



City of Carson

2020-2021

Consolidated Annual Performance and
Evaluation Report (CAPER)

DRAFT FOR PUBLIC REVIEW

Community Development Department
701 East Carson Street
Carson, California 90745

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Expected outcome for Homeowner Housing Rehabilitated was 5 units (all associated with the Neighborhood Pride Program). This was because the originally-adopted Annual Action Plan substantially reduced funding for this program. A Substantial Amendment that was approved in April reallocated some funding to this program, enabling 11 units to be rehabilitated. The target for the City's fair housing program was to serve 45 clients. Accomplishments for the year were 85 clients.

The adopted Action Plan provided for two capital improvement projects, a street infrastructure project in eligible target areas, and a public facility project consisting of planned improvement at Foisia Park. The Substantial Amendment approved in April canceled both projects and reallocated that funding to another public facility project, Americans with Disabilities Act-related improvements at Anderson Park. Because of the late inception of the Anderson Park project, that project was carried over to PY 2021.

The adopted Action Plan also provided CDBG entitlement funding for assistance to small local businesses suffering negative impacts as a result of the COVID-19 pandemic. However, the City allocated subsequent CDBG-CV funding (supplemental CDBG funding to prevent, prepare for, and respond to the coronavirus) for that purpose, thus the Substantial Amendment approved in April reallocated the CDBG entitlement funding originally designated for the business assistance program to the Neighborhood Pride Program, thus bolstering the funding for the latter program.

Targets for the CDBG-funded public service programs were set at 2,680 clients. Preliminary accomplishment data indicates 1,101 clients. Many of the public service providers were forced to curtail operations because of the COVID-19 health emergency.

Recognizing homelessness to be a high priority item, the City set targets for the reduction of homelessness at 25 during PY 2020. The total of homeless in Carson (as measured by the Los Angeles Homeless Services Authority's annual point-in-time count) has fluctuated substantially over the past five years, but may be showing signs of stabilizing. While there was no CDBG funding for homeless services in the PY 2020 Annual Action Plan, the City accessed funding from the United Way of Los Angeles' Home for Good initiative to continue its collaboration with the South Bay Cities Council of Governments and People Assisting the Homeless on a homeless outreach program, and continued working with the Los Angeles

Homeless Services Authority and South Bay Coalition to End Homelessness. Results from LAHSA's January 2020 Greater Los Angeles Homeless Count showed 158 homeless persons in Carson, markedly down from the adjusted total of 326 in 2019 and 462 in 2018. (The 2020 total is actually comparable to the adjusted 2015 total of 157.) LAHSA did not conduct a 2021 homeless count due to the COVID-19 pandemic. As a participant in the Los Angeles County Homeless Initiative, the City obtained a planning grant from the County Homeless Initiative and secured the services of Shelter Partnership, Inc. to assist in developing a comprehensive plan to prevent and combat homelessness, which was presented to and adopted by the City Council in July of 2018. Implementation during PY 2020 was delayed by the pandemic. However, in spite of (and actually, because of) the pandemic, City staff proceeded with a homeless outreach and resource event on May 12, 2021 at Dominguez Park, similar to events held there in the fall of 2016, 2019, and 2019, but this time focused on distributing coronavirus vaccine to the local homeless population.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Affordable Housing Options	Affordable Housing	CDBG: \$303,387	Homeowner Housing Rehabilitated	Household Housing Unit	5	11	220.00%	5	11	220.00%
Maintain and promote neighborhood preservation	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%

Support Public Services	Non-Housing Community Development	CDBG: \$80,562	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2680	1101	48.11%	2680	1101	48.11%
Promote Community Development Programs	Non-Housing Community Development	CDBG: \$200,749	Decent affordable housing Neighborhood Presevation Services for special needs and LMI households Fair housing	Other	45	85	188.89%	45	85	188.89%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

High priority goals were: Expand affordable housing options; Maintain and promote neighborhood preservation; Support public services; and Promote community development programs. The goal for the Neighborhood Pride Program (owner-occupied housing rehabilitation) was 5 units, due to the limited initial funding. The Substantial Amendment approved in April reallocated additional funding to the program, and thus a total of 11 units were rehabilitated. The goal for the fair housing program (run by the Housing Rights Center) was 45 clients. The actual total was 85. The adopted Action Plan provided for two capital improvement projects, a street infrastructure project in eligible target areas, and a public facility project consisting of planned improvements at Foisia Park. The Substantial Amendment approved in April canceled both projects and reallocated that funding to another public facility project, Americans with Disabilities Act-related improvements at Anderson Park. Because of the late inception of the Anderson Park project, that project was carried over to PY 2021. Targets for the public service programs were 2,680 clients. The preliminary total for the year was 1,101. (Many of the public service providers were forced to curtail operations due to the COVID-19 pandemic.)

Viewing homelessness as a high priority, the City set a target of reducing homelessness by 25. While there was no CDBG entitlement funding for homeless services in PY 2020, the City obtained funding from the United Way (Home for Good) to continue the joint homeless outreach program

with the South Bay Cities Council of Governments and People Assisting the Homeless, and continued working with the Los Angeles Homeless Services Authority and South Bay Coalition to End Homelessness. The City did allocate a total of \$60,000 from its CDBG-CV allocation to a homeless services provider. Results from LAHSA's 2020 Homeless Count saw Carson homelessness decline from 326 (the adjusted 2019 total) to 158. LAHSA did not conduct a 2020 homeless count due to the COVID-19 pandemic. However, in spite of (and actually, because of) the pandemic, City staff proceeded with a homeless outreach and resource event on May 12, 2021 at Dominguez Park, similar to events held there in the fall of 2016, 2019, and 2019, but this time focused on distributing coronavirus vaccine to the local homeless population.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	346
Black or African American	190
Asian	63
American Indian or American Native	15
Native Hawaiian or Other Pacific Islander	121
Total	1196
Hispanic	714
Not Hispanic	482

Table 2 – Table of assistance to racial and ethnic populations by source of funds

(Preliminary data—not complete)

Narrative

Direct Benefit Activities: The City tracked demographics of the households directly benefiting from the CDBG grant programs, including race, ethnicity, family size, female heads of household (44 reported), and persons with a disability (30 reported). These direct benefit activities included housing rehabilitation loans, housing rehabilitation grants, and the public service programs. This information is used for reporting in IDIS and also (in the case of housing activities) for fair housing statistics.

The totals for race and ethnicity shown above do not correspond, and are at considerable variance from the proportions indicated by the city's 2010 Census figures because some 75 beneficiaries elected to identify as "other" or various multi-racial categories rather than as one of the five indicated racial categories. This may have in turn resulted in an undercount of Hispanics (Latinos) among program beneficiaries. (While it is common, particularly in California, for Hispanic/Latino origin to be regarded as a separate and distinct racial identity, HUD considers Hispanic/Latino origin to be an ethnic category independent of race.)

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,150,652	TBD*

Table 3 - Resources Made Available

Narrative

Figures entered in the Resources Made Available and Amount Expended During Program Year fields have been adjusted from default values. Figures shown in these fields are based on the IDIS PR26-CDBG Financial Summary Report. The Resources Made Available figure comes from Part I, Line 08. The Part 1, Line 08 total consists of: Unexpended CDBG funds at the end of the previous program year of \$1,286,151.78; the PY 2020 Entitlement Grant of \$804,772.00; and PY 2020 Program Income of \$59,728.35. The Amount Expended During Program Year figure is based on Part II, Line 15. (That figure is yet to be determined, because the City’s Finance Department is still compiling program year end data.)

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY WIDE	73	100	See explanation below
Eligible Census Tracts	27	0	See explanation below

Table 4 – Identify the geographic distribution and location of investments

Narrative

The projects initially planned for Eligible Census Tracts were Commercial Loans and the Public Works Department’s Concrete Replacement Program (a street infrastructure project in eligible target areas) and planned improvements at Foisia Park. The Substantial Amendment approved in April canceled both those projects and reallocated that funding to Americans with Disabilities Act-related improvements at Anderson Park. Because of the late inception of the Anderson Park project, that project was carried over to PY 2021. The Citywide CDBG activities were the Neighborhood Pride Program (residential rehabilitation), the public service activities, and program administration.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging comes primarily from two sources: support from the City's General Fund, and from the Carson Housing Authority (CHA). It should be noted that the CHA was created in the wake of the 2012 statewide dissolution of local redevelopment agencies to carry out the remaining affordable housing development obligations of the former Carson Redevelopment Agency. Despite its name, the CHA does not own, operate, or manage any public housing within the city, as that role is carried out by the Los Angeles County Development Authority (LACDA).

Though no CDBG entitlement funding was allocated for homeless services, the City continued its collaborations with entities such as the Los Angeles Homeless Services Authority (the lead agency for the Los Angeles Continuum of Care), the South Bay Coalition to End Homelessness, and the South Bay Cities Council of Governments. SBCCOG entered into a contract with People Assisting the Homeless to provide a comprehensive program of homeless services within the SBCCOG service area. The City committed \$25,000 in CHA resources to the SBCCOG/PATH effort, and thus enabled this collaboration to leverage an additional \$18,000 from the United Way of Los Angeles' Home for Good program to augment these homeless services specifically in Carson. The collaboration between the City and PATH resulted in the continuation of one major homeless services effort, in which they were joined by a local faith-based entity, Calvary Chapel South Bay. The three sponsoring groups continued to conduct on a monthly basis a "Laundry Love" event, at which a local laundromat makes its facility available to the homeless. (That, among other activities, was placed on hiatus for the duration of the COVID-19 health emergency. However, the City did allocate \$60,000 in CDBG-CV funding to a contract with a local non-profit homeless services provider, Family Promise of the South Bay. Additionally, as a response to the pandemic, City staff proceeded with a homeless outreach and resource event on May 12, 2021 at Dominguez Park, similar to events held there in the fall of 2016, 2019, and 2019, but this time focused on distributing coronavirus vaccine to the local homeless population.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	5	11
Number of Special-Needs households to be provided affordable housing units	0	0
Total	5	11

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	11
Number of households supported through Acquisition of Existing Units	0	0
Total	5	11

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City has focused its CDBG resources on rehabilitation of existing units rather than the production of new units. The one-year goal for Rehab of Existing units was 5, based on the limited initial funding. The Substantial Amendment approved in April reallocated additional funding to the Neighborhood Pride Program, enabling that program to rehabilitate 11 units, thus exceeding the PY 2020 goal by six units..

Discuss how these outcomes will impact future annual action plans.

We project that the Neighborhood Pride Program will exceed the goal for the the 2020-2024 Five-Year Consolidated Plan cycle. The City continues to seek new resources to supplement or augment existing programs. The City obtained HOME Investment Partnerships Program funding through the California Department of Housing and Community Development during PY 2017 and has allocated these funds to a housing rehabilitation program as well. However, while four homes were rehabilitated through the HOME program in the previous year, none were rehabilitated in PY 2020 due to complications with the program’s sales price maximum. Demand for the Neighborhood Pride Program remains strong.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	941	0
Low-income	117	0
Moderate-income	18	0
Total	1,076	0

**Table 7 – Number of Households Served
(Preliminary Information—data is not complete)**

Narrative Information

The figures for CDBG Actual include the public service and fair housing programs as well as the housing rehabilitation program. In addition to the numbers shown above, there were a total of 120 participants who were above the low- and moderate-income level (118 in the Harbor Area Gang Alternatives Program, and two in the fair housing services program).

The City of Carson obtained HOME funding in PY 2017 through the California Department of Housing and Community Development (HCD), and would have continued serving residents through that resource in PY 2020 if not for the aforementioned sales price complication.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

In PY 2015, Los Angeles County launched a regional, multijurisdictional homeless initiative coordinated by the office of its Chief Executive Officer. This initiative focused on, among other things, ensuring that homeless individuals and families are effectively engaged, assessed, referred, and served by the multiplicity of jurisdictions and public and private service providers involved. The City of Carson continued as an active participant in the planning and strategizing efforts of the County Homeless Initiative during PY 2017 (including securing a \$50,000 grant from the County, which it used to develop a comprehensive plan on homelessness that was adopted by City Council in July of 2018). Implementation details for this homelessness plan are still being worked out (complicated by the current COVID-19 pandemic), but existing efforts have combined to effect a reduction in Carson homeless from 326 as measured by LAHSA's 2019 homeless count to 158 (as indicated by results from the 2020 count). LAHSA did not conduct a 2021 homeless count due to the COVID-19 pandemic.

As a companion effort to the County Homeless Initiative, the South Bay Cities Council of Governments (SBCCOG), of which the City of Carson is a member, entered into a contract with People Assisting the Homeless (PATH), a network of agencies working together to combat and end homelessness throughout California, to provide a comprehensive program of homeless services within the SBCCOG service area (which coincides with Los Angeles County Service Planning Area 8). This program is based on a similar program PATH implemented in the Gateway Cities Council of Governments service area (San Gabriel Valley). In this program, PATH's services include: outreach services to homeless persons encountered on the streets; a South Bay Cities homeless telephone hotline; screenings and Coordinated Entry System assessments; case management; linkages to interim housing; housing location services; working with local landlords; and ongoing supportive services.

The collaboration between the City and PATH resulted in the continuation of one major homeless services effort during PY 2020, in which they were joined by a local faith-based entity, Calvary Chapel South Bay. The three sponsoring groups conduct on a monthly basis a "Laundry Love" event at which a local laundromat makes its facility available to the homeless (though this effort is currently on hiatus for several reasons, chief among them being the COVID-19 pandemic).

As a response to the COVID-19 pandemic, City staff proceeded with a homeless outreach and resource event on May 12, 2021 at Dominguez Park, similar to events held there in the fall of 2016, 2019, and 2019, but this time focused on distributing coronavirus vaccine to the local homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

This is a shortcoming of which the City is well cognizant, in that at present there are no emergency shelter or transitional housing facilities located in the city itself. The City is exploring two options for addressing this shortcoming: a) arranging for providers of such facilities located in adjacent communities to serve the Carson homeless, or b) becoming a provider of such services itself. However, the City was not able to address this issue during PY 2020.

The Coordinated Entry System (CES) facilitates the coordination and management of resources and services through the crisis response system. CES allows users to efficiently and effectively connect people to interventions that aim to rapidly resolve their housing crises. CES works to connect the highest need, most vulnerable persons in the community to available housing and supportive services equitably. Cumulative CES statistics for Carson from 7/1/2020 to 12/31/2020 as provided by LAHSA are as follows:

CES Assessments: Total persons 113, individuals 51, youth 7, families 55, veterans 4, persons ags 62+ 6

Types of Services Provided to Those Assessed: Interim Housing 4, Rapid Re-Housing 51, Street Outreach (Contacts) 17, Street Outreach (Engagements) 9, other (Non-Permanent) 43

Persons Placed into Permanent Housing: 39

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Located just west of the city limits, in unincorporated Los Angeles County, is Harbor-UCLA Medical Center, part of the Los Angeles County Department of Health Services (DHS). As part of its contracted services with SBCCOG, PATH meets regularly with representatives of Harbor-UCLA to collaborate on issues such as discharge planning. Integral to that process is a program DHS operates called Housing for Health (HFH), which includes facilities for recuperative care (provision of short-term housing with health services to homeless DHS patients who are recovering from acute illness or injury or have conditions that would be exacerbated by living on the street or in shelters). The closest such facility to Carson and to Harbor-UCLA is in South Los Angeles.

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

While as noted, the City allocated no entitlement funding for such activities in the PY 2020 Annual Action Plan, it continued its collaboration with other local entities that coordinate such services, such as the Los Angeles Homeless Services Authority and the South Bay Coalition to End Homelessness, along with its participation in the comprehensive program of homeless services in the South Bay Cities Council of Governments service area operated by PATH.

The City did utilize \$60,000 of its CDBG-CV allocation to enter into a contract with Family Promise of the South Bay to provide the following homelessness and homelessness prevention services:

- Move-in assistance, including but not limited to application fees, security deposits, first month's rent, and furniture;
- Shelter, transportation, and food expenses;
- Employment readiness, including but not limited to certification programs and educational requirements for employment growth;
- Financial literacy instruction and related educational materials;
- Short-term motel stays for gap shelter; and
- Case management services for homelessness prevention, diversion, housing navigation, placement, and retention.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City did not set any specific public housing goals in the 2020-2024 Five-Year Consolidated Plan. The City does not own, operate, or manage any public housing within its boundaries. That role in Carson is carried out by the Los Angeles County Development Authority (LACDA). (The Carson Housing Authority is an entity created in the wake of the statewide dissolution of local redevelopment agencies to carry out the remaining affordable housing development responsibilities of the former Carson Redevelopment Agency.)

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

The City does not own, operate, or manage any public housing within its boundaries. That role within Carson is carried out by the Los Angeles County Development Authority (LACDA).

Actions taken to provide assistance to troubled PHAs

Not applicable. The Los Angeles County Development Authority (LACDA) is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

One of the more significant barriers to (the development of) affordable housing in Carson is the availability of financial incentives and other mechanisms to facilitate the development of new affordable housing. Following the dissolution of the Carson Redevelopment Agency (which had at its disposal the powerful development tool of tax increment financing), the City of Carson created the Carson Housing Authority (CHA) to carry out the remaining affordable housing obligations of the now-defunct Redevelopment Agency. The CHA continues to actively seek opportunities to develop affordable housing. It has in its current portfolio four sites, comprising approximately 2.3 acres in total, which appear to be prime sites for the development of affordable housing. The CHA recently assisted in the completion of Carson Arts Colony, 46 units of affordable live-work housing at 21205 South Main Street and Veterans Village, a 51-unit project at the corner of Carson and Figueroa Streets.

In addition, the City's Planning Division has judiciously and strategically employed the use of density bonuses to promote and enhance the development of affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Factors contributing to the presence of impoverished families among the city's population include unemployment or underemployment due to a generally low levels of education, lack of job skills training, minimum wage, lack of effective transportation, shortage of affordable child care preventing two wage-earner families or single parents from participating in the workforce, and lack of nearby affordable housing for lower-income households. To address the employability and job skills issues, the City is affiliated with the South Bay Workforce Investment Board (SBWIB), a local Workforce Innovation and Opportunity Act (WIOA) consortium consisting of several neighboring cities. Transportation issues are partially addressed by the City-operated Carson Circuit bus system, which coordinates its routes and services with other local public transportation providers serving the area with routes into and within Carson, such as the Los Angeles Metropolitan Transportation Authority (MTA or Metro), Long Beach Transit, Compton Renaissance Transit, Torrance Transit, and Gardena Municipal Bus Lines.

Increasingly diminishing budgetary resources poses an obstacle to addressing underserved needs. The City continues to provide funding support to a network of local non-profit human and social service providers through the CDBG public service allocation. However, while there have been year-to-year fluctuations, the trend for this resource has been downward over the longer timespan. The City had in

past years supplemented the CDBG public service funding with an allocation of General Fund dollars, but in the budget for the past five fiscal years (which correspond with the CDBG program years), no such General Fund allocation was included due to budgetary constraints.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City realizes that lead-based paint poses a serious health hazard and therefore must be addressed. The City attempts to minimize the incidence of lead-based paint poisoning by implementing the following: ensuring that the home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards; conducting annual programs and distributing materials that educate residents on the health dangers of lead-based paint, and encouraging the screening of children for elevated blood levels; Including lead-based paint hazard reduction as an eligible activity in rehabilitation programs; reviewing current housing and rehabilitation cases to ensure that lead-based paint hazard reduction is incorporated; and promoting awareness and elimination of lead-based paint hazards among other housing providers, including local non-profit housing developers.

The City's efforts to conform to (24 CFR) Section 570.608 regarding the notification, inspection, testing, and abatement procedures concerning lead-based paint have included the engagement of a consultant to conduct lead hazard inspections/evaluations, paint testing, risk assessments, and final clearance inspections. All properties served by the City's housing rehabilitation programs undergo an initial lead hazard assessment, with subsequent actions to be determined according to the results of that assessment. This was the case for the 11 dwelling units served by the Neighborhood Pride Program during PY 2020.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City's Economic Development Strategy contains goals, objectives for each goal, and action steps for each objective. Goals, objectives, and action steps are directly related towards accomplishing the Economic Development Strategy mission statement. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services.

These action steps are activities that are intended to increase the opportunities to raise family income, resulting in greater access to affordable housing and reduce the number of families overpaying for their housing. Increased family income also assists lower-income families meet the cost of child care and other services that otherwise would be out of reach for them. The City continues (primarily through the CDBG public service allocation) partnering with local organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

Along with the Economic Development Strategy, major components of the City's anti-poverty efforts include the mobilehome park space rent control program (a program that ensures the continued affordability of a substantial portion of the city's housing stock) and incentives to develop new affordable housing (spearheaded by the Carson Housing Authority). The Carson Housing Authority continues to entertain proposals from developers of affordable housing regarding financial assistance to new projects, such as the previously-described newly completed Carson Arts Colony project and the Veterans Village project.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Carson's Community Development Department is the primary administrator for the activities described in this CAPER. It works with other City departments (e. g., Community Services, Code Enforcement, Public Works) to coordinate services to City residents, particularly seniors, the disabled, and persons of low-and moderate income.

The Community Development Department works in conjunction with external agencies such as the California Department of Housing and Community Development, the Housing Authority of the County of Los Angeles, and the Los Angeles County Department of Building and Safety (which provides building inspection services to the City on a contractual basis) to ensure quality housing for all city residents.

The issue of homelessness took on a greater emphasis for the City over the past five years. While there was no allocation of CDBG entitlement funding for this issue (though it did allocate CDBG-CV funding), the City took several steps toward enhancing the institutional structure that will hopefully result in increased funding commitments in subsequent years. It participated actively in the Los Angeles County Homeless Initiative, which provided a platform for the local jurisdictions to collaborate with each other and with the County in such areas as potentially committing local funding toward rapid re-housing, dedicating federal housing subsidies toward permanent supportive housing, ensuring that law enforcement and first responders effectively engage homeless families and individuals, and using land use policy to maximize the availability of affordable housing. The City also participated in a joint program of the South Bay Cities Council of Governments to coordinate such activities as outreach services, a regional homeless telephone hotline, screenings and coordinated entry system assessments, case management, linkages to interim housing, housing location services, working with local landlords, and ongoing supportive services. The City's internal Homelessness Working Group had been meeting on a regular basis (though with work deployments across departments having been disrupted by the COVID-19 pandemic, Working Group meetings have been placed on hold). Coordinated by an Assistant City Manager, the Working Group includes representatives from the City's Community Development, Community Services, Public Works, and Public Safety Departments, as well as the Los Angeles County Sheriff's Department (the contract provider of law enforcement services for the City of Carson).

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As noted earlier, the Carson Housing Authority continues in its role of facilitating the development of affordable housing within the city, and has recently completed the Carson Arts Colony project and nearing completion of the Veterans Village development.

The City allocated the full 15% of the allowable CDBG funds to a network of local social service agencies to assist with meeting the needs of its underserved low- and moderate-income population.

During PY 2020, the City continued its participation in efforts to combat homelessness led by the lead agency for the Los Angeles Continuum of Care (CoC), the Los Angeles Homeless Services Authority (LAHSA). In addition to its presence at and participation in planning meetings at LAHSA (most notably its CoC Coordinating Council and the Policy & Planning and Programs & Evaluation Committees of the LAHSA Board of Directors, the City also participated regularly in the monthly meetings of the South Bay Coalition to End Homelessness, the lead homeless collaborative for Los Angeles County Service Planning Area (SPA) 8, as well as the bi-monthly meetings of the South Bay Cities Council of Governments' Homeless Services Committee (covering the same geographical area).

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City commissioned a new Analysis of Impediments to Fair Housing Choice (AI) to correspond with the preparation of the 2020-2024 Five-Year Consolidated Plan. Recommendations from that AI that the City pursued during PY 2020 included:

- Review zoning for areas with restrictions to housing development, including minimum lot requirements; make appropriate amendments every year for the next five years. Record activities annually.
- Review development standards for accessible housing and inclusionary policies for accessible housing units; continue recommending appropriate amendments over the next five years, Record activities annually.
- Continue to use CDBG and HOME funds to fund housing rehabilitation for homeowner and rental housing options: 150 residential housing units over five years.
- Continue to promote fair housing education through annual or biannual workshops, Maintain records of activities annually.
- Ensure that fair housing materials are available in Spanish. Maintain records of activities annually.
- Promote annual outreach and education related to credit for prospective homebuyers. Maintain records of activities annually.

- Partner with community agencies to provide financial literacy classes to prospective homebuyers on an annual basis. Maintain records of activities annually.

To increase the knowledge throughout the community of the availability of fair housing services, the City currently provides a link to the fair housing services provider (the Housing Rights Center) on its website and uses the City website to advertise HRC's services, particularly its Fair Housing Walk-In Clinics (which are now being conducted virtually due to the COVID-19 pandemic). The City also distributes flyers at City Hall and at the Congresswoman Juanita Millender-McDonald Community Center regarding HRC's services and the Walk-In Clinics. Written materials regarding HRC's services (flyers, brochures, website announcements) are currently distributed in both English and Spanish.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City utilizes data collected from public service subrecipients and housing rehabilitation contractors reported in HUD's Integrated Disbursement and Information System (IDIS) for monitoring purposes. Subrecipients submit monthly program and expenditure reports to City staff, which reviews and approves this information before authorizing the disbursement of any program funds. Review of these monthly program and expenditure reports is conducted to determine which programs will be subjected to on-site monitoring visits. The City contracts with a professional firm to conduct inspections of the housing rehabilitation projects in progress and at the conclusion of the projects prior to the approval of disbursement of funds,

Minority- and Women-Owned Business Outreach

The City does not discriminate against minority- and women-owned businesses in its bidding and contacting process, and has awarded contracts to several minority- and women-owned businesses in recent years. To conduct the inspections for the Neighborhood Pride housing rehabilitation program, the City has contracted for at least ten years with MDG Associates, Inc., which is a minority-owned business concern. A number of minority- and women-owned contractors have been utilized in the Neighborhood Pride Program (most notably VV&G Construction, a firm that meets both criteria). Previously, the firm that assisted in the development of the 2015-2020 Five-Year Consolidated Plan is a minority-owned firm (The Ramsay Group).

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

On August 30, 2021, the City of Carson issued a public notice announcing the availability of the draft CAPER. That notice informed the public that the draft CAPER would be available for public review and comment from August 31, 2021 through September 16, 2021. That notice further advised the public that a public hearing on the draft CAPER would be conducted by City Council on September 21, 2021, and that the Community Development Department would be receiving written comments on the draft CAPER through September 23, 2021.

This section is pending the receipt of public comments regarding the CAPER during this public review and comment period, at the above-referenced public hearing, or prior to the submission of the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City had anticipated undertaking one infrastructure project and one public facility project during PY 2020. The Substantial Amendment that was approved in April revised those plans and reallocated that funding to a different public facility project. Because of its late inception, that new public facility project was carried over to PY 2021.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

.