



Annual Action Plan FY 2025-2026

DRAFT

April 11 - May 13, 2025

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Version History

No.	Summary of Changes			
1	Published Draft for Public Comment:	4/10/25	Sent to HUD for Approval:	TBD
	Conducted Public Hearing:	5/13/25	Approved by HUD:	
	Original 2025-2026 Annual Action Plan.			
2	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 1 (Substantial / Non-Substantial):			
3	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 2 (Substantial / Non-Substantial):			
4	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 3 (Substantial / Non-Substantial):			
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	Amendment 4 (Substantial / Non-Substantial):			

Executive Summary

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

1. Introduction

On August 10, 2021, the Gardena City Council adopted the 2021-2025 Consolidated Plan, which described the City's housing and community development needs, strategies, and activities to address those needs over a five-year period using entitlement grant funds provided by the U.S. Department of Housing and Urban Development (HUD). The 2025-2026 Action Plan is the final of five annual plans implementing the 2021-2025 Consolidated Plan Strategic Plan goals via the investment of annual allocations of Community Development Block Grant (CDBG) funds from HUD. The Action Plan identifies available resources, annual goals, projects and activities for the period beginning July 1, 2025 and ending June 30, 2026.

The City receives CDBG funds from HUD on a formula basis each year, and in turn, awards grants and loans to nonprofit, for-profit or public organizations for programs and projects in furtherance of this Plan. The CDBG program generally provides for a wide range of eligible activities for the benefit of low- and moderate-income Gardena residents, as discussed below

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons; or
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

Each year, the City certifies with the submission of its Annual Action Plan that it has given maximum feasible priority to activities which meet the first and second objectives above. Additionally, the City certifies that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

2025-2026 Program Year

The 2025-2026 Action Plan proposes to allocate approximately \$616,463 of new CDBG funds to the following program activities to be implemented from July 1, 2025 to June 30, 2026.

2025-2026 CDBG PROGRAM

Residential Rehabilitation Program	\$400,702.00
Youth & Family Services Bureau	\$72,469.00
Fair Housing Services	\$20,000.00
CDBG Program Administration	\$123,292.00
<hr/>	
CDBG TOTAL:	\$616,463.00

2. Summarize the objectives and outcomes identified in the Plan

The priority needs and goals identified in the Plan are based on analysis of information including the results of the City's Surveys and the housing and community development data elements required by HUD in the online Consolidated Plan system (eCon Planning Suite). Other sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies and cited publicly available data.

HUD's Community Planning and Development (CPD) Outcome Performance Measurement Framework classifies objectives in three (3) categories: decent housing, a suitable living environment, and economic opportunity. Based on the Needs Assessment and Market Analysis, the Strategic Plan identifies eight high priority needs to be addressed through the implementation of activities aligned with eight Strategic Plan goals.

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

The following goals are identified in the Strategic Plan:

- Planning and Administration
- Fair Housing Services
- Services for Low- and Moderate-Income Persons
- Public Infrastructure Improvements
- Public Facilities Improvements
- Code Enforcement
- Owner-Occupied Rehabilitation
- Rental Housing Rehabilitation
- Economic Development
- Housing Assistance Vouchers

Consistent with HUD's national goals for the CDBG program to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of activities aligned with the following measurable goals included in the Strategic Plan section of this Plan.

3. Evaluation of past performance

The City is currently implementing the projects and activities included in the 2024-2025 Action Plan. As of this writing, all projects and activities are underway.

During Planning Period 2016-2021 ("PP 2016"), Gardena expended \$3,150,635 on activities meeting its strategic plan objectives of providing decent housing, providing a suitable living environment, and creating economic opportunity. Lack of funding makes it difficult to address all strategic plan objectives in one program year. As a result, Gardena funds high priority projects to the extent possible. In PP 2016, Gardena was able to fund projects that directly addressed specific strategic plan objectives including:

Housing - \$1,175,000

2016-2021 Projects:

- Owner Occupied Housing Rehabilitation Loan Program
- Residential Rebate Program
- Handy-worker Fix-Up Program
- Multi-Family Residential Code Correction Program

Strategic Plan Objectives Addressed

- Sustain existing housing stock through rehabilitation and necessary improvements
- Increase the number of new affordable housing units
- Increase homeownership opportunities

Suitable Living Environment - \$808,660

2016-2021 Projects:

- Code Enforcement
- Public Facilities/Recreation Improvements
- Accessibility Improvements

Strategic Plan Objectives Addressed

- Improve and stabilize city neighborhoods
- Enhance and encourage resident involvement
- Promote safe neighborhoods

2016-2021 Projects:

- Youth and Family Services Bureau
- Senior Citizen Day Care Center

While the City and local partners were able to successfully implement the activities listed above, there were insufficient resources to fully address the level of need identified in the last Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth, and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community and economic development needs and priorities for the City of Gardena over the next five years.

On April 11, 2025, a public notice was published in the Gardena Valley News announcing the opening of the 30-day public review and comment period and public hearing on the CDBG Program Use of Funds for 2025-2026 fiscal year.

A public hearing was held at the City Council Meeting on May 13, 2025, at 7:30 p.m. to receive comments on the Draft Annual Action Plan. The Final Action Plan for FY 2025-2026 will be submitted to the Department of Housing and Urban Development (HUD) following the approval by City Council.

During the development of the 2025-2026 Action Plan, the City solicited applications from non-profit organizations and City Departments for the provision of fair housing services and public service projects. Applications received were evaluated for eligibility and funding recommendations.

5. Summary of public comments

The draft 2025-2026 Action Plan was available for public review and comment from April 11, 2025, to May 13, 2025. The City Council convened a public hearing on May 13, 2025, to receive public comments concerning the 2025-2026 Action Plan. Comments received during the public review period and at the Public Hearing are provided in "Appendix A" of this document.

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

As required by HUD regulations, all comments and views received by the City in the development of the Action Plan were accepted and taken into consideration in the development of the Action Plan.

7. Summary

The 2025-2026 Action Plan addresses the Strategic Plan Goals from the 2021-2025 Consolidated Plan by allocating a total of \$616,463 in CDBG funds towards eligible activities that are to be implemented from July 1, 2025, to June 30, 2026. The City anticipates funding projects to meet the priorities and corresponding goals during the five-year period.

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Gardena	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Gardena Community Development Department is the lead agency responsible for the administration of the CDBG program. The City contracted with MDG Associates, Inc. to prepare the 2025-2026 Annual Action Plan.

In the implementation of the 2021-2025 Consolidated Plan and each of the five Annual Action Plans, Community Development Department staff and consultants shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

City of Gardena
Community Development Department
Greg S. Tsujiuchi, Director of Community Development
1700 W. 162nd Street
Gardena, CA 92024
(310) 217-9526

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

1. Introduction

To gather the greatest breadth and depth of information, the City consulted with inter-departments concerning the housing, community and economic development needs of the community. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan. The City also provided each agency with an opportunity to comment on the draft 2025-2026 Action Plan during the public review and comment period.

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 recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG program. The City further recognizes the importance of continued coordination and alignment during the preparation of the 2025-2026 Action Plan with these organizations and agencies.

The City will provide technical assistance to developers and community-based organizations that assist the City in the provision of affordable housing and facilities. The City will also encourage 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

The Los Angeles Homeless Services Authority (LAHSA), the lead agency of the Continuum of Care (CoC) for Los Angeles County, guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The CoC is comprised of a network of public, private, faith-based, for-profit, and nonprofit service providers who utilize several federal, state, and local resources in providing services for homeless persons. The County and its cities, including the City of Gardena, also provide resources for services that assist the homeless and those at risk of becoming homeless. The nonprofit and faith-based community plays a key role in the current CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children as well as single men and women. The nonprofit and faith-based community also serves special needs populations, such as victims of domestic violence, veterans, persons with disabilities, and unaccompanied youth. The City participates in the annual homeless count sponsored by the CoC.

To address the City's homeless population, the City utilizes CDBG funds to provide public and supportive services to prevent homelessness and/or aid those who are homeless or at risk of becoming homeless. Homeless supportive and prevention services funded through the City's 2025-2026 CDBG program include:

- City of Gardena – Youth and Family services Bureau Program – Provides dry and canned food items along with hygiene supplies, and baby wipes and diapers to low-income Gardena residents.
- Fair Housing Foundation (FHF) – Addresses fair housing mediation and landlord-tenant dispute resolution services, which helps prevent homelessness.

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

The City is not a direct recipient of ESG funding. However, it is a participating jurisdiction in the COC and works closely with the homeless system to create funding policies and procedures for ESG.

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

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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through email and telephone.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through telephone.
3	Agency/Group/Organization	County Public Housing 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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through telephone. The anticipated outcome is better information and communication regarding lead-based paint hazards.
4	Agency/Group/Organization	Youth and Family Services
	Agency/Group/Organization Type	Other government – Local
	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 Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was

		conducted through telephone and email. The outcome is expected to include better communication and referral information for Gardena residents.
5	Agency/Group/Organization	Gardena Senior Citizen Bureau
	Agency/Group/Organization Type	Services Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through telephone.

Table 2 - Agencies, groups, organizations who participated

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

The City attempts to maintain a current and comprehensive list of agencies, organizations and other stakeholders and invited representatives from each entity to participate in the planning process at multiple points in the planning process. If an agency did not attend meetings or participate in surveys, it was done so by the agency's choice.

If an agency or organization was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the Community Development Department Director at (310) 217-9526.

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 (2021-2029, Feb 2023) 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 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.

Table 3 - Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan. The City monitors CoC policy making to ensure that local efforts correspond to changes in the regional approach to addressing the needs of homeless and low-income people. Further, the Community Development Department works with recipients of the City's community grant program to ensure a coordinated effort among service agencies in the region who address the needs of Gardena residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live-in permanent housing.

Narrative

Broadband

Throughout the City of Gardena, residents have consistent and multiple options to access broadband, high-speed internet offered by internet service providers such as AT&T Fiber/Internet, Spectrum, & Connect To. For broadband download speeds of 25 megabytes per second (mbps), 100% of residents are serviced by at least three internet service providers. According to broadbandnow, the average download speed in Gardena is 100 mbps which is faster than the average internet speed in California.

Gardena complies with HUD's [*Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing*](#) (81 FR 92626) rule (effective January 19, 2017). Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

Resilience

CERT is a program designed to train residents to assist safety personnel and Gardena staff in the event of a major disaster. The City of Gardena has prepared a Disaster Plan that complies with the State of California's Standardized (SEMS) and is complying with the CERT Volunteer National Incident Management Systems (NIMS).

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

The City Council held a public hearing on May 13, 2025, 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. The draft Action Plan was available for public review and comment for a 30-day period from April 11, 2025, through May 13, 2025.

The draft Action Plan was available on the City’s website. Comments received during the public review period and at the Public Hearings are provided in “Appendix A” of this document.

Citizen Participation Outreach

	Mode of Outreach	f Outreach	Summary of response/ attendance	Summary of comments	Summary of comments not accepted and reasons	URL
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Published Notice of the 30-day public review and comment period for the 2025-2026 Action Plan announcing the public hearing before the Gardena City Council on May 13, 2025, at 7:30 p.m.	TBD	TBD	https://cityofgardena.org/cddhomepage/
2	Public Hearing	Non-targeted/board community	Public hearing for the draft 2025-2026 Action Plan before the Gardena City Council on May 13, 2025, at 7:30 p.m.	TBD	TBD	Not applicable

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The projects and activities included in the 2025-2026 Action Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2025 through June 30, 2026. The actual resources available to support activities during the implementation of the remainder of the 2021-2025 Consolidated Plan may vary significantly due to factors outside of the City’s control. For example, HUD formula grant allocations are subject to change each year based on several factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on the economic conditions.

For the 2025-2026 Program Year, the City will receive approximately \$616,463 in CDBG funds. No non-federal resources are used in conjunction with the CDBG funds.

Anticipated Resources

Program	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$616,463		\$0	\$616,463	\$0	Based on 2025 FY allocation from HUD.

Program	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
OTHER	Housing	\$			\$	\$	Funds represent estimated loan repayments under the Stare HOME Program and CalHOME Programs.

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. 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 jurisdiction.

If appropriate, describe publicly 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

Assuming continued level funding of the CDBG program, the City expects to spend a considerable amount of CDBG funds on projects that provide decent housing and suitable living environment during the period of the five-year Consolidated Plan between July 2021 and June 2025.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1 Program Administration	2025- 2026	All	Citywide	All	CDBG: \$123,292	N/A
Description: Provide for the timely and compliant administration of the CDBG program in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a "goal" within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.						
Goal 2 Fair Housing Services	2025- 2026	Affordable Housing Non-Homeless Special Needs	Citywide	Fair Housing Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 188 Persons Assisted
Description: Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services. This includes fair housing services.						
Goal 3 Services for Low & Moderate Income Persons	2025- 2026	Homeless Non- Homeless Special Needs	Citywide	Public Services to Help Low-Income Residents Prevent and Eliminate Homelessness	CDBG: \$72,469	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
Description: Implement the Youth and Family Services Program to provide services to low- and moderate-income senior residents.						

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 4 Owner-Occupied Rehabilitation	2025-2026	Affordable housing	Citywide	Preserve the supply of housing affordable Neighborhood Preservation & Improvement	CDBG: \$400,702	Homeowner Housing Rehabilitated:6 households assisted
Description: Implement the Residential Rehabilitation Program to assist low- and moderate-income owners with critical repairs and general property improvements.						

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	Provide for the timely and compliant administration of the CDBG program in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.
2	Goal Name	Fair Housing Services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services. This includes fair housing services.
3	Goal Name	Services for Low- & Moderate-Income Persons
	Goal Description	Implement the Youth and Family Services Program to provide services to low- and moderate-income senior residents.
4	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	Implement the Residential Rehabilitation Program to assist low- and moderate-income owners with critical repairs and general property improvements.

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

The City of Gardena will assist approximately 6 low-income owners with home repairs through the CDBG funded Residential Rehabilitation Program.

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan to the 2021-2025 Consolidated Plan, the City of Gardena will invest CDBG funds in projects that preserve affordable housing, provide fair housing services, provide services to low- and moderate-income residents, provide services to residents with special needs, prevent homelessness, preserve neighborhoods, improve public facilities and infrastructure, and facilitate the creation or expansion of small businesses. Together, these projects will address the housing, community and economic development needs of Gardena residents-particularly those residents residing in the low- and moderate-income areas.

Projects

2025-2026 Projects	
1.	Residential Rehabilitation Program
2.	Youth and Family Services Bureau (Counselors/Sides)
3.	Fair Housing Services
4.	Planning and Administration

Table 8 - Project Information

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

Based on the Strategic Plan, the City will be allocating 100 percent of its non-administrative CDBG investment for program year 2025-2026 to projects and activities that benefit low- and moderate-income people. 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.

AP-38 Project Summary

Project Summary Information

1	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$123,292
	Description	General oversight of the City's Community Development Block Grant Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	CDBG Program Administration
2	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Fair Housing Services
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 188 people will benefit from Fair Housing Services
	Location Description	Citywide
	Planned Activities	Fair Housing Foundation: Fair Housing Services – 188 people
3	Project Name	Youth and Family Services
	Target Area	Citywide
	Goals Supported	Services for Low & Moderate Income Persons
	Needs Addressed	Public Services to Help Low-Income Residents
	Funding	CDBG: \$72,469
	Description	Provide low- and moderate-income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	The Youth and Family Services Program will assist approximately 100 families/individuals with housing referrals, food bank and counseling services.
	Location Description	Citywide
	Planned Activities	Youth and Family Services Program – (100 People)
4	Project Name	Residential Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Owner-Occupied Rehabilitation
	Needs Addressed	Preservation of supply of Affordable Housing Neighborhood Preservation & Improvement
	Funding	CDBG: \$400,702
	Description	Provide grants 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.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 6 households will be assisted through the City's Residential Rehabilitation Program.
	Location Description	Citywide
	Planned Activities	Residential Rehabilitation Program - 6 Households

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

In accordance with the Strategic Plan all CDBG funds will be directed toward activities benefiting low- and moderate-income residents.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible Areas	38%
Citywide	62%

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG funds will not be directed to specific geographic areas within the City. Rather, resources will be available to address the needs of all low- and moderate-income residents and residents with special needs without regard to their location within the City.

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Administration) for program year 2025-2026 to projects and activities that benefit low- and moderate-income people, without regard to their physical location within the City of Gardena.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Two high priority affordable housing needs are identified in the 2021-2025 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.

Expand the Supply of Affordable Housing

Gardena residents have a significant need for high quality and affordable housing.

Preserve the Supply of Affordable Housing

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 owners who are generally not in a financial position to properly maintain their homes.

Gardena's housing stock is aging and residents with low and/ or fixed incomes may not be financially positioned to make necessary repairs.

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.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	0
Total	6

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0

One Year Goals for the Number of Households Supported Through	
Rehabilitation of Existing Units	6
Acquisition of Existing Units	0
Total	6

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

Discussion

The Strategic Plan identifies a high priority need to preserve the supply of affordable housing. During the 2025-2026 program year, the City of Gardena will invest CDBG funds in an effort to preserve six (6) owner-occupied housing units.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing and other assisted housing programs are part of the efforts by Los Angeles County to address the affordable housing needs of extremely low- and very low-income families in Gardena. The Los Angeles County Development Authority (LACDA) oversees HUD public housing programs for participating jurisdictions, including Gardena.

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

The most pressing need is the high demand for affordable housing throughout Los Angeles County. This is documented by the long waitlist, which consists of 60,000 families.

Beyond the need for affordable housing, LACDA seeks to address the needs of residents to gain access to service programs such as: job training and placement and self-sufficiency.

Actions to encourage public housing residents to become more involved in management and participate in ownership

LACDA 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. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

LACDA encourages residents to explore ownership opportunities. LACDA 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 ownership.

To support this effort, LACDA 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 because 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 toward educational and ownership endeavors.

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

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

Discussion

LACDA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City of Gardena and throughout Los Angeles County.

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

Introduction

Preventing and ending homelessness is a HUD priority addressed regionally through coordination of strategies carried out locally by government agencies, community-based organizations, and faith-based groups. Consistent with this approach, the City supports the efforts of Los Angeles Homeless Services Authority (LAHSA) and the Continuum of Care (CoC) and its member organizations that address homelessness throughout the County. The City will invest CDBG funds during the program year to address high priority needs identified in the 2021-2025 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.

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

The City of Gardena supports the efforts of the Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations. In alignment with this strategy (link to 51 strategies approved by the Los Angeles County Board of Supervisors <https://homeless.lacounty.gov/strategies/>) the City has set a goal of providing public services to at risk of homelessness, homeless, and special needs residents during fiscal year 2025-2026. The City of Gardena does not receive ESG funding.

To reach out to unsheltered homeless persons and assess their individual needs for the purpose of connecting them with available emergency shelter and transitional housing resources, the City of Gardena, provided information and referrals – primarily to LAHSA and United Way 2-1-1.

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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Gardena supports the efforts of the Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations to provide a spectrum of services and housing to help the homeless and those at risk of homelessness gain stability. In 2017 the City adopted a number of zoning ordinances to facilitate development of housing, shared housing, emergency and transitional shelter, and single-room occupancy housing. Furthermore, the City's one-year goal of affordable housing preservation, development, and access addresses the underlying issue of inadequate supply of affordable housing and anticipates assisting four households. The City does not receive ESG funds.

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:

The City's one-year goal of affordable housing preservation addresses the underlying issue of inadequate supply of affordable housing and anticipates assisting 10 households. Additionally, 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.

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

The strategies discussed above will help low-income individuals and families avoid becoming homeless. 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.

Discussion

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

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. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land, and 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 2021-2029 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 2021-2029 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 2021-2025 Consolidated Plan - Strategic Plan calls for the investment of a significant portion of CDBG funds for the preservation of 150 existing affordable owner-occupied housing units over the next five years.

AP-85 Other Actions – 91.220(k)

Introduction

The City of Gardena’s planned investment of CDBG funds through the 2025-2026 Action Plan will address obstacles to fostering development of and maintaining existing affordable housing; evaluating and reducing lead-based paint hazards; reducing the number of families living in at or below the poverty line; developing institutional structure; and enhanced coordination among collaborative agencies and organizations. Additionally, this section will identify obstacles to meeting underserved populations needs and propose action to overcome those obstacles.

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. To address these obstacles, at least in part, the City is investing CDBG funds through the 2025-2026 Action Plan in projects that will support the preservation of owner-occupied housing units that are affordable to low- and moderate-income families and 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 CDBG (excluding Administration) funds for program year 2025-2026 to projects and activities that benefit low- and moderate-income people.

Actions planned to foster and maintain affordable housing

In the implementation of the 2025-2026 Annual Action Plan, the City will invest CDBG funds to preserve and maintain affordable housing by operating the Residential Rehabilitation Program which provides grants to low- and moderate-income owners of single-family detached properties in the City of Gardena.

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 Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will 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 Consolidated Plan-Strategic Plan and this 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 providing 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 nonprofit 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.

In order to support and enhance this existing institutional structure, the City of Gardena will collaborate with nonprofit agencies to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2021-2025 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 low-and moderate- income areas.

Discussion:

In the implementation of the 2025-2026 Annual Action Plan, the City will invest CDBG resources to address obstacles to meet underserved needs, preserve 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(l)(1,2,4)

Introduction

In the implementation of programs and activities under the 2025-2026 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. The years covered that CDBG funds will be used for activities that benefit persons of low and moderate income include – 2023, 2024, 2025.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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	0
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
Total Program Income:	0

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 – 2023, 2024, 2025	100.00%



APPENDIX A

Citizen Participation

**NOTICE OF COMMENT PERIOD AND PUBLIC HEARING
FOR THE DRAFT FY 2025-2026 ANNUAL ACTION PLAN**

PUBLIC NOTICE IS HEREBY GIVEN that The City of Gardena has prepared a proposed draft 2025-2026 Annual Action Plan and is seeking public comment from interested residents. The Annual Action Plan is the City's annual application to the U.S. Department of Urban Housing Development (HUD). The draft 2025-2026 Annual Action Plan proposes to allocate approximately \$616,463 of new CDBG funds to eligible projects and activities. HUD has not yet released the 2025-2026 Annual Allocations. For this reason, HUD has advised the City to prepare this draft document utilizing the current year annual allocation and include language detailing the methodology by which the City will reallocate funds should the 2025-2026 annual allocation increase or decrease. Per Federal Regulation 24 CFR 91.105 (b) (4), the City is required to provide a 30-day public comment period. The public review and written comment period begins April 11, 2025 and runs through May 13, 2025.

During the public comment period, the draft documents are available for public inspection on the City's website at www.cityofgardena.org. Copies may also be provided upon request by contacting Greg Tsujiuchi at (310) 217-9526.

PUBLIC NOTICE IS HEREBY FURTHER GIVEN that the City Council of the City of Gardena will conduct a public hearing **on Tuesday, May 13, 2025, at 7:30 p.m.** or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 1700 W. 162nd Street, Gardena, California for the purpose of 1) receiving public comment on the draft One-Year Acton Plan (2025-26), and (2) approving the submission of the document to the U.S. Department of Housing and Urban Development (HUD).

All interested persons may appear before the City Council at said hearing and will be given an opportunity to comment on the above-referenced item at the public hearing and any subsequent public hearings conducted related to the item. In addition, written comments may be submitted to the City Council prior to the hearing via U.S. Mail to the attention of City Clerk's Office, City of Gardena, 1700 W 162nd Street, Gardena, CA 90247 or via email to publiccomment@cityofgardena.org. Please reference the hearing title and date of the hearing in any correspondence.

If you wish to challenge the above item in court, the challenge will be limited only to those issues you or someone else raised at the public hearing in written correspondence delivered to the City at or prior to the public hearing as described in this notice. The City cannot be held responsible for U.S. Mail that is not received prior to the hearing.

Americans with Disabilities Act (ADA): The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by email cityclerk@cityofgardena.org at least 6 hours prior to the scheduled special meeting to ensure assistance is provided. Assistive listening devices are available.

Language Access Pursuant to Executive Order 13166: Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con el Departamento de Desarrollo Comunitario al 310-217-9531.

Limited English Proficiency (LEP)

An interpreter for Limited English-speaking persons with Limited English Proficiency (LEP) can be made available at public hearing meetings. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements. If you require program documents pertinent to the use of federal funds to be translated into a different language, the City will make reasonable efforts to accommodate your request.

Equal Opportunity

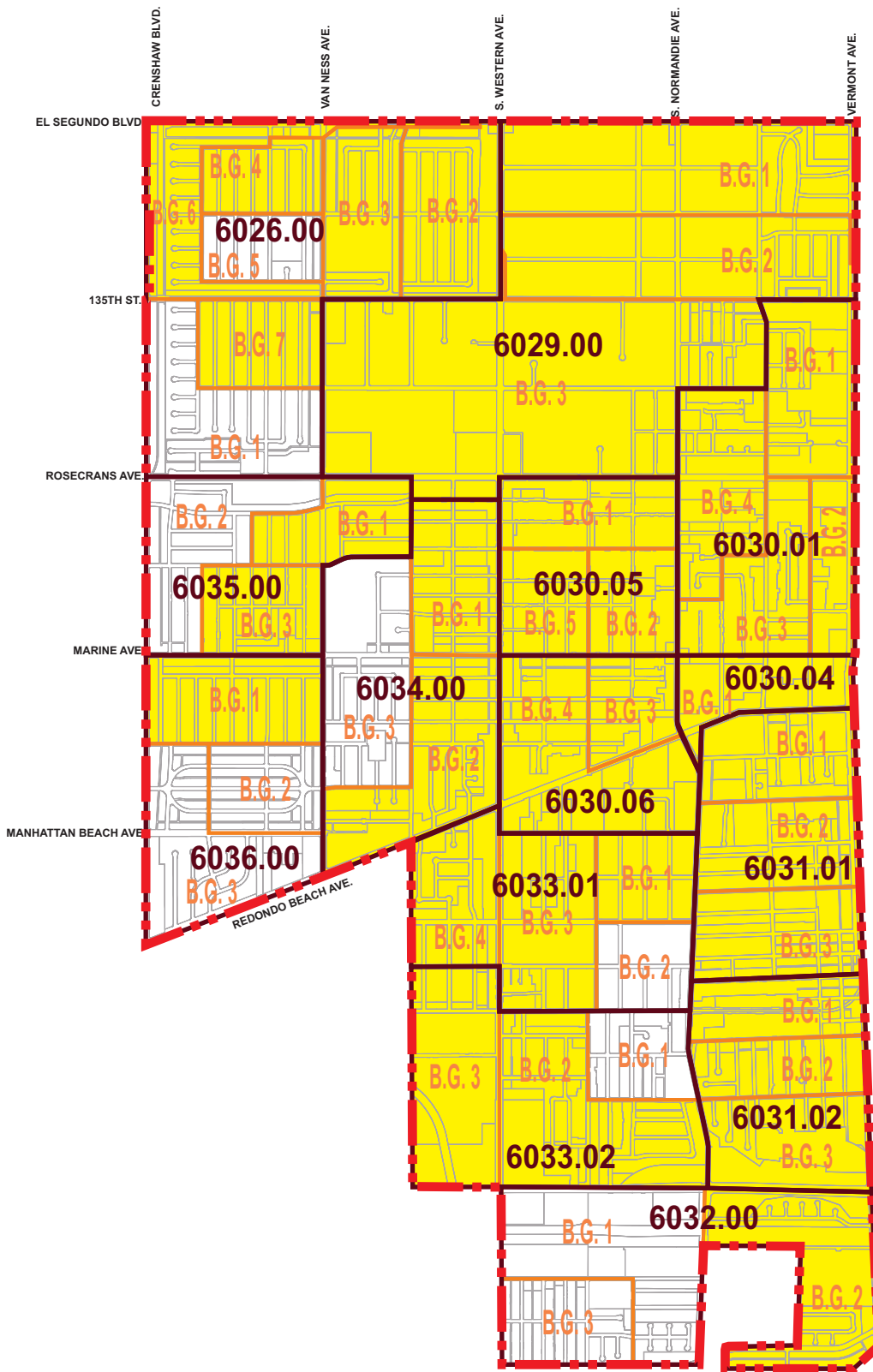
The City does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Gardena Valley News
4/10/25

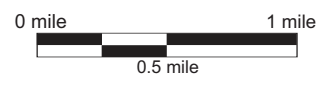


APPENDIX B

Grantee Unique Appendices



ACS_Data - Lowmod		
L	BLKGRP	LOWMOD
602600	1	365
602600	2	895
602600	3	920
602600	4	705
602600	5	15
602600	6	725
602600	7	1,430
602900	1	1,220
602900	2	950
602900	3	745
603001	1	900
603001	2	930
603001	3	1,465
603001	4	1,275
603004	1	920
603005	1	1,295
603005	2	1,640
603005	3	945
603006	1	770
603006	2	490
603101	1	810
603101	2	570
603101	3	840
603102	1	1,015
603102	2	895
603102	3	380
603200	1	310
603200	2	645
603200	3	230
603301	1	390
603301	2	765
603301	3	865
603302	1	595
603302	2	1,045
603302	3	885
603400	1	1,575
603400	2	630
603400	3	420
603500	1	460
603500	2	465
603500	3	585
603600	1	630
603600	2	205
603600	3	890
		34,700



City of Gardena

CDBG - LOW AND MODERATE INCOME AREA MAP

- LEGEND:
- CITY BOUNDARY
 - LOW AND MODERATE INCOME BLOCK GROUPS
 - CENSUS TRACK
 - BLOCK GROUP



APPENDIX C

SF-424, SF-424B, SF-424D, & Certifications

To be inserted following public hearing May 13, 2025