



DRAFT 2022-2023

ACTION PLAN

Executive Summary

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

1. Introduction

The Consolidated Plan is designed to help the City assess affordable housing and community development needs and market conditions to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) programs. The goals are designed to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the 2020/21 – 2024/25 Consolidated Plan are broad five-year objectives and strategies to accomplish these goals.

The 2022-2023 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City. It is the third Action Plan of five annual plans implementing the 2020-2024 Consolidated Plan. The 2022/23 Annual Action Plan includes an application for funds under two different HUD entitlement programs - CDBG and HOME for the period beginning July 1, 2022 and ending June 30, 2023. The City will receive a total of \$1,753,183 in entitlement funds for program year 2022/23 of which \$1,112,249 is designated for the CDBG Program and \$640,934 is designated for the HOME Program.

2. Summarize the objectives and outcomes identified in the Plan

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

The CDBG program is authorized under Title I of the Housing and Community Development Act of 1974, as amended, with the primary objective of developing of viable urban communities. These viable communities are achieved by providing the following, principally for persons of low- and moderate-income:

- Decent housing;
- A suitable living environment; and
- Expanded economic opportunities.

The HOME program was authorized under Title II (the Home Investment Partnerships Act) of the National Affordable Housing Act of 1990 with the primary objective of providing decent, safe, and affordable housing for all Americans and to alleviating the problems of excessive rent burdens, homelessness, and deteriorating housing stock nationwide.

The City will address the following objectives from the Consolidated Plan during the 2022-2023 program year:

- Providing Needed Community Services to LMI Persons
- Planning and Community Development
- Supporting Agencies that Assist Special Needs Population

3. Evaluation of past performance

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

As of the preparation of this document, the City has not yet finalized its 2021-2022 program year. Accomplishment data for the 2021-2022 program year will be reported in the City's 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER). However, the City and its partners were able to accomplish the following during the 2020-2021 program year:

- Sustain and Strengthen Neighborhoods
 - The City did not implement a Graffiti Removal activity during the 2020-2021 program year.
- Preserve Existing & Create New Affordable Housing
 - The City did not implement a First Time Homebuyer Program or Minor Home Repair Program during the 2020-2021 program year.
- Support Agencies that Assist Homeless Populations
 - Provided emergency food, homeless services, and hotel/motel vouchers to 135 unduplicated homeless residents.
 - Provided assistance to 145 unduplicated seniors by providing services that promote a healthier lifestyle through educational workshops (these accomplishments went towards preventing, preparing for, and responding to coronavirus).
- Provide Needed Infrastructure Improvements
 - The City did not implement infrastructure type projects during the 2020-2021 program year.
- Preserve Existing Public Facilities
 - The City did not implement public facility type projects during the 2020-2021 program year.

- Provide Needed Community Services to LMI Persons
 - Provided fair housing services to several unduplicated residents.
 - Provided non-perishable foods to 683 unduplicated residents (these accomplishments went towards preventing, preparing for, and responding to coronavirus).
 - Provided daycare school supervision to 206 unduplicated residents (these accomplishments went towards preventing, preparing for, and responding to coronavirus).
- Planning and Community Development
 - Provided general CDBG Administration services.
 - Provided general HOME Administration services.
- Prepare for, Prevent, and Respond to Coronavirus Pandemic
 - Provided home delivered meals to 222 unduplicated senior residents.
 - Provided emergency housing and utility assistance to several unduplicated residents.
 - Provided financial assistance to four (4) microenterprise businesses to pay for rent and utilities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City placed the Public Hearing Notice in the Huntington Park Bulletin on June 16, 2022. The notice included the date and time of the Public Hearing of July 19, 2022, and 30-day review period which commenced on June 18, 2022, and ended on July 19, 2022. The list of consulted agencies are reported on further in the document. During the review period, the City will continue to gather comments from other agencies. This information will be incorporated into the document once received.

5. Summary of public comments

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

The City did not receive any comments during the preparation of the 2022-2023 Action Plan.

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

Any comments that were received were incorporated into the 2022-2023 Action Plan. More specifically, all comments received will be reported in the appendix section of the document.

7. Summary

During the 2022-2023 program year, the City has established a unified vision to meet the needs of the community by assisting low- and moderate-income individuals and families by:

- Providing Needed Community Services to LMI Persons
- Planning and Community Development
- Supporting Agencies that Assist Special Needs Population

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

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

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

Listed below are the agencies/entities responsible for preparing the Consolidated Plan and administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Huntington Park	Community Development Department
HOME Administrator	Huntington Park	Community Development Department

Table 1 – Responsible Agencies

Narrative

Community Development Department
Attn.: Ishah Ahumada, Project Manager
6550 Miles Avenue
Huntington Park, CA 90255
Email: IAhumada@hpca.gov
Phone: (323) 584-6290

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

1. Introduction

As detailed in the following section, the City developed its five-year 2020-2024 Consolidated Plan through consultation with City departments; housing and public service providers; and adjacent local governments.

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 developed its five-year 2020-2024 Consolidated Plan through consultation with City departments; housing and public service providers; adjacent local governments and community input. As a means of gaining input from housing, homeless and social service providers, the City conducted phone interviews and email surveys to gain input from several agencies that directly impact the areas of need. Based on the results of the surveys and interviews, the City was able to make informed decisions on how to use the HUD funds to assist those in need.

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 City participates in Service Planning Area (SPA) 7 of the Continuum of Care for Los Angeles City and County, and coordinates with the Los Angeles Homeless Services Authority (LAHSA), local communities and various service agencies to provide a continuum of services and facilities for the homeless and persons at-risk of becoming homeless. As the lead agency, LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies and elected officials to determine priority needs and services from local, regional, and county-wide basis. According to HUD, a CoC is "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." HUD identifies four necessary parts of a continuum:

- Outreach, in-take, and assessment
- Emergency shelter
- Transitional housing with supportive services
- Permanent & permanent supportive housing with services if needed

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

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is not a direct recipient of Emergency Solution Grant (ESG) funds. However, the City collaborates with various agencies, such as Salvation Army, to address the needs of the homeless or at risk of homelessness within the community. In addition, the City continues to work closely with LAHSA to assist in their mission to create a strategic vision that creates solutions for the crisis of homelessness grounded in compassion, equity, and inclusion.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Huntington Park
	Agency/Group/Organization Type	Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Local policies impacting HUD programming
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearings. City Council members reflect on the needs of their constituents in the community, which have been identified in the 5-Year Consolidated Plan and coordinating Annual Action Plans.
2	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City will continue to contract with a Fair Housing Service Provider to assist with tenants and landlords with rental laws and regulations.

3	Agency/Group/Organization	The Los Angeles County Development Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The LACDA administers the Section 8 program within the Los Angeles County jurisdiction, including the City of Huntington Park.
4	Agency/Group/Organization	The Salvation Army Southeast Communities
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army plans to continue providing much needed homeless and homelessness prevention services to those in need.
5	Agency/Group/Organization	Huntington Park Public Library
	Agency/Group/Organization Type	Other – Library
	What section of the Plan was addressed by Consultation?	Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.

6	Agency/Group/Organization	Los Angeles Unified School District
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Market Analysis Housing Need Assessment Homelessness Needs – Unaccompanied Youth Non-Homeless Special Needs Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
7	Agency/Group/Organization	Centro de Desarrollo Familiar – Domestic Violence
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with Children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
8	Agency/Group/Organization	Loved Ones Victim Services
	Agency/Group/Organization Type	Services – Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.

9	Agency/Group/Organization	Niños del Cielo – Special Needs
	Agency/Group/Organization Type	Services – Children Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
10	Agency/Group/Organization	Child Welfare
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Families with Children Homelessness Needs – Unaccompanied Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
11	Agency/Group/Organization	Spectrum
	Agency/Group/Organization Type	Services – Broadband Internet Service Providers Services – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.

12	Agency/Group/Organization	AT&T
	Agency/Group/Organization Type	Services – Broadband Internet Service Providers Services – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
13	Agency/Group/Organization	Hub Cities
	Agency/Group/Organization Type	Services - Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
14	Agency/Group/Organization	Human Services Association
	Agency/Group/Organization Type	Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Victims of Domestic Violence Services – Health Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Families with Children Non-Homeless Special Needs Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.

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

The City maintains a list of agencies and organizations that were invited to participate at multiple points in the planning process. All entities were encouraged to attend meetings and participate in surveys. Any agency or organization that was not consulted and wishes to be included in the City’s stakeholders list may contact the Community Development Department at (323) 584-6290. The City is in the process of reaching out to neighboring Cities and additional agencies to gather more input. This document is a DRAFT ONLY.

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	LAHSA uses housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps LAHSA to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. The City participates with LAHSA in building the regional CoC to address the homeless and persons at-risk of homelessness.
Housing Element	City of Huntington Park	The Housing Element is one of the seven mandated elements of the City’s General Plan. The Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. It is the chief policy document for the development of affordable housing and market rate housing. In line with this policy, the City will continue to utilize funds to help promote fair housing opportunities and affordable housing.

Table 3 – Other local / regional / federal planning efforts

Narrative

During the 2022-2023 program, the City will strive to continue its coordination efforts with local, regional, and federal agencies to further the goals and objectives. The City will ensure to partner with neighboring jurisdictions to obtain input on activities that are mutually beneficial to increase the amount of assistance provided with local, state and federal funds. Lastly, the City will continue to focus their efforts on community outreach, to ensure the publics’ involvement is known in establishing and addressing their needs.

AP-12 Participation – 91.105, 91.200(c)

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

On June 16, 2022, the City published the Public Hearing Notice in the Huntington Park Bulletin informing the public of the date and time of the Public Hearing Meeting. In compliance with the City’s Citizen Participation Plan (CPP), the City held a Public Hearing Meeting on July 19, 2022, to receive public testimony and Council approval on the proposed activities reported in the 2022-2023 Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-Targeted/Broad Community	Public Notice was placed in the Huntington Park Bulletin on June 16, 2022, regarding the Public Hearing scheduled for July 19, 2022.	Comments will be reported prior to submission to HUD.	The City noted and accepted all comments.	Not applicable.
2	Public Hearing	All residents	Public Hearing was taken before the City Council on July 19, 2022, to receive public testimony and Council approval on the proposed activities reported in the draft 2022-2023 Action Plan.	Comments will be reported prior to submission to HUD.	The City noted and accepted all comments.	Not applicable.

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

During the 2022-2023 program year, the City will receive \$1,112,249 in CDBG funds and \$640,934 in HOME funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,112,249	\$0	\$0	\$1,112,249	\$2,224,498	The expected amount available for the remainder of the ConPlan period assumes the same funding level for future years.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$640,934	\$0	\$0	\$640,934	\$1,281,868	The expected amount available for the remainder of the ConPlan period assumes the same funding level for future years.

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 elimination of Redevelopment Agency Program funds resulted in a large loss of crucial leveraged resources for development and preservation of affordable housing in the City, and all cities throughout California. However, the City will work hard to invest CDBG and HOME funds with other local, state, federal and private resources, such as Federal and State Low-Income Housing Tax Credits to acquire and develop affordable housing units within the City and the CalHOME Homekey funds to acquire and rehabilitate a variety of housing types such as hotels and motel to serve people experiencing homelessness or who are at risk of homelessness.

The City has been identified by HUD as a fiscally distressed jurisdiction under the HOME program and therefore has been granted a 100-percent match reduction during the 2021-2022 program year. The City anticipates receiving a 100-percent match reduction during the 2022-2023 program year.

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

As of the execution of this document there are currently no publicly owned land or property located within the City that may be used to address the needs identified in the plan.

Discussion

During the 2022-2023 program year, the City will try to leverage CDBG and HOME funds, but will rely heavily on other local, state, federal and private resources to increase the development and preservation of affordable housing within the community.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Agencies that Assist Homeless Populations	2022	2023	Homeless	City of Huntington Park	Priority Homeless Needs	CDBG: \$166,836	Public service activities other than Low/Moderate Income Housing Benefit: 430 Persons Assisted
2	Planning and Community Development	2022	2023	Planning and Community Development	City of Huntington Park	Planning and Community Development	CDBG: \$222,449 HOME: \$64,093	Other: 3
3	Preserve Existing & Create New Affordable Housing	2022	2023	Affordable Housing	City of Huntington Park	Priority Housing Needs	HOME: \$96,141	Other - 1

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Support Agencies that Assist Homeless Populations
	Goal Description	Using CDBG public service funds, the City will provide assistance to homeless service providers.
2	Goal Name	Planning and Community Development
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG and HOME Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, (7) Preparation of the CAPER and (8) Contract with a Fair Housing Service Provider who will assist tenants and landlords with rental laws and regulations. Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities (except for FY19-20 and FY20-21, HUD waiver approved to increase administration from 10% to 25% for HOME due to COVID-19). (Project: CDBG Administration, HOME Administration)
3	Goal Name	Preserve Existing & Create New Affordable Housing
	Goal Description	The City will use HOME funds to preserve existing and creating new affordable housing.

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

Currently, the City has not yet allocated funds to affordable housing type activities. However, the City will look at potentially funding these types of activities later in the program year and will allocate dollars via a Substantial Amendment.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are based on the City’s identified priority needs and activities. Projects/programs operated citywide are noted. Most of the projects are targeted to low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

Projects

#	Project Name
1	Salvation Army
2	Inner City Visions
3	Fair Housing Foundation
4	CDBG Program Administration
5	HOME Program Administration
6	HOME CHDO Set-Aside

Table 7 - Project Information

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

The proposed activities listed were based on the City's Needs Assessment, Market Analysis and public outreach as reported in the City’s 5-Year Consolidated Plan. The City is aware that it has not yet programmed all of its anticipated CDBG and HOME resources. However, the City is looking to add additional projects that will fully exhaust the City’s anticipated resources in the near future to address the underserved needs of the community.

AP-38 Project Summary

Project Summary Information

1	Project Name	Salvation Army
	Target Area	City of Huntington Park
	Goals Supported	Support Agencies that Assist Homeless Populations
	Needs Addressed	Priority Homeless Needs
	Funding	CDBG: \$83,418
	Description	This program provides services to the homeless, those at-risk of being homeless and low-income families/persons through the provision of various activities including emergency food services for families, senior food bags, showers, clothing and furniture vouchers, emergency motel vouchers and bus tokens.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	300 persons
	Location Description	Citywide
Planned Activities	Homeless Services	

2	Project Name	Inner City Visions
	Target Area	City of Huntington Park
	Goals Supported	Support Agencies that Assist Homeless Populations
	Needs Addressed	Priority Homeless Needs
	Funding	CDBG: \$83,418
	Description	The program will provide case management, referral, and/or supportive services to homeless individuals within the City, especially those who may be averse to becoming actively engaged in efforts to transition them from the streets into permanent housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	130 persons
	Location Description	Citywide
Planned Activities	Homeless Services	

3	Project Name	Fair Housing Foundation
	Target Area	City of Huntington Park
	Goals Supported	Planning and Community Development
	Needs Addressed	Other Housing and Community Development Needs
	Funding	CDBG: \$20,000
	Description	Fair housing services will include housing discrimination counseling and investigative services, landlord-tenant housing dispute resolution services, education and outreach services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Other - 1
	Location Description	Citywide
Planned Activities	Fair Housing Services	

4	Project Name	CDBG Program Administration
	Target Area	City of Huntington Park
	Goals Supported	Planning and Community Development
	Needs Addressed	Other Housing and Community Development Needs
	Funding	CDBG: \$202,449
	Description	This program provides for the overall development, financial management, coordination, and monitoring of the CDBG program, HUD communication, public participation, as well as planning and urban environmental design and studies.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Other - 1
	Location Description	Citywide
Planned Activities	CDBG Program Administration.	

5	Project Name	HOME Program Administration
	Target Area	City of Huntington Park
	Goals Supported	Planning and Community Development
	Needs Addressed	Other Housing and Community Development Needs
	Funding	CDBG: \$64,093
	Description	Funds provide for the overall development, management, coordination, and monitoring of the HOME program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Other - 1
	Location Description	Citywide
Planned Activities	HOME Program Administration	

6	Project Name	HOME CHDO Set-Aside
	Target Area	City of Huntington Park
	Goals Supported	Preserve Existing & Create New Affordable Housing
	Needs Addressed	Priority Housing Needs
	Funding	HOME: \$96,141
	Description	This activity will provide for the minimum of 15% of HOME dollars required by the City to set-aside for Community Housing Development Organization (CHDO) type activities to be allocated at a later date.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Other - 1
	Location Description	Citywide
	Planned Activities	CHDO Set-Aside

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

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, most CDBG-funded facility projects are targeted in census tracts/block groups where at least 51% of the residents are low-to moderate income.

Geographic Distribution

Target Area	Percentage of Funds
City of Huntington Park	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are no specific geographic target areas in the City; however, all public service programs funded with CDBG will be available citywide to eligible persons. The City will also allocate CDBG funds for public facility and public infrastructure projects located in eligible low- and moderate- income areas. Finally, HOME funds are allocated to housing projects located citywide.

Discussion

The City will provide CDBG funding to both income eligible residents and income eligible census tract/block groups. As for HOME, the City will provide assistance to income eligible residents and or participants.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The need for expanding the supply of affordable housing for low- and moderate-income residents within the City continues to increase especially in recent years due to the rise in housing prices. In addition, the City established a priority for preserving affordable housing occupied by low- and moderate-income households, as the preservation of affordable housing is a cost-effective means of allocating limited resources for housing that is already available and affordable for low- and moderate-income households.

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

Table 9 - 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
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

Discussion

The City has established high priority needs for expanding and preserving the supply of affordable housing throughout the City. However, at the time of the execution of this document, the City has not yet determined which types of activities it will be funding to address these priority needs.

AP-60 Public Housing – 91.220(h)

Introduction

This section does not apply to the City of Huntington Park, as the City does not directly administer a public housing or Section 8 program. The Housing Assistance Voucher (formerly Section 8) Rental Assistance Program is administered by the Los Angeles County Development Authority (LACDA). The information provided below is for educational purposes only.

The main difference between Section 8 and Public Housing is ownership and management of the properties. For Section 8, private landlords own the properties and accept Section 8 vouchers on behalf of their renters from the government. For Public Housing, the government owns and operates the properties. Based on LACDA's Annual Plan for Fiscal Year 2022-2023, the Section 8 and Public Housing programs currently have a waiting list of 37,228 applicants and 24,685 applicants, respectively. The amount of time spent on the waiting list for each program varies but can be as long as 14 years for Section 8 and five (5) years for Public Housing. The LACDA administers 1,745 Project-Based Vouchers (PBV) across 48 properties.

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

LACDA is proposing the following major changes to the Public Housing during the 2022-2023 program year:

- Expansion of Waiting List Jurisdiction
- Conduct Annual Reexaminations Online Only
- Transitional Aged Youth (TAY) Preference
- Additions to the Lease

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

The LACDA and the City encourage and promote public housing residents to explore homeownership opportunities and programs. LACDA's Home Ownership Program (HOP) provides a second mortgage loan for first-time buyers that can amount up to \$85,000 or 20% of the purchase prices, depending on which is less. The program offers 0% interest loans with a deferred payment. The loans provide down payment and/or closing assistance, secured with a Deed of trust and Promissory Note. Qualifying applicants must not have owned a home in the last three (3) years and the home must be owner-occupied. LACDA also has an effective Family Self-Sufficiency (FSS) program that assists participants to move toward self-sufficiency and homeownership. The FSS program requires Public Housing Authorities (PHAs) to develop strategies, such as job training, homeownership programs, scholarships, tuition reimbursement, childcare and transportation, to help public housing residents obtain employment that will lead to economic

independence (LACDA, Annual Plan for Fiscal Year 2021-2022). In addition, the City will provide outreach and workshops to the community to inform them of housing opportunities within the community.

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

Not applicable, LACDA is designated as a High Performing PHA.

Discussion

Huntington Park's Housing Assistance Voucher (formerly Section 8) Rental Assistance Program is administered by the LACDA. As a high performing PHA, LACDA is well-positioned to continue providing affordable housing within the City and the County as a whole. For more information regarding the Section 8 program, please visit their website at www.lacda.org

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

Introduction

Homelessness is a continuing problem throughout California and urban areas nationwide. A homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2020 indicated that on any given day there are an estimated 63,706 homeless persons in Los Angeles County. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, veterans, or persons with serious mental illness. Huntington Park is located within the Service Planning Area (SPA) 7, which had a 2020 homeless estimate of 4,586 people, of which 282 unsheltered persons were reported within Huntington Park.

For homeless individuals or those at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in available funding through Section 8 and HOME and the loss of Redevelopment Housing funds. For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations. These residents often struggle with physical and mental health problems in addition to substance abuse issues.

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

Although the City does not manage a homeless prevention program, during the 2022-2023 program year, the City looks forward to making strides in addressing the following for its homeless population:

- Rental Assistance for homeless veterans
- Rapid re-housing for homeless families
- Funding for homeless services
- Public housing homeless preference
- L.A. County homeless initiative

The City continue to partner with services providers such as, the Southeast Churches Service Center and the Salvation Army Southeast Communities, both provide a referral service and transportation to the nearby Salvation Army Bell Shelter in the City of Bell. The Bell Shelter assesses the individual needs of homeless persons including case management, supportive and transitional housing, individual or group counseling, a drug and alcohol program, job search assistance, homeless veteran's reintegration, adult education, and a mobile medical clinic.

Lastly, the City of Huntington Park Police Department (HPPD) is part of the Southeast Regional Mental Evaluation Team (SERMET), a successful mental health and homeless outreach partnership with the Los

Angeles County Department of Mental Health. SERMET facilitates police officers and mental health clinicians to work together to provide support and resources to the mentally ill and homeless population in the community. Resources include outreach, referral services to other institutions, and assistance with housing. Homeless individuals or families and those at risk of homelessness had the opportunity to get connected to supportive services, treatments, public resources, and support groups through the Salvation Army.

Addressing the emergency shelter and transitional housing needs of homeless persons

Huntington Park addresses the needs of the homeless and other persons who are in need of shelter by taking part in programs operated by public agencies. Even though there are no emergency shelters that are located in the City, a regional shelter is located just adjacent in the City of Bell. The Bell Shelter even offers programs that include case management, substance abuse rehabilitation, counseling, on-site health care and medical referrals, computer and job training search programs, veterans' reintegration programs, and life skills classes. Adult educational and ESL classes are offered as well through the LA Unified School District (LAUSD), which can lead to different vocational certificates. The County of Los Angeles Department of Mental Health provides an array of services through various agencies throughout the County.

The City has also amended its Zoning Ordinance to permit emergency shelters with up to 30 beds in the Manufacturing Planned Development (MPD) zone by right and emergency shelters with more than 30 beds, subject to a Conditional Use Permit (CUP). All of which are subject to the same development and management standards as other permitted uses in the zone. The City's MPD development standards are appropriate to facilitate emergency shelters. There are many instances of emergency housing that eventually lose upkeep and CUPs will provide a guide and requirements for adequate housing. The discretionary actions and conditions of approval will provide regulation for housing amenities, operations, management, security/safety, and transit accessibility is vital to the development of Emergency Housing. 30 beds are manageable and any more would require more stringent requirements, staffing, and security to protect the homeless population.

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

As the demand for housing steadily increases, the city considers the number of extremely low-income housing to increase in the years to come. For this reason, the City will look to leverage CDBG and HOME funds to promote financial assistance for extremely low-income households by providing financial assistance and implementing a Housing Choice Voucher program for Assisted Dwelling Unit (ADU) owners and eligible residents, and refer residents to Fair Housing Foundation per Program 11 in the City's Housing

Element.

In addition, to increase the amount of affordable housing units for those chronically homeless, the City will actively request Single Room Occupancy (SRO) development proposals to utilize density bonuses as well in order to allow a variety of income categories and quantitative objectives for the planning period.

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 City refers individuals and families in need to one of the nearby shelters or programs administered by homeless service agencies. For example, The Salvation Army will continue to provide transportation assistance to those individuals who wish to proceed to the Bell regional shelter or any other shelters in neighboring communities.

In addition, the City will work closely with LACDA to promote its Family Self-Sufficiency (FSS) Program which encourages families to pursue goals of furthering their education, training and employability in an effort to secure funds for housing.

Discussion

In an ongoing effort to address the necessities of the homeless and those at risk of homelessness, the City focuses on the development of rational and effective programming, which consist all of: partnerships with service providers capable of leveraging other funding, the ability to create or secure affordable housing, perform homeless case management, and engage with the homeless through a street outreach component in order to connect them to available services. The City's overall objective is to expand on current homeless programs and activities within a larger emphasis on homeless veterans and families to accommodate with.

The City has completed an agreement with Fair Housing Foundation in order to issue a wide range of fair housing services to assure equal housing opportunities for its residents. Individuals or families who are homeless and those at jeopardy of homelessness will have the opportunity to get associated with supportive services, treatments, public resources and support groups through the Salvation Army. Those in lower income households who overpay for housing are more likely to be at risk of becoming homeless upon loss of employment. The City will also consult with the LAHSA to provide for Section 8 rental assistance to homeless individuals and families, which those at risk of becoming homeless may also be included.

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

Introduction:

The City has had a strong history of being able to support affordable housing. The City itself has gone on to adopt numerous provisions within the Zoning Ordinance that facilitates a range of residential development types and encourages affordable housing. Those provisions include flexible development standards for affordable housing, a density bonus ordinance, and reasonable accommodation procedures for persons with disabilities. Furthermore, the City and its former Redevelopment Agency have provided financial assistance to support mixed income housing projects. However, the loss of Redevelopment Housing Funds, along with reductions in Federal HOME funds, have dampen the level of future affordable housing productions in the City.

The primary barrier to the provisions of affordable housing in Huntington Park, besides funding constraints, are the lack of vacant land that is suitable for residential development. Separate owners of smaller parcels hold much of the underdeveloped and residentially zoned lands in the City, which calls for alternative policy tools. To accommodate for higher density infill developments, these tools consist of lot consolidation and/or demolition of existing structures that are old.

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

To remove and ameliorate the negative impacts of public policies that serve as barriers to affordable housing, the City's Planning Department has been tasked with reviewing their long-term strategy documents to develop a well-rounded guide the City can use moving forward to promote integration and preventing low-income housing concentration. During the 2022-2023 program year, the City's plans to ameliorate the negative effects of public policies include but are not limited to:

- Maintain affordability controls on government-assisted housing units in the City.
- Facilitate the development of accessory dwelling units (ADUs) and permit streamlining techniques as a means to provide affordable housing opportunities in existing neighborhoods.
- Promote the rehabilitation of room additions to alleviate overcrowding.
- Strengthen multi-family neighborhoods through a partnership with nonprofits in the acquisition and rehabilitation of deteriorated properties and provision of long-term affordable housing.
- Monitor all regulations, ordinances, departmental processing procedures, and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs.
- Review the governmental and nongovernmental constraints and adopt amendments to the zoning codes and ordinances to allow for more flexibility for development.
- Implement land use policies that allow for a range of residential densities and housing types to

address Huntington Park's regional housing needs.

- Encourage and facilitate residential development with Density Bonuses and Affordable Housing Overlay.

Discussion:

The City plans to review communities needs and their financial options to determine the best strategy to reduce the barriers that impedes increasing affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The City has identified long-range strategies, activities, and funding sources to implement the goals in the areas of housing and community development services for the benefit of the residents.

Actions planned to address obstacles to meeting underserved needs

- The City will continue to seek other resources and funding sources to address the bigger obstacles in order to meet the community's underserved needs, which is the lack of funding and/or inadequate funding.
- The City will look for more innovative and creative ways to make its delivery systems comprehensive and continue existing partnerships with both for-profit and non-profit organizations.
- The City is currently addressing certain housing needs with federal funds such as availability, condition, and fair housing practices in order to prevent homelessness.
- The City is also addressing community development needs with federal funds such as infrastructure, improving public facilities and enhanced code enforcement.

Actions planned to foster and maintain affordable housing

The City is providing funding support to local public service agencies such as the Salvation Army that addresses the service needs of the homeless and those at risk of becoming homeless. The City plans to continue the Emergency Housing Assistance Program through CDBG-CV to assist those affected by COVID-19 with their rent or mortgage.

Actions planned to reduce lead-based paint hazards

To better protect children and families against lead poisoning, in 1999 HUD instituted and revised lead-based paint regulations to focus more around the following five activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead Based Paint Regulations (Title X), that requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the City's Residential Rehabilitation Program and the Acquisition/Rehabilitation of Affordable Rental Housing Program. These programs select units within rental housing projects and runs rehabilitation test if not

statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected and is paid for through CDBG or HOME funds, as appropriate.

The Community Development Department coordinates the City's efforts to reduce lead-based paint hazards pursuant to HUD Lead Based Paint Regulations (Title X). To reduce lead in existing households, all rehabilitation and minor home repair projects that are funded with CDBG and HOME are tested for lead and asbestos. When a lead-hazard is seen as present, a lead consultant is hired to provide abatement or implementation of interim controls.

The City will also coordinate with the L.A. County Childhood Lead Prevention Program (CCLPP), who is responsible for enforcement of L.A. County's Lead Abatement Ordinance, including inspection, regulations, and consultation. The CCLPP provides the City with the address of any households where there is evidence of lead poisoning, which may include elevated blood levels in children or any other evidence of lead from a physical inspection of a property. The City will then contact the property owner and offer financial aid to assist in the abatement of the hazard. The City provides lead hazard education and outreach through its newsletter and at other information distribution outlets (e.g., City Hall, Parks and Recreation, and the Library).

As part of the City's Housing Programs, the Lead Hazard Control Program (LHCP) will continue to offer grants to eligible households for lead hazard remediation such as interior and exterior painting, window and door replacement and other types of abatement. The LHCP also promotes education for owners and tenants to help prevent childhood lead poisoning. Eligible families must meet the following criteria:

- Single and Multi-Family properties in the City constructed prior to 1978.
- Positive levels of lead-based paint, in poor condition.
- One or more-bedroom units
- Low-Income Families with children under six (6) years of age that reside or visit the property.

Lastly, the City's Minor Home Repair program can provide weatherization services, and as needed exterior paint, and perform healthy home interventions. The interventions focus on repairs for integrated pest management, moisture problems, smoke alarms, and correction or replacement of faulty appliances.

Actions planned to reduce the number of poverty-level families

Based on the Consolidated Plan's Needs Assessment and available funds for program year 2022-23, the City will allocate available resources (CDBG and HOME) to support public service programs for the benefit of low to moderate-income residents. In order to provide community enrichment programming, affordable housing, case management services and development of life skills and self-sufficiency, the City

will expand and create new partnerships with service providers and community-based organizations.

Actions to be taken:

- Allocating at minimum 15 percent of CDBG entitlement funds for public services to increase family stability for lower income households.
- Offer First-Time Homebuyer Program to income eligible persons and households.

Additionally, the City encourages social service providers, the government, housing providers/developers and the private sector to provide services and development programs that enhance job opportunities for Huntington Park residents, particularly low-income individuals.

The City will fully comply with Section 3 of the Housing and Community Development Act to help foster local economic development and individual self-sufficiency. This set of regulations requires that the City provide job training, employment, and contracting opportunities for low or very low-income residents in connection with housing and public construction projects.

Actions planned to develop institutional structure

As the recipient of CDBG and HOME funds, the City has delegated the Federal Funding and Grants Division to be the lead Division responsible for the overall administration of HUD grants. Furthermore, the Division will prepare the Consolidated Plan every five years, the Annual Action Plan and CAPER, as well as other reports required by federal rules and regulations. The Community Development Department will prepare the Analysis of Impediments to Fair Housing Choice.

To implement the City's five-year strategy in addressing the priority needs in the Consolidated Plan for Fiscal Years 2020/2021 – 2024/2025, the City will work with many programs. These programs include non-profit agencies, for-profit developers, advocacy groups, clubs, organizations, neighborhood leadership groups, City departments and private sectors. Engaging the community and stakeholders in the delivery of services and programs will be vital in overcoming gaps for the benefit of low to moderate residents. The City will also utilize public notices, Community Workshops and Meetings (as appropriate), the City's website, and other forms of media to deliver information on how to carry out the Consolidated Plan strategies.

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

In an ongoing effort to bridge the gap of various programs and activities, the City has developed partnerships and collaborations with local service providers and City departments that have been instrumental in meeting the needs and demands of the homeless, which may include low-income individuals and families. Over the years, the City has created new partnerships or expanded them along the way. These partners include the Huntington Park Police, Parks and Recreation, and Public Works

departments. Service programs that partner with the City also include Southeast Churches Service Center, Los Angeles Legal Center, The Salvation Army, YMCA, and the Los Angeles Homeless Services Authority (LAHSA). During FY 2022-23, the City plans to continue developing more partnerships.

Discussion:

Over the current fiscal year FY 2022-23, the City will reassess current actions to address the obstacles and modify them accordingly.

Program Specific Requirements

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

Introduction:

The City participates in HUD's CDBG Program that is used for creating decent affordable housing, suitable living environments, and economic opportunities. The new program year (2022/23) will begin on July 1, 2022, with an expected allocation of \$1,112,249.

The City also participates in HUD's HOME Program that can be used to promote affordable housing in the City through activities such as homeowner rehabilitation, homebuyer activities, rental housing development, and tenant-based rental assistance. The new program year (2022/23) will commence on July 1, 2022, an expected allocation of \$640,934.

The City's HUD funded programs and activities under the Annual Action Plan for FY 2022-2023 shall follow all HUD required regulations and policies concerning program income, low moderate- income benefit for the CDBG program, resale and recapture provisions for the HOME program and other forms of investment.

Eligible applicants receiving CDBG assistance include subrecipients (awarded non-profits) who may carry out programs to benefit program beneficiaries on behalf of the City. Applications from interested subrecipients may be solicited by the City directly or via published Notices of Funds Availability at the discretion of the City. Eligible beneficiaries for CDBG funded Minor Home Rehab, HOME funded Housing Rehabilitation or First-Time Homebuyer Programs include households earning less than 80 percent of Area Median Income (AMI). Eligible participants are those who have not previously owned a home (in the last three years) for the City's First-Time Homebuyer Program and those who reside in a single- family owner-occupied housing unit for the City's Housing Rehabilitation Program and Minor Home Rehab Program. Awarded funds will be provided on a first come first serve basis (completed application with support documentation) in order to eliminate favoritism. A client waiting list will be established in the event of limited funds for any specific program. The City's HOME programs will be advertised via flyers, notification on the City's website, and if necessary, publication in a newspaper of general circulation. The City will also conduct program workshops as necessary to solicit prospective applicants.

The program guidelines and applications for all programs may be obtained in person at the City's Federal Funding and Grants Division located at City Hall.

**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.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will provide grants, interest-bearing and non-interest-bearing deferred payment loans or residual receipts loans permitted under 24 CFR 92.206 (b) (1). The City will not institute other forms of investment forms not described in the aforementioned section nor provide loan guarantees described under 24 CFR 92.206 (b) (21).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In FY 22-23, the City plans to reinstate First Time Homebuyer Program. Currently, the City is following the recapture guidelines listed below:

HOME Loan. The City provides a “silent second” deferred trust deed mortgage to fund the difference between the market sales price (up to a maximum sale price established by HUD) and a mortgage amount that will provide an affordable housing cost to low and moderate-income households. The City loan is structured as a junior deferred loan to allow the borrower’s repayment ability to be fully utilized under the primary loan. The City HOME loan will be recorded as a lien on the property, and will be due upon sale or transfer of title or when the borrower no longer occupies the home as his/her principal residence as required under 24 CFR 92.254. Homebuyers will sign a HOME Agreement pursuant to §92.504(c)(5) of the HOME rule, which outlines the affordability restrictions and recapture guidelines, as well as a Promissory Note and Deed of Trust.

Affordability Requirements. The affordability period in connection with the resale of HOME-assisted units will be 30 years.

Recapture Provisions. Should the property cease to be the principal residence of the homebuyer, the City will recapture the full amount of HOME investment (HOME subsidy) to the extent where there are net proceeds following the sale of the property and repayment of non-HOME loan repayments and closing costs. Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (non-HOME funds) and customary closing costs. This limitation applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). This indebtedness becomes due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent where there are sufficient “net proceeds”. If upon the voluntary or involuntary sale of the property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the City

HOME loan, the Homebuyer is relieved from any further obligation to pay the indebtedness.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City loan is structured as a “Silent Second” loan (junior deferred loan) to allow the borrower’s repayment ability to be fully utilized under the primary loan. The City HOME loan will be recorded as a lien on the property, and will be due upon sale or transfer of title or when the borrower no longer occupies the home as his/her principal residence as required under 24 CFR 92.254. Homebuyers will sign a HOME Agreement pursuant to §92.504(c)(5) of the HOME rule, which outlines the affordability restrictions and recapture guidelines, as well as a Promissory Note and Deed of Trust.

Affordability Requirements. The affordability period in connection with the resale of HOME-assisted units will be 30 years.

Recapture Provisions. Should the property cease to be the principal residence of the homebuyer, the City will recapture the full amount of HOME investment (HOME subsidy) to the extent there are net proceeds following the sale of the property and repayment of non-HOME loan repayments and closing costs. Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (non-HOME funds) and customary closing costs. This limitation applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). This indebtedness becomes due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent there are sufficient “net proceeds”. If upon the voluntary or involuntary sale of the property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the City HOME loan, the Homebuyer is relieved from any further obligation to pay the indebtedness.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not propose to provide refinancing with HOME funds as described under 24 CFR 92.206(b). However, when lending HOME funds for single-family dwellings, the City may find it necessary to allow refinancing to permit or continue affordability under §92.252. If so, the City will amend its Consolidated Plan to describe refinancing guidelines that include the following refinancing general guidelines:

- a) Demonstrate the rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- b) Require review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving

the targeted population over an extended affordability period can be demonstrated.

c) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

d) Specify the required period of affordability, whether it is the minimum 15 years or longer.

e) Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area.

f) State that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.