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# City of Gardena

## DRAFT: HOME Investment Partnerships (HOME) Program American Rescue Plan



**Submitted: Date to be Submitted**

**City of Gardena HOME-ARP Allocation**

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## Executive Summary

The City of Gardena has been allocated \$1,040,280 of HOME-American Recovery Plan Act (HOME-ARP) funding from the US Department of Housing and Urban Development (HUD). To receive the HOME-ARP allocation, the City of Gardena must develop a HOME-ARP Allocation Plan that will become part of the City's PY 2021 HUD Annual Action Plan by substantial amendment.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City of Gardena engaged in consultation with stakeholders and the public, including virtual consultation sessions, a survey for stakeholders, a survey for the community, a 15-day public comment period, and a public hearing.

The needs assessment and gap analysis identified the following needs and gaps that may be addressed using HOME-ARP funds:

- According to the 2022 Greater Los Angeles Homeless Count, 122 people in the City of Gardena were experiencing homelessness. 23.5% were sheltering in a car, 8.3% in a van, 25.7% in an RV, 2.3% in tents, and 32.9% on the street. The 2023 count was on January 25, 2023, results are pending.
- The city's 2021-2029 Housing Element reports that 4,260 households (21%) in Gardena are extremely low-income. Extremely low-income households earn up to 30 percent of the Area Median Income. Of these, 81% of the households experience at least one housing problem (overcrowding, cost burden, or inadequate housing).
- Homelessness in Gardena has been steadily increasing over the past several years. More assessment is needed to identify potential causes of the increase: however, observations thus far point to potential contributors such as the lack of affordable housing in the city and inadequate interim and permanent housing resources in the region.
- There are currently limited homelessness response resources located within the City of Gardena. The majority of crisis and housing focused resources are stationed outside of the jurisdiction in the surrounding region. Currently, the City of Gardena does not have any safe parking sites or shelter.
- The Los Angeles County Development Authority (LACDA) administers the Housing Choice Voucher Program (HCV) for Gardena residents. Approximately 630 Gardena residents were receiving HCVs as of 2019. As of August 2021, there are 439 registrants currently residing in the City of Gardena on the Section 8 Waiting List to secure a housing voucher to subsidize rent. Approximately, 16 percent of which are elderly, and 25 percent disabled.
- According to Zillow, the median rent in Gardena is \$2,475. There are four rent-assisted properties in Gardena including the Gardena Valley Towers, South Park Manor, Meadowlark Manor, and Spring Park Senior Villa; the properties include 314 affordable units for seniors. The properties have closed waitlists and are not accepting new applications as of August 2022. The Gardena Valley Towers, South Park Manor, and Meadowlark Manor accept no more than 100 applications to be put on waitlists for a unit. Applications are usually collected within one to two weeks when open to the public.

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- The City of Gardena primarily relies on community-based and regional resources to provide services to people experiencing homelessness and does not currently directly fund services or housing.
- Through Community Development Block Grant (CDBG), the city currently funds emergency rental, utility, and nutrition assistance through its Emergency Services Program. As of February 17, 2022, the City has been able to assist 48 residents of Gardena with Rental, Utility, and/or Nutrition Assistance out of the 145 people that applied. This funding had very strict requirements and had to be linked to COVID-19.
- The City of Gardena was awarded funding through Measure H to develop a Homeless Strategic Plan and hire a Homeless Coordinator. The Homeless Coordinator works in collaboration with city departments, homeless service agencies, and community agencies to ensure people at-risk or experiencing homelessness are connected to services.

To address these needs and gaps, the city will utilize HOME-ARP funds for supportive services, tenant based rental assistance, and planning and administration for the HOME-ARP program.

A Notice of Funds Available (NOFA) will be issued. The NOFA will, at a minimum, specify eligible activities, eligible applicants, minimum and maximum funding amounts, application thresholds, and will provide instructions on how to submit a proposal.

## Introduction

The City of Gardena has been allocated \$1,040,280 of HOME-American Recovery Plan Act (HOME-ARP) funding from the US Department of Housing and Urban Development (HUD). To receive the HOME-ARP allocation, the ADOH must develop a HOME-ARP Allocation Plan that will become part of the State's PY2021 HUD Annual Action Plan by substantial amendment. The HOME-ARP Allocation Plan must include:

1. A summary of the consultation process and results of consultation;
2. A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reasons why;
3. A description of HOME-ARP qualifying populations within the jurisdiction;
4. An assessment of unmet needs of each qualifying population;
5. An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
6. A summary of the planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
7. An estimate of the number of housing units for qualifying populations the State will produce or preserve with its HOME-ARP allocation;
8. A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population.;
9. HOME-ARP Refinancing Guidelines; and
10. Certifications and SF-424, SF-424B and SF-424D Forms.

## HOME-ARP Eligible Qualifying Populations and Activities

HUD's CPD Notice 21-10 Requirements for the Use of Funds in the HOME-American Rescue Plan Program establishes requirements for funds appropriated under section 3205 of the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services.

The American Rescue Plan Act (ARP) defines qualifying individuals or families, including Veterans, that are:

1. Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
2. At risk of homelessness, as defined in section 401 of the McKinney-Vento Homeless Assistance Act;
3. Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, or stalking (as defined by HUD in 24 CFR 5.2003) or human trafficking (as outlined in the Trafficking Victims Protection Act of 2000 as amended [22 USC 7102]; and
4. Part of other populations, where providing supportive services or assistance under section 212(a) of the National Affordable Housing Act 42 USC 12472(a) would:
  - A. Prevent a family's homelessness;
  - B. Serve those with the greatest risk of housing instability.

HOME-ARP funds may be used to benefit qualifying populations through:

1. Tenant-based Rental Assistance (TBRA);
2. Development and support of affordable housing;
3. Provision of supportive services;
4. Acquisition and development of non-congregate shelter;
5. Nonprofit capacity building and operating assistance; and
6. Program planning and administration.

## Stakeholder Consultation and Public Participation

HUD requires each HOME-ARP Participating Jurisdiction to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations. Agencies that must, at a minimum, be consulted include the Continuum of Care serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. States are not required to consult with all Continuums of Care or PHAs in their jurisdiction.

HUD also requires that each Participating Jurisdiction provide opportunities for the public to comment on the proposed Allocation Plan, including the amount of HOME-ARP funds that will be received and the range of activities that the state may undertake.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the ADOH engaged in consultation with stakeholders and the public, including virtual consultation sessions, direct contact with HUD-required organizations that did not participate in a virtual session, a 15-day public comment period, a survey of stakeholders, a survey of the community, and a public hearing.

### Stakeholder Consultation

The City of Gardena consulted with representatives from multiple agencies, groups, and organizations involved in assisting those experiencing homelessness, addressing homelessness, and the provision of services to qualifying populations in preparing this HOME-ARP Allocation Plan.

The City of Gardena published an online survey for stakeholders and the community on January 6, 2023, and closed on January 22, 2023. The community survey was reopened on February 7, 2023 and closed on February 14, 2023 to allow more community members from the public hearing to take the survey as well.

To ensure broad input in the stakeholder and community survey, the Homeless Coordinator emailed stakeholders in January to notify them the survey was open. The Homeless Coordinator emailed over 400 city, Gardena police, and LA County Fire Department staff to notify them of the survey and public hearing on February 7. Residents of Gardena were also notified of the survey and public hearing through Gardena social media pages and the Gardena newsletter. The Homeless Coordinator presented to the Ministerial Association, a group of over 20 local faith-based leaders, about HOME-ARP, the survey, and public hearing so they can share with residents as well. The Homeless Coordinator also shared this information to the Gardena Mayme Library, senior lunches, neighborhood watch meetings, and more.

Virtual consultation sessions began on February 8, 2023, when the city consulted with the South Bay Cities Council of Governments. A virtual consultation session was held on February 9, 2023, with the agency PATH (People Assisting the Homeless). A third virtual consultation was held on February 10, 2023, with the agency Harbor Interfaith. The last virtual consultation was held on February 22, 2023, with the agency LAHSA (Los Angeles Homeless Service Authority). These agencies were invited via email to attend with any staff from their agency who serve Gardena. The Homeless Coordinator also invited over 30 agencies and non-profit organizations to the city's public hearing in the Service Planning Area (SPA) 8 Care Coordination meeting. The SPA 8 Care Coordination meeting is a weekly online meeting with homeless service providers and cities in SPA 8 to give updates on homeless services. Those who could not attend were also invited to take the stakeholder survey and/or to reach out to the Homeless Coordinator by phone or email with any comments or questions regarding HOME-ARP funds.

All virtual consultation sessions included 1) an overview of the HOME-ARP notice to facilitate understanding of qualifying populations and eligible activities, 2) an opportunity to ask clarifying

questions, 3) requests for input into needs and gaps, and priority populations and activities, and 4) an overview of the Allocation Plan timeline and process.

A survey instrument was designed and available online and invited representatives from multiple agencies, groups, and organizations to rank the qualifying populations and eligible activities and services in order of perceived need, and the best approach for carrying out those activities for the community. A separate survey was created for the community and available online to identify housing needs, supportive service needs, rank eligible activities and services in order of perceived need, and more.

The City's virtual session was attended by 9 representatives of 4 agencies. The survey was completed by 11 representatives of 8 agencies. HUD-required agency types were represented in either the virtual session or the online survey or by email.

### Organizations Consulted by Organization Type and Method of Consultation

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
<b>South Bay Cities Council of Governments (SBCCOG)</b>	Public, addresses needs of qualifying populations including homeless	Virtual Session and survey
<b>People Assisting the Homeless (PATH)</b>	Nonprofit, addresses needs of qualifying populations including homeless	Virtual Session and survey
<b>Harbor Interfaith</b>	Nonprofit, addresses needs of qualifying populations including homeless	Virtual Session and survey
<b>Los Angeles Homeless Service Authority (LAHSA)</b>	Nonprofit, addresses needs of qualifying populations including homeless	Virtual Session
<b>Gardena Rent Mediation Board</b>	Public, addresses needs of qualifying populations including those at-risk of homelessness	In Person Session
<b>Gardena Human Services Commission Board</b>	Public, serves to develop and ensure residents utilize resources.	In Person Session.
<b>Department of Mental Health</b>	Nonprofit, addresses needs of qualifying populations including homeless and those with mental health needs	Survey

<b>Gardena Homeless Taskforce</b>	Public, serves to expand City participation in local and regional homelessness systems	Virtual Session and Survey
<b>Gardena/Hawthorne Mental Health Evaluation Team</b>	Public, addresses needs of qualifying populations including homeless and those with mental health needs	Survey
<b>St. Margaret's Center</b>	Nonprofit, addresses needs of qualifying populations including homeless and disabled	Survey
<b>Family Promise of South Bay</b>	Nonprofit, addresses needs of qualifying populations including homeless	Survey
<b>Good Seed Community Development Corporation</b>	Nonprofit, addresses needs of qualifying populations including homeless	Survey
<b>Mental Health America of Los Angeles (MHALA)</b>	Nonprofit, addresses needs of qualifying populations including homeless and those with mental health needs	Survey
<b>County of Los Angeles Fire Department</b>	Public, addresses needs of qualifying populations including homeless	Survey
<b>Homeless Outreach Program Integrated Care System (HOPICS)</b>	Nonprofit, addresses needs of qualifying populations including homeless	Survey
<b>Gardena Veterans of Foreign Wars (VFW) Post 3261</b>	Nonprofit, addresses needs of qualifying populations including veterans	Phone contact and email response
<b>Gardena Neighborhood Watch</b>	Public, serves to connect community and local law enforcement to reduce crime and educate community	In Person Session
<b>Gardena Police Department</b>	Public, addresses needs of qualifying populations	Survey
<b>Ministerial Association</b>	Nonprofit, serves as association of local faith based leaders, addresses needs of qualifying populations including homeless	In Person Session



<b>Chief of Police Citizen Advisory Panel (COPCAP)</b>	Public, serves to facilitate communication between law enforcement and members of the community	In Person Session
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## Summary of Feedback Received from Consulted Organizations

Consultation revealed strong support for:

1. Capital investments in non-congregate shelter
2. Supportive services of all kinds, with specific emphasis on:
  - a. Mental health;
  - b. Housing search and counseling services;
  - c. Outpatient health services;
  - d. Financial assistance costs; and
  - e. Landlord/tenant liaison services .
3. Tenant Based Rental Assistance and subsidy programs

Stakeholders discussed funding be used for development of non-congregate shelter or motel conversion. Stakeholders discussed that while there was a need for non-congregate shelter, without operating support it would be difficult to ensure the shelter(s) would remain operable for the required period of time. Staff from Harbor Interfaith stated that operating costs for staff at Torrance Pallet Shelter cost \$1.3 million annually and Gardena would not be able to cover costs of an NCS with HOME-ARP funds. Stakeholders expressed need for more supportive services for those with mental health needs. Participants encouraged funds be used towards motel vouchers for temporary housing assistance to combat need for NCS. Multiple stakeholders mentioned TBRA as a resource to go towards prevention efforts to lessen the amount of people going into homelessness.

Considering priority populations, the increasing number of elderly people experiencing and at risk of homelessness was frequently mentioned. Additional frequently cited qualifying populations included people with mental illness and families.

## Public Participation

To provide opportunities for public participation, the city distributed information to all individuals on the newsletter email list notifying them of the opportunity to participate in the survey open on January 6, 2023, to January 22, 2023, and the public hearing held on February 7, 2023. In addition, the city provided a 30-day public comment period beginning February 23, 2023, and ending March 24, 2023, and conducted a public hearing on February 7, 2023.

A notice of the public comment period was published in the Gardena Valley Newspaper. In addition, the public notice was posted on the city website and information of the public notice was distributed to the public in the Gardena newsletter email list. Stakeholders were notified of the public notice through email and encouraged to provide feedback.

**Commented [DE6]:** Send notice of public hearing in constant contact

#### **Efforts to Broaden Public Participation**

To broaden public participation, members of the public who are on the Gardena newsletter email list were invited to provide feedback in the formulation of the Allocation Plan. This effort was in addition to public notices placed in newspapers.

#### **Comments and Recommendations Received**

No comments were received during the public comment period or at the public hearing.

#### **Comments and Recommendations Not Accepted and Reasons Why**

No comments were received during the public comment period or at the public hearing.

### **Needs Assessment and Gap Analysis**

The needs assessment and gap analysis must evaluate the 1) size and demographic composition of HOME-ARP qualifying populations, and 2) unmet needs of HOME-ARP qualifying populations. In addition, the needs assessment and gap analysis must identify any gaps within its current shelter and housing inventory, and service delivery system. This needs assessment and gap analysis focuses on:

1. Sheltered and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing to prevent homelessness; and
4. Those at greatest risk of housing instability or unstable housing situations.

### **Housing Inventory Count (HIC)**

The annual Housing Inventory Count (HIC) provides useful context regarding the number and type of beds and units that are available for individuals and families experiencing homelessness on any given night. The following tables summarize beds and units available as of January 2022 in the City by bed type.

### **Size and Demographic Composition of Qualifying Populations**

The January 2022 point-in-time (PIT) count of both sheltered and unsheltered homelessness published by Los Angeles Homeless Services Authority (LAHSA), the lead Continuum of Care agency, is used for this analysis.

## Sheltered Homeless Populations

The 2022 point-in-time count identified no people experiencing sheltered homelessness in the City on January 25, 2022. People are considered sheltered when they are residing in emergency shelter or transitional housing, but not when they are receiving rapid rehousing assistance or residing in permanent supportive housing.

LAHSA does the “official” PIT count in Los Angeles County and does not report demographics or family status.

## Unsheltered Homeless Populations

The 2022 point-in-time unsheltered count identified 122 people experiencing unsheltered homelessness on January 25, 2022. Among individuals experiencing unsheltered homelessness in 2022:

- 40 (32.9%) were on the street
- 9 (7.3%) were in makeshift shelters
- 29 (23.5%) were in cars
- 10 (8.3%) were in vans
- 31 (25.7%) were in RVs
- 3 (2.3%) were in tents

### At-risk of Homelessness

Households at risk of homelessness are those with incomes below 30% AMI that lack sufficient resources or support networks to prevent homelessness, and 1) have moved more than two times due to economic reasons in the past 60 days, 2) are doubled up with another household due to economic hardship, 3) will be evicted within 21 days, 4) live in a hotel or motel without financial assistance from a nonprofit or government entity, 5) live in an efficiency apartment and are overcrowded, or 6) are exiting a publicly-funded institution or system of care.

The HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 data Table 10 provides information on overcrowding among households that include more than one family, by household income level. This CHAS data indicates that there are approximately 3,260 households with incomes at or below 30% AMI that are at risk of homelessness in the city.

Commented [DE7]: Retrieved from  
<https://www.huduser.gov/portal/datasets/cp.html>

### Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

In 2022, the local law enforcement agencies responded to a total of 211 calls related to domestic violence. Of these calls:

- 8 domestic incidents involved a firearm
- 9 domestic incidents involved a knife or cutting instruments
- 38 domestic incidents involved other dangerous weapon
- 138 domestic incidents involved personal weapons (i.e. feet or hands, etc.)
- 18 calls involved strangulation and suffocation
  - 14 domestic incidents involved strangulation
  - 4 domestic incidents involved suffocation

Therefore, if each one of these calls represented a household with member(s) who required housing assistance, it can be estimated that there were up to 211 households in 2022 who were in need of some form of housing assistance. The form of housing assistance required may vary depending on the specific circumstances of each case.

### **Other Populations**

Other populations, as defined by HOME-ARP, include those who:

1. Are currently housed and at risk of repeat homelessness;
2. Have incomes below 30% AMI and are experiencing severe housing cost burden; and
3. Otherwise meet the definition of at risk of homelessness and have incomes between 30% and 50% AMI.

#### ***Currently housed and at risk of repeat homelessness***

The LAHSA PIT indicates the approximately 11% of individuals exiting emergency shelter, or transitional or permanent housing in any given year will return to homelessness within 12 months.

#### ***At greatest risk of housing instability – Households with incomes < 30% AMI and experiencing severe housing cost burden***

The 2014-2019 HUD CHAS data indicates there are 3,260 renter households with an annual income at or below 30% AMI that are at greatest risk of housing instability.

#### ***At greatest risk of housing instability – Households with incomes 30-50% AMI that meet HUD's §91.5 definition of at risk of homelessness***

Households in this category are those with incomes more than 30% and at or below 50% AMI that lack sufficient resources or support networks to prevent homelessness, and

- Have moved more than two times due to economic reasons in the past 60 days, or
- Are doubled up with another household due to economic hardship, or
- Will be evicted within 21 days, or
- Live in a hotel or motel without financial assistance from a nonprofit or government entity, or
- Live in an efficiency apartment and are overcrowded, or
- Are exiting a publicly funded institution or system of care

HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 data Table 10 provides information on households that include more than one family, household income level and overcrowding. The CHAS data indicates that there are approximately 2,350 renter households with incomes between 30 and 50 % AMI that are at risk of homelessness in the city because of at least one of the housing problems as defined by HUD.

### **Unmet Housing Needs of Qualifying Populations**

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	10,735		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,260		
Rental Units Affordable to HH at 50% AMI (Other Populations)	2,350		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		2,720	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2,025	
<b>Current Gaps</b>	5,610	4,745	

### Unmet Service Needs of Qualifying Populations

Based on consultation with service providers in the city, the greatest unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations are:

- a. Mental health;
- b. Housing search and counseling services;
- c. Outpatient health services;
- d. Financial assistance; and
- e. Landlord/tenant liaison services .

Additional unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations include the following as described in HUD CPD Notice 2021-10, as may be amended:

- a. Child care assistance
- b. Education Services
- c. Job training and employment services

- d. Food assistance
- e. Legal services
- f. Outreach services
- g. Substance abuse treatment
- h. Transportation assistance
- i. Mediation services
- i. Credit repair services
- j. Services for special populations

### Current Resources Available to Assist Qualifying Populations

Current available resources include:

1. Congregate beds and non-congregate shelter units;
2. Supportive services;
3. Tenant-based rental assistance; and
4. Affordable and Permanent Supportive Rental Housing.

### Congregate Beds and Non-congregate Shelter Units

Currently there are no congregate beds or non-congregate shelter units in the city.

### Supportive Services Congregate Beds and Non-congregate Shelter Units

The city of Gardena Recreation and Human Services Department offers services through the Emergency Services Program to those at-risk and experiencing homelessness. The Emergency Services Program provides residents access to food, hygiene supplies, & case management services. Through emergency case management services, the city coordinates and links clients to the appropriate resources required. The Homeless Coordinator works collaboratively with the Gardena/Hawthorne Mental Evaluation Team through the Gardena Police Department and Department of Mental Health to provide outreach and immediate services to clients by connecting them to providers and non-profits within Los Angeles County.

### Tenant Based Rental Assistance

Through Community Development Block Grant (CDBG), the city currently funds emergency rental, utility, and nutrition assistance through its Emergency Services Program.

### Affordable and Permanent Supportive Rental Housing

Currently there are four assisted rental housing projects located in the city:

- **Gardena Valley Towers:** Gardena Valley Towers, located at 1715 West 158th Street, Gardena, is an 80-unit project built for seniors. The project was financed under the HUD Section 202 program, which provides capital advances to non-profit sponsors to finance the development of rental housing with support services for the elderly. The affordability controls under Section 202 extend until 2038 but are contingent upon the continued availability of Section 8 funding.
- **South Park Manor:** South Park Manor, located at 17100 South Park Lane, Gardena, is a 126 unit senior housing project. This project was also financed under the HUD City of Gardena 2021-2029 Housing Element 32 Section 202 program. The affordability controls extend until 2026 but are contingent upon the continued renewal of Section 8 funding.
- **Meadowlark Manor:** Meadowlark Manor, located at 17150 South Park Lane, Gardena, is a 73-unit project restricted to seniors. Similar to the other two projects, Meadowlark Manor was financed under the HUD Section 202 program. The affordability controls extend until 2031 but are contingent upon the continued renewal of Section 8 funding.
- **Spring Park Senior Villa:** In 2015, the Spring Park Senior Villas, a 37-unit affordable housing project, was completed in Gardena. The project was awarded HOME funds, with an affordability covenant of 50 years.

## Shelter, Housing and Service Delivery System Gaps

### Shelter Gap

There are currently no shelters located in the City of Gardena.

There is an estimated need for 122 additional shelter beds based on the 2022 PIT count. The PIT count found that there were no persons in emergency shelter in the city but 122 unsheltered persons in a variety of situations, including on the street, in makeshift shelters, or in cars, vans or RVs/campers.

The 2022 PIT count does not define how many were individuals, in family units, or children.

### Tenant-based Rental Assistance Gap

According to Los Angeles County Development Authority (LACDA), as of August 2021, there are 439 registrants currently residing in the City of Gardena on the Section 8 Waiting List. The estimated gap is 439 tenant-based rental assistance vouchers for households based on the Section 8 waiting list.

Tenant-based Rental Assistance Gap	
Renter Households with Income at or below 50% AMI paying more than 50% of income for rent, including utilities	439
TBRA vouchers available	0
<i>TBRA Gap</i>	439

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## Affordable and Permanent Supportive Rental Housing Gap

There is an estimated gap of 2,720 rental units affordable to renter households with income at or below 30% AMI and an estimated gap of 2,025 rental units affordable to renter households with income more than 30% and at or below 50% AMI.

Commented [DE9]: Based on HIC chart?

Permanent supportive rental housing is a subset of the affordable rental housing gap, primarily for households with income less than 30% AMI. In addition to an affordable rent, permanent supportive housing provides an array of services necessary to help people with disabilities and/or experiencing chronic homelessness to retain housing stability. There is an estimated gap of 439 permanent supportive housing units in the city.

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The number of Affordable Rental Units was calculated using HUD CHAS Data Table 7 and is equal to the number of renter households paying more than 50% of household income for rent, including utilities.

Affordable Rental Unit Gap	
Renter Households with Income at or below 30% AMI paying more than 50% of income for rent, including utilities	2,720
Renter Households with Income 30% to 50% AMI paying more than 50% of income for rent, including utilities	2,025
<i>Total Affordable Rental Unit Need</i>	4,745

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The number of Permanent Supportive Rental Housing Units needed was calculated by multiplying the current population of the City, according to the California Census 2020, by the per capita need (.003182) as calculated by the Corporation for Supportive Housing.

Permanent Supportive Housing Gap	
Population of Gardena Census 2020	59,702
Per capita estimate of permanent supportive housing need	.003182
Permanent Supportive Housing Available	0
<i>Total Permanent Supportive Housing Gap</i>	190

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## Service Delivery System Gaps and Methodology

To identify gaps in the service delivery system, the city relied on its consultation with stakeholders and experience working with the organizations working in the city. The stakeholders believe that the most critical service gaps are in the area are landlord/tenant liaison services, mental health services, financial assistance, housing search and counseling services, and outpatient health services.

### Characteristics of Housing Associated with Increased Risk of Homelessness for Other Populations



For other populations, severe housing cost burden, or paying more than 50% of household income for rent and utilities is the primary characteristic of housing associated with increased risk of homelessness in Gardena.

Priority needs for qualifying populations are:

- Tenant Based Rental Assistance;
- Affordable rental housing, including permanent supportive housing;
- Supportive services including:
  - Housing navigation;
  - Case management;
  - Child care;
  - Education services;
  - Employment assistance and job training;
  - Meal or grocery assistance;
  - Housing search and counseling assistance;
  - Coordinated service linkage;
  - Legal services;
  - Life skills training;
  - Mental health services;
  - Outpatient health services;
  - Outreach services;
  - Substance abuse treatment services;
  - Transportation, including vehicle repairs and bus passes;
  - Credit repair;
  - Landlord-tenant liaison services;
  - Services for special populations, including trauma-informed services; and
  - Financial assistance to secure stable housing, such as rental application fees, security and utility deposits, and first and last month's rent.

## HOME-ARP Activities

The City will solicit applications from developers, service providers, and/or nonprofits to administer eligible activities. A Notice of Funds Available (NOFA) will be issued. The NOFA will, at a minimum, specify eligible activities, eligible applicants, minimum and maximum funding amounts, application thresholds, and will provide instructions on how to submit a proposal. The city will not directly administer HOME-ARP activities beyond program administration and planning and no developers, service providers, and/or nonprofits are responsible for program administration and planning on behalf of the city.

### Uses of HOME-ARP Funding

Activity	Funding Amount	Percent of Allocation	Statutory Limit
Non-congregate Shelter	\$0		
Affordable Rental Housing	\$0		

Tenant-based Rental Assistance	\$ 400,000.00	38.45%	
Supportive Services	\$ 484,238.00	46.54%	
Nonprofit Operating Assistance	\$0		5%
Nonprofit Capacity Building	\$0		5%
Administration and Planning	\$ 156,042.00	15%	15%
<b>Total HOME-ARP Allocation</b>	<b>\$ 1,040,280</b>		

## Rationale for Uses of HOME-ARP Funding

### Tenant-based rental assistance (TBRA)

The most recent data available from HUD estimates that there are 2,025 households with income at or below 50% AMI and paying more than 50% of household income for rent, including utilities. This population is at risk of homelessness would benefit from tenant-based rental assistance. The City does not currently fund TBRA in the annual HOME allocation so this would be a new resource available to that population. This plan allocates \$400,000 towards the TBRA. A provider will be identified through a request for proposals process.

Commented [DE13]: Need this data

### Provision of supportive services

Many examples of supportive services were called out in the consultation process, both in the virtual session and in the survey where a prepared list was considered. This plan allocates \$484,238 towards supportive services. Providers will be identified through a request for proposals process.

### Admin and Planning

This plan allocates \$156,042 towards the administration and planning functions of the HOME-ARP funds at near the statutory limit.

## HOME-ARP Housing Production Goals

The City of Gardena does not plan to develop housing units with the funds allocated by this plan.

## Preferences

The City of Gardena will not provide preferences to any population or subpopulation.

## HOME-ARP Refinancing Guidelines

The City of Gardena will not utilize HOME-ARP funds for refinancing of properties that may be rehabilitated with HOME-ARP funds.