



**CITY OF CARSON**

**2022-2023 ANNUAL ACTION PLAN**

**DRAFT FOR PUBLIC REVIEW**

**Community Development Department  
701 East Carson Street  
Carson, California 90745**

## Executive Summary

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

#### 1. Introduction

The Annual Action Plan represents the third year of Carson's Five-Year Consolidated Plan. CDBG-funded programs have aided our community and its low-to-moderate income residents by rehabilitating housing, funding human services, and enhancing the local economy. The Department of Community Development coordinates the Strategic Plan and Annual Action Plans.

#### 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 City's Five-Year Consolidated Plan is shaped around serving low- to moderate income individuals, families, and areas in the city of Carson by meeting several basic goals. These goals include: expand affordable housing options; maintain and promote neighborhood preservation; support public services; promote community development programs; and prevent, prepare, and respond to the COVID-19 pandemic.

The summary below provides an overview of the objectives and outcomes for the goals identified in this Annual Action Plan. Please see the budget in the Appendices for a breakdown of current and prior year entitlement funds as well as program income and recaptured funds (if applicable) available toward the achievement of goals.

#### Goal/Funding/Outcome

Expand affordable housing options/295,915/25 household units

Maintain and promote neighborhood preservation/\$220,000/2,193 households assisted

Supporting public services/\$79,057/1,000 persons assisted

Promote community development programs/\$198,742/45 persons assisted

Prevent, prepare, and respond to the COVID-19 Pandemic/no resources allocated this cycle

### 3. Evaluation of past performance

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

In order to provide context for this Annual Action Plan, the City reviewed the second year of the 5-year Consolidated Plan (PY 2021) accomplishments. These results are preliminary due to the program year 5,000nding June 30, 2022.

Much of staff's activity in PY 2021 has been oriented toward addressing the effects of the Coronavirus pandemic on Carson residents and businesses. The City received two allocations of supplemental CDBG funding (referred to as CDBG-CV) totaling \$1,152,051 under the Coronavirus Aid, Relief, and Economic Security (CARES) Act. Through this funding, the City allocated the following:

- \$435,932 to a program of emergency rental assistance to Carson residents facing the threat of eviction due to loss of income as a result of the pandemic;
- \$30,000 to a program to provide homelessness prevention services to persons displaced or at risk of homelessness as a result of the pandemic;
- \$284,606 to a program to provide assistance to small Carson businesses who are experiencing negative economic impacts from the pandemic;
- \$171,113 to a program to provide delivery of meals and essential household supplies to seniors and disabled individuals who are homebound as a result of the potential effects of the pandemic on their vulnerable medical conditions.

With the City's annually recurring CDBG entitlement allocation, the City has been able to provide the following in PY 2021:

- CDBG funds assisted four local non-profits to provide services to over 1,000 Carson low- to moderate-income households in spite of the pandemic.
- Fair housing services, provided under a contract with the Los Angeles-based Housing Rights Center as part of the City's obligation to affirmatively further fair housing, have been provided to 30 Carson residents.
- A Substantial Amendment to the 2021-2022 Annual Action Plan reallocated \$95,000 to the Neighborhood Pride Program (housing rehabilitation), augmenting \$519,949 that had initially been allocated.
- City staff continued its participation in regional efforts to address homelessness including the South Bay Coalition to End Homelessness and the South Bay Cities Council of Governments' Homeless Services Working Group. The Los Angeles Homeless Services Authority's Point-in-Time Count resumed in February 2022 after the January 2021 count was canceled due to the coronavirus pandemic. The pandemic continued to limit staff's interaction with the Los Angeles County Homeless Initiative and kept the City's internal Homelessness Task Force on hiatus.

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

Summary from citizen participation section of plan.

Federal regulations require the City to provide for citizen participation in the preparation of the Annual Action Plan. Though required by regulation, the City values this as a tool for understanding the true needs of the community, and is certainly mindful of the challenges posed by the current coronavirus pandemic environment. The City of Carson is tentatively scheduled to hold a virtual public hearing on this draft Annual Action Plan before City Council on April 19, 2022. Following that hearing, Council is expected to make any necessary revisions to the Plan and approve its submission.

#### **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 draft Annual Action Plan will be made available for public review and comment for a period beginning March 17, 2022 and ending April 18, 2022.

Comments from the public received during this review and comment period and during the aforementioned public hearing are pending and will be summarized in the Appendices.

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

This is pending the public review and comment period as indicated above.

#### **7. Summary**

The draft Annual Action Plan will be made available for public review and comment for a period beginning March 17, 2022 and ending April 18, 2022.

Comments from the public received during this review and comment period and during the aforementioned public hearing are pending and will be summarized in the Appendices.

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	CARSON		Community Development Department

Table 1 – Responsible Agencies

### Narrative (optional)

Community Development Block Grant agreements are with the City of Carson as an entitlement recipient. The City of Carson's Department of Community Development is responsible for overseeing the development of the Five-Year Consolidated Plan, subsequent Annual Actions Plans, and annual CAPERs. Further, the Department of Community Development is also responsible for oversight of the program and for monitoring subrecipients.

Within City government, the Department of Community Development is able to draw on the expertise of other departments to help deliver programs and ensure the achievement of identified outcomes. The Department of Public Works assists with public infrastructure and public improvement projects. The Department of Community Services oversees park, recreation, cultural, transportation, and a wide variety of social services, particularly to the youth, elderly, and disabled populations. The City's zoning and building codes are overseen by the Planning Division within Community Development and the Code Enforcement Division (an arm of the City Manager's Office), as well as through a contract with the Los Angeles County Department of Building and Safety. The Department of Finance assists with the accounting and disbursement processing for the CDBG program. Further, the City works with a variety of local community-based organizations and regional entities to assist with the delivery of programs and services.

### Consolidated Plan Public Contact Information

Annual Action Plan  
2022

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

### **1. Introduction**

**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 statewide abolition of redevelopment agencies that became effective in February 2012 severely hampered the City of Carson's ability to assist developers of affordable housing. The City had committed the bulk of the required 20% of tax increment financing proceeds that its former Redevelopment Agency received toward the development and maintenance of affordable housing as required by the California Redevelopment Law (a portion of those proceeds went to fund residential rehabilitation programs and a down payment assistance program for first-time home buyers). In the wake of the redevelopment agency dissolution, the City of Carson created a Carson Housing Authority to carry out the remaining local government affordable housing obligations that remained with the remaining 20% Housing Set-Aside funds. Consequently, the City and its Housing Authority will continue to meet with assisted housing providers to plan and use all available resources. Communication between these parties will occur throughout the year to review and endorse applications for funding (for example, with the State Tax Credit Allocation Committee) and to discuss cooperative ventures.

Coordination with private and governmental health, mental health, and service agencies on the part of the City is primarily spearheaded by the Department of Community Services. The City has consistently allocated up to 15% of its CDBG allocation each year for social services. The CDBG-funded public service agencies providing health and mental health services in current and past years have included South Bay Family Health Care (now, as a result of a recent merger, Venice Family Clinic), TCC Family Health (formerly The Children's Clinic), the Carson Child Guidance Program, and the Office of Samoan Affairs.

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. That function in Carson is carried out by the Los Angeles County Development Authority (LACDA; until May 2019 known as the Housing Authority of the County of Los Angeles, or HACoLA). LACDA manages over 3,600 units of public housing in properties located throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the County (285 in Carson through the Section 8 program, based on the most recent information available from LACDA).

**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 local CoC lead agency is the Los Angeles Homeless Services Authority, a joint powers agency of Los Angeles City and Los Angeles County. LAHSA began biennial homeless counts in 2005, and switched to annual counts in 2016. As cities sought local data, LAHSA developed local counts. Homeless totals in Carson, as measured by this annual count, have fluctuated markedly. The first such count in Carson was in 2013 (158 homeless). The 2015 count showed an increase to 192, but the 2016 count saw a decline to 157. The 2017 count saw a dramatic increase to 378, primarily due to a large encampment consisting of over 100 persons. Results from the 2018 count showed a total of 462 homeless in Carson, with vehicular homeless comprising the vast majority. The total for 2019 showed a decline to 326, and 2020 showed a sharp drop to 158 (nearly matching the total for 2016).

Vehicular homelessness appeared to be the primary issue as shown in the 2020 count as well. The 2020 breakdown was as follows: adults on the street 47, in makeshift shelters 5, in tents 2, in cars 19, in vans 41, and in RVs 44. Recent reports from the Sheriff's Department (confirmed by such outreach providers as PATH and Harbor Interfaith Services) are that no significant encampments currently exist in the city. LAHSA's 2021 count was canceled due to the coronavirus pandemic. The 2022 count, originally scheduled for January, was delayed until February as a result of the Omicron coronavirus surge, and thus results from that count are not yet available.

Recent developments by the City in the area of homelessness include:

- Continued involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness.
- Continued participation in a joint program of the South Bay Cities Council of Governments (SBCCOG) to coordinate the following activities: outreach services; a South Bay cities homeless hotline; screenings and coordinated entry system assessments; case management; linkages to interim housing; housing location services; working with local landlords; ongoing supportive services; and collaborations.
- The SBCCOG homelessness effort is being coordinated by People Assisting the Homeless, and is based on a similar program PATH has been operating in the San Gabriel Valley. The City and PATH forged a linkage with the United Way of Los Angeles' Home for Good Funders Collaborative, and thus leveraged additional funding to support these homelessness services in Carson.

Other linkages on homelessness that had been forged, such as with the Los Angeles County Homeless Initiative, were hampered during PY 2021 by the coronavirus pandemic. Most notably, the implementation of a homelessness plan that had been developed with the assistance of Shelter Partnership, Inc. under the auspices of the County Homeless Initiative was delayed by the pandemic.

**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 of Carson is not itself a recipient of ESG funds. As LAHSA is the lead agency for the Los Angeles Continuum of Care, it administers ESG funding for the CoC and establishes the standards for measuring the performance and evaluating the outcomes of projects and activities assisted by ESG funds, as well as develops funding, policies, and procedures for the operation and administration of HMIS. In years past, City of Carson staff had been a participant in meetings at LAHSA (specifically its Policy & Planning and Programs & Evaluation Committees and its Continuum of Care Coordinating Council) at which such evaluation standards and policies and procedures were determined and discussed. However, the coronavirus-related workload prevented City staff from continuing this participation in PY 2021. LAHSA administered a Request for Proposals (RFP) process for determining the programs to be allocated ESG funding, but to the best of staff's knowledge, none of the applicant programs were located in Carson.

**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	<b>Agency/Group/Organization</b>	LOS ANGELES HOMELESS SERVICES AUTHORITY
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Updated information on local homelessness
2	<b>Agency/Group/Organization</b>	South Bay Coalition to End Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information on local homelessness and coordinated entry system
3	<b>Agency/Group/Organization</b>	Harbor Interfaith Services
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information on local homelessness and coordinated entry system
4	<b>Agency/Group/Organization</b>	Los Angeles County Board of Supervisors
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Health Agency Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Los Angeles County Homeless Initiative, under the auspices of the County Board of Supervisors, has been coordinating and developing a countywide strategy to address and combat homelessness.

5	<b>Agency/Group/Organization</b>	Los Angeles County Development Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information regarding the availability of and resources for public housing within the jurisdiction
6	<b>Agency/Group/Organization</b>	PATH (People Assisting the Homeless)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless outreach and services
7	<b>Agency/Group/Organization</b>	Family Promise of the South Bay
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless outreach and services
8	<b>Agency/Group/Organization</b>	Housing Rights Center
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fair housing services provider; assisting jurisdiction's efforts in affirmatively furthering fair housing
9	<b>Agency/Group/Organization</b>	Harbor Area Gang Alternative Program
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services
10	<b>Agency/Group/Organization</b>	Venice Family Clinic
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services

11	Agency/Group/Organization	Boys and Girls Clubs of Carson
	Agency/Group/Organization Type	Services-Children Services-Education
	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?	Public Services
12	Agency/Group/Organization	South Bay Workforce Investment Board
	Agency/Group/Organization Type	Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy Workforce development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regional consortium for workforce development and employment training; also provides economic analyses and related information

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

The City consulted a majority of local agencies, and did not deliberately omit any from the process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Los Angeles Homeless Services Authority	Assessment of local homeless needs and development of related strategies
City of Carson General Plan	City of Carson	Planning, zoning, and land use policy; revitalizing neighborhoods, including protecting the quality of existing neighborhoods and neighborhood character; economic development; shaping business growth around Carson
City of Carson Housing Element	City of Carson	Affordable housing strategy
Analysis of Impediments to Fair Housing Choice	City of Carson	Fair housing; barriers to choice and to affordable housing

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## 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

City Council is tentatively scheduled to hold a public hearing on this draft Annual Action Plan during a regular Council meeting (1) on April 19, 2022. Following that public hearing, Council is expected to make any necessary revisions to the Plan and approve its submission.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Attendance pending the actual hearing	Comments pending the actual hearing	Not applicable	

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Carson receives federal funds through the U. S. Department of Housing and Urban Development on an annual basis. During the third program year of this Five-Year Plan, the City is estimating the receipt of \$793,714.00 in CDBG entitlement funding. (See narrative description below for explanation.)

#### 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	793,714	0	0	793,714	As of the writing of this draft Annual Action Plan, the City has yet to be notified of its entitlement allocation for PY 2022. The City is cautiously estimating the same level of funding received in PY 2021 (\$793,714) for PY 2022. The City is uncertain of future funding, but is cautiously projecting equivalent amounts for years 4 and 5.
						1,587,428	

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: \$		
Other	public - federal	Economic Development Other	0	0	0	0	0	
Other	public - state	Other	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

#### Housing

The Carson Housing Authority (which was constituted to take over the remaining affordable housing support obligations of the former Carson Redevelopment Agency, dissolved by action of the State) continues to entertain proposals from developers of affordable housing regarding financial assistance to new projects within the city. Two such projects recently completed are Veterans Village of Carson, located at the corner of Carson and Figueroa Streets (consisting of 50 one- to three-bedroom units, targeted to veterans, above ground-level retail), and Carson Arts Colony (a 46-unit affordable apartment community for artists and families at 21205 South Main Street).

#### Homeless Services

The City of Carson has been involved in a regional, multi-jurisdictional homelessness initiative organized by Los Angeles County. Some 18 policy summits convened by the office of the County Chief Executive Officer in the fall of 2015 resulted in the development of 47 strategies. This provides an opportunity for the local jurisdictions to work in partnership in such areas as contributing City funding toward rapid re-housing; dedicating federal housing subsidies to permanent supportive housing for the chronically homeless; 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 to

address homelessness. The County made an initial funding commitment in excess of \$100 million to this effort. Recognizing that the magnitude of the problem was much greater than that initial funding, the County placed a ballot measure before the voters in March, 2017 calling for an increase of one-fourth of a per cent in the sales tax, which is expected to generate over \$350 million annually to be dedicated to combat homelessness. The City obtained a planning grant from the County, which it used to secure the services of Shelter Partnership, Inc. to assist in developing a comprehensive homelessness plan. (Implementation of the City plan has lagged, however, for several reasons including the coronavirus pandemic.) Additionally, there is a provision in the State legislation that dissolved local redevelopment agencies that reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds (proceeds that derived from a requirement of the now-defunct California Redevelopment Law that required redevelopment agencies to reserve 20% of their revenues to the development of affordable housing) for programs that combat homelessness.

The City has also partnered with the South Bay Cities Council of Governments and the South Bay Coalition to End Homelessness on an application to the United Way of Los Angeles' Home for Good program, which resulted in additional funding for a program of outreach to the homeless community and referral to services in the SBCCOG service area (which coincides with Los Angeles County Service Planning Area 8-South Bay) administered by People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless. Additionally, as noted earlier, the City allocated \$60,000 of its CDBG-CV funding to Family Promise of the South Bay for homeless services for persons impacted by the coronavirus pandemic.

#### Public Services

For PY 2022, this draft Annual Action Plan continues the City's practice of allocating the maximum allowable 15% of CDBG funds for public services

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

Not applicable.

### **Discussion**

The resources are estimated as accurately as possible. These numbers may fluctuate if more loans are awarded or paid off early, which would increase program income.

## 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	Expand Affordable Housing Options	2020	2024	Affordable Housing	CITY WIDE	Decent affordable housing	CDBG: \$255,967	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Maintain and Promote Neighborhood Preservation	2020	2024	Non-Housing Community Development	CITY WIDE Eligible Census Tracts	Neighborhood Preservation	CDBG: \$220,000	Public facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Facility Assisted
3	Support Public Services	2020	2024	Non-Housing Community Development	CITY WIDE	Services for special needs and LMI households	CDBG: \$79,828	Public Services: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Promote Community Development Programs	2020	2024	Non-Housing Community Development	CITY WIDE	Decent affordable housing Neighborhood Preservation Services for special needs and LMI households Priority public facilities and infrastructure Fair Housing	CDBG: \$198,742	Other: 45 Other

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Expand Affordable Housing Options
	Goal Description	
2	Goal Name	Maintain and Promote Neighborhood Preservation
	Goal Description	
3	Goal Name	Support Public Services
	Goal Description	
4	Goal Name	Promote Community Development Programs
	Goal Description	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Carson allocates its CDBG resources in a manner that addresses its identified housing and community development needs. The projects and programs selected for funding over the upcoming program year are ranked according to project number followed by the project's name and needs that are addressed. Funding for each program is also identified in the following table.

#### Projects

#	Project Name
1	Neighborhood Pride Program
2	Anderson Park Improvements
3	Fair Housing
4	Public Service Programs TBD (maximum of four)
5	Program Administration

Table 7 - Project Information

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

The Department of Community Development will consider all public comments submitted during the public hearing and public comment period. The above priorities are the result of the public participation process for the PY 2022 Annual Action Plan and are meant to meet the community's needs. The greatest obstacle to meeting all of the community's underserved needs continues to be limited financial resources with which to finance programs and projects.

**AP-38 Project Summary**  
**Project Summary Information**

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1	<b>Project Name</b>	Neighborhood Pride Program
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Expand Affordable Housing Options Maintain and Promote Neighborhood Preservation
	<b>Needs Addressed</b>	Decent affordable housing
	<b>Funding</b>	CDBG: \$255,967
	<b>Description</b>	The Neighborhood Pride Program (NPP) is designed to assist low- and moderate-income owners of single-family detached dwellings and mobilehomes with the preservation of decent, safe, and sanitary housing. The NPP corrects hazardous structural conditions, makes improvements considered necessary to eliminate blight, promotes healthy, sustainable, and resource-efficient housing, improves disabled access, and corrects building and health and safety code violations. As such, the program addresses two of the major priority needs in the City's Five-Year Consolidated Plan: provide decent affordable housing; and maintain and promote neighborhood preservation. Program funds may be used to complete approved and required housing rehabilitation activities and to address lead-based paint hazards. Eligible items include roofing, driveway replacement, exterior painting, stucco work, correction of faulty plumbing and heating, replacement of deteriorated stairs, hazardous wiring repairs, and security lighting. The NPP provides financial assistance in the form of loans or grants to eligible households whose income does not exceed 80% of area median income, adjusted for household size. Deferred loans of up to \$25,000 at 3% simple interest are available for single-family homes. Alternatively, the program provides grants of up to \$15,000 for single-family detached dwellings, and up to \$10,000 for mobilehomes. A participating household may receive a loan or a grant, but not both. This allocation includes funding for inspection services related to the rehabilitation projects and for lead and asbestos testing and abatement services (both handled by contract).
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that this program will rehabilitate a minimum of 25 single-family units and mobilehome units (25 low-and moderate-income households) during program year 2022.

	<b>Location Description</b>	All target areas are included, but this can take place anywhere in the city provided that the applicant meets the low- to moderate-income guidelines as this is a direct benefit activity.
	<b>Planned Activities</b>	None at this time. Applications are reviewed upon submittal.
<b>2</b>	<b>Project Name</b>	Anderson Park Improvements
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Maintain and Promote Neighborhood Preservation
	<b>Needs Addressed</b>	Neighborhood Preservation
	<b>Funding</b>	CDBG: \$220,000
	<b>Description</b>	Reconstruction of curbs, pavement, pedestrian ramps, et cetera, within park. Project is designated as Citywide in nature because park's use is not confined to its immediate vicinity.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Improvements would benefit all disabled and mobility-impaired residents of Carson.
	<b>Location Description</b>	19101 Wilmington Avenue, Carson, CA 90746
	<b>Planned Activities</b>	Physical improvement aimed at enhancing the park's compliance with the Americans with Disabilities Act.
	<b>Project Name</b>	Fair Housing
<b>3</b>	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Promote Community Development Programs
	<b>Needs Addressed</b>	Decent affordable housing Fair Housing
	<b>Funding</b>	CDBG: \$40,000

<b>Description</b>	<p>As part of its obligation to affirmatively further fair housing the City of Carson offers a Fair Housing Services program, under an annual contract with the Los Angeles-based Housing Rights Center. This program is designed to combat discrimination in housing on the basis of race, color, national origin, handicap, gender, sexual orientation, marital status, creed, or any other protected category. Since 2014, the City has included fair housing services within its CDBG public services allocation, rather than its administration allocation. Presently, the Housing Rights Center provides fair housing workshops for property owners, management, and tenants, education, outreach, complaint handling, and enforcement in accordance with State and Federal civil/housing rights laws. HRC's program consists of the following components:</p> <p>Housing Discrimination Complaint Investigation. HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, or through research surveys. HRC resolves cases in a number of ways including conciliation, litigation or referrals. HRC's litigation department has been very successful at winning strong judgments and settlements for its clients. Over a recent three-year period, HRC has represented over 100 clients and generated over \$2 million in settlements.</p> <p>Fair Housing Education and Outreach. HRC has established an effective and comprehensive outreach and education program by continuously developing and distributing written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices.</p> <p>Tenant and Landlord Counseling. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client's matter and/or provide sample letters that discuss a particular issue. When a client's matter is outside the scope of HRC's services, HRC provides appropriate referral information. These referrals include, but are not limited to local housing authorities, health, and building and safety departments, legal assistance agencies, and other social service providers.</p>
<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that Fair Housing services will be provided to a minimum of 45 low- and moderate-income households, both existing and prospective residents of Carson.
	<b>Location Description</b>	Services are provided on a citywide basis.
	<b>Planned Activities</b>	None at this time. Program activity is generated through referrals, walk-ins and individual contact by persons perceiving potential discrimination, and through testing. (The walk-in clinics, normally held at the Congresswoman Juanita Millender-McDonald Community Center, have been curtailed due to the coronavirus pandemic, so as an alternative, client services have been provided remotely.)
<b>4</b>	<b>Project Name</b>	Public Service Programs to be determined (maximum of four)
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Support Public Services
	<b>Needs Addressed</b>	Services for special needs and LMI households
	<b>Funding</b>	CDBG: \$77,328
	<b>Description</b>	A variety of community-based social services ranging from youth services, senior services, employment readiness assistance, homeless services, and health services for the uninsured and underinsured. Staff is recommending that no more than four agencies be selected for funding. Agencies that have applied for funding include Boys & Girls Clubs of Carson, Family Promise of the South Bay, Harbor Area Gang Alternatives Program, Office of Samoan Affairs, and Venice Family Clinic (which recently absorbed South Bay Family Health Care).
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 low- to moderate-income households
	<b>Location Description</b>	Various locations throughout the city
	<b>Planned Activities</b>	A variety of community-based social services ranging from youth services, senior services, employment readiness assistance, homeless services, and health services for the uninsured and underinsured.
<b>5</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	CITY WIDE Eligible Census Tracts

<b>Goals Supported</b>	Promote Community Development Programs
<b>Needs Addressed</b>	Decent affordable housing Neighborhood Preservation Services for special needs and LMI households Fair Housing
<b>Funding</b>	CDBG: \$158,742
<b>Description</b>	This budget allocation is used to cover a portion of the personnel and non-personnel costs associated with the administration of the CDBG entitlement program for the City of Carson. The activities and staff functions covered under this allocation include general administration, planning (including housing, economic development, public improvement, capital improvement, and neighborhood planning), performance reporting and monitoring, equal opportunity compliance and programming, the implementation of the public outreach and citizen participation for the Five-Year Consolidated Plan planning process as well as the dissemination of information and facilitation of public participation needed to further the goals and objectives of Annual Action Plans. In addition to salary and benefit reimbursement for staff, this administration allocation includes other costs related to the administration of the CDBG program such as computer hardware/software, office supplies, support materials and staff training.
<b>Target Date</b>	6/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
<b>Location Description</b>	Administration activities are based in the offices of the Community Development Department in Carson City Hall, 701 East Carson Street.
<b>Planned Activities</b>	Planned activities for administration include administering the CDBG program including monitoring visits, monthly review of program reports and fiscal reimbursement documentation, drawdowns, communication with agencies, directing RFP processes, and completing and executing subrecipient agreements and other contracts, among other activities.

## **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**

This would appear to not be applicable, since geography was not used to determine funding allocation priorities.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CITY WIDE	100
Eligible Census Tracts	0

**Table 8 - Geographic Distribution**

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

Carson will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low- and moderate-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit category. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents of a particular area, where at least 51% of the residents are low- and moderate-income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominantly low- and moderate-income neighborhood.

While some activities (example: Commercial Loans and Grants, not included in this draft Annual Action Plan) do have designated target areas, all of the activities described in this draft Annual Action Plan are provided on a citywide basis, to persons of low and moderate income regardless of where in the city they reside.

### **Discussion**

As noted above, the activities proposed for funding in this Annual Action Plan have not been specifically distributed on a geographic percentage basis.

## Affordable Housing

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

#### Introduction

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

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	25
Acquisition of Existing Units	0
Total	25

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

#### Discussion

The non-homeless and rehabilitation information listed above reflects the projected activity for the Neighborhood Pride housing rehabilitation program (single-family homes and mobilehomes).

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

### **Introduction**

As noted in section AP-10, in the wake of the statewide dissolution of redevelopment agencies (which, under the California Redevelopment Law, were required to allocate 20% of the tax increment revenues they received toward affordable housing), the City of Carson created a Carson Housing Authority to carry out the remaining affordable housing obligations. In that role, the Carson Housing Authority reviews proposals from prospective housing developers and determines to what extent it will provide assistance (primarily financial) to those developers.

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. In Carson, the role of a “public housing authority” (PHA), as the term is commonly understood, is carried out by the Los Angeles County Development Authority (LACDA, formerly the Housing Authority of the County of Los Angeles, or HACoLA). LACDA manages over 3,600 units of public housing in properties located throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the County (285 in Carson through the Section 8 program).

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

As the City of Carson does not own, operate, or manage any public housing within its boundaries, this section is not applicable to the City.

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

As the City of Carson does not own, operate, or manage any public housing within its boundaries, this section is not applicable to the City.

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

Los Angeles County Development Authority (LACDA) is not designated as troubled.

### **Discussion**

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

### **Introduction**

The local CoC lead agency is the Los Angeles Homeless Services Authority (LAHSA), a joint powers agency of Los Angeles City and Los Angeles County. LAHSA began biennial homeless counts in 2005, and switched to annual counts in 2016. As cities sought local data, LAHSA developed local counts. Homeless totals in Carson, as measured by the annual count, have fluctuated. The first count in Carson was in 2013 (158 homeless). The 2015 count showed an increase to 192, but the 2016 count saw a decline to 157. The 2017 count saw a dramatic increase to 378, primarily due to a large encampment. Results from the 2018 count showed 462 homeless in Carson, with vehicular homeless comprising the vast majority. The total for 2019 showed a decline to 326, and 2020 showed a sharp drop to 158 (nearly matching the total for 2016).

Vehicular homelessness appeared to be the primary issue in 2020 as well. The 2020 breakdown was as follows: adults on the street 47, in makeshift shelters 5, in tents 2, in cars 19, in vans 41, and in RVs 44. Recent reports from the Sheriff's Department (confirmed by such outreach providers as PATH and Harbor Interfaith Services) are that no significant encampments currently exist in the city. LAHSA had scheduled a 2021 count for late January, but canceled it due to the coronavirus pandemic. The 2022 count was initially scheduled for January, but was moved to February due to the Omicron coronavirus surge, and thus results from that count are not yet available.

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 (the most recent period available) as provided by LAHSA are as follows:

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

Types of Services Provided to Those Assessed: Interim Housing 46, Rapid Re-Housing 51, Street Outreach (Contacts) 17, Street Outreach (Engagements) 9, Other (Non-Permanent) 43

Persons Placed into Permanent Housing: 39

Recent developments on homelessness by the City include:

- Continued Involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness;
- Continued participation in a joint program of the South Bay Cities Council of Governments

(SBCCOG) to coordinate the following activities: outreach services; a South Bay Cities Homeless Hotline; screenings and Coordinated Entry System assessments; case management; linkages to interim housing; housing location services; working with local landlords; ongoing supportive services; and collaborations.

- The SBCCOG homelessness effort is being coordinated by People Assisting the Homeless, and is based on a similar program PATH has been operating in the San Gabriel Valley. The City and PATH forged a linkage with the United Way of Los Angeles' Home for Good Funders Collaborative, and thus leveraged additional funding to support these homelessness services in Carson.

Other linkages on homelessness that had been forged such as with the Los Angeles County Homeless Initiative, were hampered during PY 2021 by the coronavirus pandemic. Most notably, the implementation of a homelessness plan that had been developed with the assistance of Shelter Partnership, Inc. under the auspices of the County Homeless Initiative was likewise delayed by the pandemic.

### **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**

Though the overall trend in local homelessness over the five years prior to 2021 (when no homeless count was conducted) appears to have stabilized (2020 totals having returned to 2016 levels after peaking in 2018), the fact that the 2021 point-in-time count was canceled due to the coronavirus pandemic has thwarted the assessment of further progress. As noted, the annual homeless count was resumed in 2022, but results from that count are not yet available.

The partnership with the South Bay Cities Council of Governments (SBCCOG) includes a program of outreach to the local homeless community and referral to services. SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Beginning in April 2016, PATH has brought on board three street outreach navigators, an outreach mental health specialist and street outreach worker, established homelessness and domestic violence telephone hotlines, and is making referrals for housing assistance, interim housing, veterans' services, mental health care, medical services, employment services, and benefits enrollment.

The City utilized \$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.

While progress by the City's Homelessness Task Force on developing and implementing a specific Carson homelessness strategy has been hampered by the coronavirus pandemic, its members will continue their monitoring of and providing input into regional collaborative and intergovernmental efforts such as those of LAHSA, the County Homeless Initiative, SBCCOG, and SBCEH, as well as positioning the City to take advantage of non-governmental resources and programs such as the United Way of Greater Los Angeles' Home For Good effort.

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

At present, there are no emergency shelters or transitional housing facilities located in the city of Carson. However, Los Angeles County recently moved forward with plans to acquire the Hampton Inn (767 East Albertoni Street), to be converted into 136 units of permanent supportive housing under Project Homekey.

The City recently prepared and adopted amendments to its Zoning Code that accomplished the following:

- Permitting emergency shelters by right in the ML (Manufacturing Light) and MH (Manufacturing Heavy) zones, and providing for development and operational standards;
- Identifying transitional and supportive housing as a residential use and permitting it in all residential zones, subject only to those standards /regulations that apply to other residential uses of the same type in the same zone; and
- Permitting single-room occupancy (SRO) units in at least one zone.

These changes will enable to City to monitor the inventory of sites appropriate to accommodate emergency, transitional, and supportive housing facilities and work with appropriate organizations to ensure that the needs of the homeless and extremely low income households are met.

As a result of participation in the Los Angeles County Homeless Initiative, City staff has become aware of SB (Senate Bill) 2, a State law requiring each city or county to identify at least one zone where emergency shelters are permitted by right and treating transitional and supportive housing as residential uses of property, subject only to restrictions that apply to other residential dwellings of the

same type in the same zone, so one of the tasks ahead for the Carson Homelessness Task Force would be to monitor the existing planning and zoning regulations to ensure the City's compliance with SB 2.

**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**

Among the strategies that emerged from the Los Angeles County Homeless Initiative is one in which the County's Department of Mental Health (DMH) and the Los Angeles Homeless Services Authority (LAHSA) are directed to partner with the cities to expand the availability of rapid re-housing programs. In this concept, those two agencies would increase the funding they devote to this effort, and there would be a matching funds requirement on the part of participating cities. The details of how the funds would flow from DMH and LAHSA to the cities, and the scope of the matching funds the participating cities would have to commit, remain to be worked out. However, one feature of the State-mandated dissolution of local redevelopment agencies reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds for programs that combat homelessness.

**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.**

One of the local social service providers that has received CDBG public service funds in previous years, the Office of Samoan Affairs, has incorporated a program of services to the homeless and persons at risk of becoming homeless (primarily counseling, referral to appropriate agencies, and assistance in applying for and obtaining benefits) into its multifaceted portfolio of services. As noted earlier, the City has contracted (using CDBG-CV funding) with Family Promise of the South Bay to provide a variety of homelessness and homelessness prevention services.

Through the City's membership in the South Bay Cities Council of Governments (SBCCOG), the City is participating in SBCCOG's program of outreach to the local homeless community and referral to services. For the past three years, SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Additionally, the City entered into its own contract with PATH for additional outreach services within

Carson, and is seeking to renew that contract.

## **Discussion**

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

### **Introduction:**

The City's Housing Element Update identifies constraints to the development of new housing as including land costs, construction costs, financing costs, adequate infrastructure, processing and permitting requirements, development standards, and fees. Of the constraints examined, provision of adequate infrastructure and flood control improvements are the most costly impediments to new development.

Development standards sometime add to the problem of affordable housing. The constraints with the greatest impact are those contained in the City's zoning ordinance. In order to reflect the community's development goals and objectives, zoning regulates a mix of residential, commercial, and industrial projects, and the use, density, floor area, setbacks, and parking. Zoning reduces the supply of land available for residential development and regulates the intensity of residential land use through minimum lot size requirements. Although zoning can be a constraint, its purpose is to create functional residential, commercial, and industrial projects and areas. The City of Carson provides consultative services to aid private developers in understanding the city's housing needs and pertinent City ordinances, thus expanding housing opportunities. Additionally, the City has revamped its permitting processing system seeking to reduce overall processing time, provide "one-stop" permitting, and improve case management.

**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**

Actions recommended in the 2020-2024 Five-Year Consolidated Plan and 2020 Analysis of Impediments include:

- Employ several policies to provide greater flexibility in site planning and promote more intense development. The City continuously monitors available sites that may be appropriate for residential uses. A density floor is a tool that can be used to promote maximum land use, establishing a minimum density within a given residential land use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.
- Continue considering alternate forms of development, including small-lot, single-family subdivisions; mobilehome parks that allow owner-occupied spaces; senior citizen developments offering various types of care and assistance; mixed use residential/office/commercial developments; and planned unit developments (the latter being a form long in existence in the

city, and the mixed-use residential/office/commercial model is seen to an increasing degree, for example, along Carson Street and Avalon Boulevard).

- To encourage developers to pursue low- and moderate-income housing projects, California provides regulatory tools to govern approval processes, permitting greater density for affordable housing projects that include additional development incentives. The City employs a Density Bonus Ordinance to encourage developers to develop a portion of an otherwise market-rate product as affordable for low and moderate incomes, in order to meet the State-mandated affordable housing responsibilities.
- Monitor all housing built prior to 1980 for lead-based paint and other hazardous or unsafe housing issues.
- Continue monitoring low- to moderate-income housing developments that have existing affordability controls for their risk of conversion to market rate.
- Continue offering financial assistance to households that cannot qualify for conventional home improvement loans, in order to encourage and support the preservation of the affordable housing stock.
- Continue efforts to combat blighted and substandard housing through a combination of tools including enforcement, citation, and referral to the City's housing rehabilitation programs.
- Continue, through the Carson Housing Authority, assisting the development of affordable multi-family housing.
- Encourage the development of mixed-use projects, including the development of specific plans that require housing as a key component of those developments.
- Implement a 2012 Zoning Code amendment to facilitate development of housing for persons with disabilities. Housing opportunities for persons with disabilities can be addressed by the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for necessary unit modifications.
- Seek State and Federal funds in support of housing construction and rehabilitation targeted toward persons with developmental disabilities. Also, provide regulatory incentives, such as expedited permit processing and fee waivers/deferrals, to projects targeted toward such persons. To further facilitate the development of housing units to accommodate persons with these disabilities, reach out annually to developers of supportive housing to encourage development of projects targeted toward special needs groups.

### **Discussion:**

The City initiated an update of its General Plan during PY 2017, and the anticipated completion of that update is imminent. The Zoning Code will continue to be reviewed for deficiencies and inconsistencies during PY 2022, and amendments will be proposed and implemented to address any such deficiencies and inconsistencies found.

The City is again recommending providing funding to the Housing Rights Center (HRC) of Los Angeles for enforcement and education services regarding fair housing in Carson. HRC will provide counseling,

landlord/tenant, advocacy, complaint investigation, and (as necessary) litigation services. HRC will also conduct training sessions for service providers in order to educate them on how to recognize when their clients may be experiencing discrimination. Additionally, HRC will conduct testing to ensure that discrimination is not occurring and to uncover such discriminatory practices when they do occur. A robust enforcement system will serve as a deterrent against housing providers that may illegally discriminate against residents and will also decrease the number of illegal evictions.

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

### **Introduction:**

The most serious underserved need in the community is related to housing affordability. Other underserved special housing needs include those of the elderly, large families, single-parent households, persons with HIV/AIDS, and persons with mental, physical, or emotional disabilities.

Several other obstacles in attempting to meet underserved needs include unfavorable market conditions, land use and zoning regulations, development fees, State and Federal laws, and the “not in my back yard” factor. The most significant obstacles to meeting underserved housing needs are the lack of sufficient funds and lack of available vacant land. This is true for any government agency or non-profit developer trying to assist low-income families. As the disparity between wages and affordability increases, the number of persons unable to maintain their own housing costs increases.

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

Factors contributing to the presence of impoverished persons among the city’s population include unemployment or underemployment due to a generally low level of education, lack of job skills training, minimum wage, lack of effective transportation, shortage of affordable child care presenting two wage-earner families or single parents from joining 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 comprised 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 County Metropolitan Transportation Authority (MTA or Metro), Long Beach Transit, Compton Renaissance Transit, Torrance Transit, and Gardena Municipal Bus Lines.

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

As noted in the Projects section of this Annual Action Plan, the bulk of the proposed allocation of the City’s CDBG funds will be directed toward a major housing rehabilitation program aimed at maintaining and preserving the supply of affordable housing units in the city, the Neighborhood Pride Program.

In response to the State action eliminating local redevelopment agencies, the City of Carson created a Carson Housing Authority (CHA), which is assuming the housing programs of the former Carson Redevelopment Agency. The principal activities of the CHA are:

- Continuing rental assistance payments to two affordable multi-tenant residential developments (Avalon Courtyard, 92 units located at 22127 South Avalon Boulevard, and Carson Terrace

Senior Apartments, 62 units located at 632 East 219th Street).

- Monitoring Carson's existing affordable housing projects for compliance with terms of their development agreements. Most of these projects were made possible by Redevelopment Agency loans.
- Seeing projects to completion, such as projects at 2525 East Carson Street and 21227-21237 South Figueroa Street.
- Moving projects with existing development agreements forward to completion. Examples would include the recently-completed Veterans Village at Carson (50 units at the corner of Carson and Figueroa Streets) and Carson Arts Colony (46 units at 21205 South Main Street).
- With any remaining funds, the CHA will form or assist new projects on other sites.

At present, the CHA's functions do not include the operation of public housing (such as the Federally-assisted Section 8 program). That role within the boundaries of the city will continue to be carried out by the Los Angeles County Development Authority (LACDA; formerly known as the Housing Authority of the County of Los Angeles, or HACoLA).

The City will also continue to seek new HOME Investment Partnership Program funding. Though not an entitlement community for HOME, the City has in the past obtained HOME funding through the California Department of Housing and Community Development (HCD). The City is also awaiting action on an application it has filed with HCD for nearly \$2.5 million in funding through the Permanent Local Housing Allocation (PLHA) program.

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

The City realizes that lead-based paint poses a serious health hazard and therefore must be addressed. The City is attempting to minimize the incidence of lead paint poisoning by implementing the following:

- Ensuring that home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards;
- Considering annual programs and materials that educate residents on the health dangers of lead-based paint and encourage 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 as required in the CDBG certifications have most recently 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.

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

Carson's anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. The mission statement for the City's anti-poverty strategy is to "Enhance the quality of life in the City of Carson through promotion of a strong local economy that offers growing employment and business opportunities and supports a healthy and diversified tax base vital to the long-term viability of the City and its citizens."

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.

The action steps are activities that will 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 will also assist lower income families meet the cost of child care and other services that are presently out of reach for many lower-income families. Additionally, the City will continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

Together with mobilehome park space rent control and incentives to develop new affordable housing, the Economic Development Strategy is a major component of the City's anti-poverty efforts.

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

The City of Carson Community Development Department will administer all of the activities specifically identified in this Annual Action Plan. The City works closely with other housing-related organizations and service providers locally and within Los Angeles County to ensure that the housing needs of city residents are addressed to the best ability of the network of such providers given available resources.

The Community Development Department works in conjunction with external agencies such as California HCD and LACDA to ensure quality housing for all low-income city residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather are due to shortcomings in available resources. While the present institutional structure is

considered satisfactory, the City will monitor and reevaluate as necessary.

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

To enhance the coordination and delivery of housing and related services provided by public and private organizations as well as other agencies, Carson depends on a number of non-profit social service organizations for the delivery of support services to persons in need of assistance. Partnerships with developers of affordable housing are necessary to implement the City's ambitious housing plan.

The City will continue to meet with public agencies along with other assisted housing providers and service agencies to plan and use all available resources. Communication between these parties will occur throughout the year in order to review and endorse applications for funding and to discuss cooperative ventures. The City has customarily allocated up to 15% of its CDBG allocation annually for social services.

Depending on the population being served, housing developments will inform residents of local services, as well as inform service agencies of potential new housing developments during the approval process.

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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

The three-year period for determining that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income consists of program years 2020, 2021, and 2022.

## Attachments

CDBG Program Year 2022--Action Plan

Draft Budget for Public Review (updated 3/16/22)

2022 Entitlement Grant (Estimate)	\$	793,714
<b>Subtotal</b>	<b>\$</b>	<b>793,714</b>

Program Income PY 2021 (Received year-to-date, available)	\$	-
Program Income PY 2022 (Estimated, 20% available for Admin.)	\$	-
Prior Years' Funds (Reprogrammed Funds--Estimate)	\$	-
<b>Subtotal</b>	<b>\$</b>	<b>793,714</b>

**Total 2022 Estimated Funds Available**    **\$**    **793,714**

**Administration** (Limited to 20% of PY 2022 Grant + 20% of PY 2022 Program Income) =  
\$158,742+ \$0 = \$158,742

Administrative	\$	158,742
<b>Administration Total</b>	<b>\$</b>	<b>158,742</b>

**Capital Improvement Activities** (Minimum of 65% of PY 2022 Grant = \$515,915 + \$0  
of reprogrammed prior years' funds + \$0 in PY 2021 program income) = \$515,915

Neighborhood Pride Program (including Inspections and Lead/Asbestos)	\$	255,967
Anderson Park Improvements	\$	220,000

**Capital Improvement Subtotal**    **\$**    **475,967**

<u>Rehabilitation Program Staff</u>	\$	39,948
<b>Capital Improvement Total</b>	<b>\$</b>	<b>515,915</b>

**Public Services** (Limited to 15% of PY 2022 Grant + 15% of PY 2021 Program Income) =  
\$119,057 + \$0 = \$119,057

Fair Housing (Housing Rights Center)	\$	40,000
Public Service Programs to be determined (no more than four)	\$	79,057
<b>Public Services Total</b>	<b>\$</b>	<b>119,057</b>

### Summary

**TOTAL 2022 ALLOCATION**    **\$**    **793,714**