Los Angeles County throughout the community.



## **Addressing the emergency shelter and transitional housing needs of homeless persons**

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population. To address this need, the City will support its Youth, Senior and Family Services Program that will support 2 households over the Consolidated Plan period utilizing its CDBG funds. The Youth, Senior and Family Services Program will assist in preventing these families from becoming homeless.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. Between 2013 and 2014, a total of 25 shelter (e.g. emergency, transitional and seasonal/overflow) beds were removed from the Homeless Inventory Count (HIC). In contrast, 12 permanent supportive housing beds were added to the HIC.

This increase in permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County. Homelessness can be significantly reduced and the quality of life of our residents, especially those precariously housed or homeless can be improved.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In support of CoC efforts, this Strategic Plan provides for the use of CDBG funds to support temporary rental assistance activities implemented by the City through its Youth, Senior and Family Services Program to help prevent and eliminate homelessness.

For the next five years, the new plan recommends the following strategies to reduce homelessness throughout the County:

- Know who is homeless and what they need – Conduct a count of every person living on the streets, shelters, or other places not fit for human habitation to understand the scope of homelessness in each community;
- Create the housing and the services to help people thrive - Create affordable housing units through acquisition or rehabilitation of existing buildings and provide supportive services in permanent supportive housing that are critical to housing retention;
- Shift to a Housing First System, a system through which homeless people are back in permanent housing in less than 30 days and there are few requirements for housing;
- Get involved and get others involved – Encourage others (individual of agency) to commit to collaborating with other leaders to end chronic and veteran homelessness by 2017 and volunteer at local organizations.

By fully investing in solutions that work, and getting communities to get involved at every level (i.e. federal, state, and local, for profit organizations, non-provident organizations, and residents) the end of homelessness throughout Los Angeles County can be possible.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

An individual or family is considered at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

Referred to as “Bring L.A. Home!” The Campaign to End Homelessness”, the plan initiates a 10-year campaign to end homelessness in Los Angeles County by establishing a broad range of strategies that address a multitude of issues related to homelessness. The plan is consistent with State and Federal initiatives for ending homelessness and consists of the following seven guiding principles:

- Preventing homelessness
- Addressing the structural causes of homelessness
- Sustaining the current capacity to serve homeless people and building new capacity where it is needed
- Ensuring rapid return to housing for people who become homeless
- Bringing alienated homeless people into the mainstream of society
- Taking a regional approach to the crisis
- Reaffirming that housing is one of the basic human rights

With the focus of addressing family homelessness, chronic homelessness and mainstream and system changes (homeless prevention), “Bring L.A. Home! The Campaign to End Homelessness” represents a commitment by all stakeholders throughout the County to end homelessness within a decade.

## Discussion

With limited CDBG resources available, the City is investing CDBG funds through its Youth, Senior and Family Services program to prevent homelessness in Gardena.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2014-2021 Housing Element and market analysis, the primary barriers to affordable housing in Gardena are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In the development of the 2014-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

### **Discussion**

To address housing affordability and the lack of monetary resources for affordable housing, the 2016-2021 Consolidated Plan - Strategic Plan calls for the investment of a significant portion of CDBG funds the rehabilitation and preservation of 150 existing affordable housing units over the next five years.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

In the implementation of the 2018-2019 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG funds through the 2018-2019 Action Plan in projects that provide grants, rebates and loans to low- and moderate-income homeowners for home improvements, programs that provide public services to low- and moderate-income people and those with special needs, and programs that prevent homelessness. To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG investments for program year 2018-2019 to projects and activities that benefit low- and moderate-income people.

### **Actions planned to foster and maintain affordable housing**

In the implementation of the 2018-2019 Annual Action Plan, the City will invest CDBG funds to preserve and maintain affordable housing through the City of Gardena Residential Rehabilitation Handy-worker/ Rebate Program in collaboration with its Code Enforcement activities in low and moderate-income areas. The Residential Rehabilitation Handy-worker/ Rebate Program provides up to 30 forgivable grants of between \$600 and \$3,000 to low- and moderate-income owners of single-family housing. The City will consider applying for State HOME funds in order to continue its Owner Occupied Rehabilitation Program that provides 0% loans to low income owner-occupants.

### **Actions planned to reduce lead-based paint hazards**

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Gardena through its Owner Occupied Housing Rehabilitation Loan will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978. The City will also incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.



### **Actions planned to reduce the number of poverty-level families**

The implementation of CDBG activities meeting the goals established in the 2016-2021 Consolidated Plan - Strategic Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Continuing to fund the Gardena Family Child Care Program (GFCC);
- Continuing to fund the Youth, Senior and Family Services Program;
- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing programs to prevent and eliminate homelessness; and
- Supporting housing preservation programs that assure low-income households have a safe, decent and appropriate place to live.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

### **Actions planned to develop institutional structure**

The institutional delivery system in Gardena is high functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City. To support and enhance this existing institutional structure, the City of Gardena will collaborate with affordable housing developers and nonprofit agencies receiving CDBG funds through the 2018-2019 Annual Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2016-2021 Consolidated Plan - Strategic Plan.



### **Actions planned to enhance coordination between public and private housing and social service agencies**

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Gardena—particularly the CDBG low- and moderate-income areas.

### **Discussion**

In the implementation of the 2018-2019 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

In the implementation of programs and activities under the 2018-2019 Annual Action Plan, the City of Gardena will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	10,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>10,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## **Discussion**

The City received program income from the Western Avenue Commercial Rebate Program (now the Commercial Rehabilitation Program) in the amount of \$10,000.00.