

Executive Summary

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

1. Introduction

The City of Carson completed a Five-Year Strategic Plan for the 2015-2019 program years that focuses on issues related to housing, homeless, community development (including facilities/public improvement), economic development, and non-homeless public services. This Annual Action Plan represents the third program year of the Community Development Block Grant (CDBG) Strategic Plan and provides the framework for the 2017-2018 program year (otherwise known as PY 2017).

Two types of programming have been identified by the City of Carson for CDBG funds – programs that will directly benefit low- to moderate-income residents and targeted neighborhood investments that will focus on particular low- to moderate-income neighborhoods based on current data provided by the 2010 American Community Survey (ACS).

Community Development Block Grant funds have greatly impacted our community by rehabilitating houses for low- to moderate-income residents through the Neighborhood Pride Program, utilizing 15% of entitlement funds annually for the purpose of funding local human service agencies, and providing funding opportunities to promote and enhance the local economy.

The City is committed to using these funds to assist and improve the lives of the low- to moderate-income individuals and families living in the City of Carson. More specifically, the City will continue to utilize CDBG funds on programs to improve and promote homeownership, home repair, public services, and economic development.

The Annual Action Plan will further identify programs that will meet the needs of our community. Community needs were identified in the Five-Year Strategic Plan, but are expanded on annually through community meetings and public hearings.

The City of Carson Department of Community Development is the coordinator of the Strategic Plan as well as Annual Action Plans. The Department of Community Development will monitor the success of the program and manage the Community Development Block Grant funds received from the U. S. Department of Housing and Urban Development (HUD).

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:

Provision of decent affordable housing;

Maintaining and promoting neighborhood preservation; and

Supporting special needs programs and services

Fair Housing

Homeless services and housing

The summary below provides an overview of the objectives and outcomes for the goals identified in this Annual Action Plan. Funding identified for the goals highlighted in the summary are entitlement funds only. Please see the attached budget for past entitlement funds as well as program income and recaptured funds available toward the achievement of goals.

Goal/Funding/Outcome

Provision of decent affordable housing /\$615,485 /30 household units

Maintaining and promoting neighborhood preservation /\$200,000 /5 businesses assisted

Supporting special needs programs and services /\$74.063 /2,630 persons assisted

Fair housing /\$43,220/45 persons assisted

Administration /\$143,226 /Not applicable

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 Five-Year Consolidated Plan (2016-2017, or PY 2016) accomplishments. Although some of these accomplishments are completed, a number of them are underway due to the program year ending June 30, 2017.

Housing Rehabilitation

- The Neighborhood Pride Program rehabilitated 30 structures comprising a total of 30 units (18 single-family residences and 18 mobilehomes).

Provide necessary public services

- CDBG funds assisted five local non-profits to provide services to over 2,298 Carson low- to moderate-income residents.
- 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 (and funded out of the CDBG public services allocation), have been provided to over 83 City of Carson residents.

Support neighborhood revitalization efforts

- City staff began to more actively market the Commercial Loans and Grants Program, and committed to including at least one neighborhood infrastructure project in each Annual Action Plan.

Improve program management and administration

- Staff attended HUD trainings including the webinars on CAPER and the eCon Planning Suite (August 18, 2016), Annual Action Plans and Amendments (April 18, 2017), and Tiering Environmental Reviews (May 18, 2017).
- The City's internal Homeless Task Force has met regularly (on a weekly basis with few exceptions) under the coordination of the Assistant City Manager. Additionally, City staff participated in regional efforts to address homelessness including Los Angeles County's Homeless Initiative, the South Bay Cities Council of Governments' Homeless Services Working Group, and the South Bay Coalition to End Homelessness, as well as the Los Angeles Homeless Services Authority's Point-in-Time Count. Working in conjunction with People Assisting the Homeless (PATH) and a local faith-based entity, Calvary Chapel South Bay, the City conducted two major events to assist the homeless in Carson. On October 27, 2016, a homeless outreach

event at Dominguez Park on the city's west side was held at which some 44 individuals were provided or connected with a variety of services from over 20 participating providers. On May 24, 2017, the three sponsoring groups collaborated to conduct a "Laundry Love" event at which a local laundromat made its facility available to the homeless.

- Additionally, the City's Community Development Director continued to reassess the programs the City is funding with CDBG funds and the manner in which the City administers these programs (with some changes reflected in this draft Annual Action Plan).

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 a regulation, the City values this as a tool for understanding the true needs of the community. The City of Carson hosted a public hearing convened by the Citywide Advisory Commission (CAC) on February 23, 2017 at City Hall. The CAC convened another public hearing on March 9, 2017 to hear presentations from organizations applying for CDBG funding.

The CAC met again in an open public meeting on March 23, 2017, but the process encountered an unanticipated delay as delays in the Federal appropriations process rendered HUD unable to inform participating local governments what their CDBG allocations were for PY 2017. HUD issued guidance advising the local governments to not submit their Annual Action Plans until HUD had notified them of their allocation amounts. Once these allocations had been provided, the local governments would have 60 days to submit their Annual Action Plans. HUD issued further guidance waiving the normal requirement for a 30-day period of public review and comment prior to submitting an Annual Action Plan, replacing it with a 14-day period for PY 2017 Annual Action Plans. HUD published the PY 2017 CDBG allocations on June 12, 2017.

The process continued with the CAC convening in an open public meeting on July 11, 2017, at which time it was expected that the Commission would adopt a funding recommendation to be forwarded to City Council for action. Unfortunately, the Commission was unable to muster a quorum at that July 11, 2017 meeting and thus no action could be taken at that time. However, at the last previous meeting the CAC held on March 23, 2017, the Commission took an action that staff is taking as guidance for moving forward with the Annual Action Plan. At that March 23, 2017 meeting, the CAC approved a motion to recommend funding programs in the order in which their proposals for funding were rated by staff during its review process, though the amount actually available for allocation was not yet known. That rating-based allocation is reflected in this draft Annual Action Plan.

Another public hearing is scheduled to be held on July 18, 2017 during a meeting of the Carson City Council for discussion of the PY 2017 Annual Action Plan and its anticipated adoption by City Council. Notices of the public hearings were posted at major City buildings (including the Congresswoman Juanita Millender-McDonald Community Center and park and recreation facilities),

published in a Los Angeles-based weekly newspaper, *Our Weekly* (the normal vehicle for publishing the City's public notices), and posted on the City's website.

A draft of the PY 2017 Annual Action Plan will be presented at the July 18, 2017 City Council public hearing and will be posted on the City's website, with print copies made available at the City Clerk's Office, the offices of the City's Community Development Department, and at the Los Angeles County Public Library branches in Carson. A 14-day public review and comment period that will begin no later than July 26, 2017 and extend no later than August 10, 2017 will also provide citizens, public agencies, and other interested parties the opportunity to comment on the Plan.

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.

This section is pending the receipt of comments (in writing, electronically, or orally) during the scheduled July 18, 2017 City Council public hearing and the 14-day public review and comment period noted in the previous section. Comments presented during the public hearings February 23, 2017 and March 9, 2017 were limited to statements in support of the programs for which CDBG funding had been applied.

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

All comments presented were taken into account in preparing the PY 2017-2018 Annual Action Plan.

7. Summary

As previously noted, all comments from the public hearings were taken into consideration. Public participation provides the framework for the goals and projects that ultimately shape the funding decisions outlined within this Annual Action Plan.

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	City of 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 Action 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.

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

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(I))

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 does allocate up to 15% of its CDBG allocation each year for social services. The CDBG-funded public service agencies providing health and mental health services include The Children’s Clinic, South Bay Family Healthcare Center, 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 Housing Authority of The County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Commission (LACDC). HACoLA 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 (321 in Carson through the Section 8 program).

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 created in 1993 by the City of Los Angeles and Los Angeles County. LAHSA began countywide homeless counts every two years in 2005, and switched to annual counts in 2016. Many cities sought local homeless data, so LAHSA developed local counts. The first such count in Carson was in January 2013, which yielded a total of 158. The January 2015 count showed an increase in Carson homeless to 192, but the January 2016 count saw a decline to 157, as follows: in cars 10, in vans 22, in RVs 94, single adults on the street 18, in makeshift shelters 8, and in tents 5. Transitional housing, emergency shelters, family members on the street, and unaccompanied youth on the street were each zero. A new count was conducted by LAHSA in January 2017, but the results for Carson are not yet available.

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

- City Council resolution supporting regional efforts to end veteran homelessness and to identify resources to meet homeless veterans' needs as part of a regional action plan;
- City Council resolution supporting the passage of Measure H, a ballot measure providing for an increase of one-fourth of a per cent in the sales tax across Los Angeles County, with the proceeds to be devoted to Countywide efforts to combat homelessness, including many of the strategies developed through the County Homeless Initiative. The ballot measure was approved by County voters on March 7, 2017;
- Linkage with the United Way of Greater Los Angeles' Home for Good Funders Collaborative;
- Continued Involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness;
- Ongoing participation in the Los Angeles County Homeless Initiative. Some 18 policy summits convened by the County in the fall of 2015 resulted in 47 strategies, 12 of which were targeted to be implemented in PY 2016. This provides an opportunity for 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 the homeless
 - Using land use policy to maximize the availability of affordable housing
- 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
- Collaboration

Also, a Homeless Task Force, which has been discussed in the Consolidated Plan and prior Action Plans, has finally been established. Coordinated by the Assistant City Manager, the Task Force includes representatives from the Community Development, Community Services, Public Works, and Public Safety Departments, as well as the County Sheriff's Department (the contract law enforcement agency in Carson).

The SBCCOG homelessness effort is being coordinated by a statewide organization, People Assisting the Homeless (PATH), and is based on a similar program PATH has been operating in the Gateway Cities Council of Governments service area (San Gabriel Valley). The City and PATH were able to forge a linkage with the United way of Greater Los Angeles' Home for Good Funders Collaborative, and through that source leveraged additional funding to support these homelessness services in Carson.

The collaboration between the City and PATH resulted in two major homeless services events during PY 2016, in which they were joined by a local faith-based entity, Calvary Chapel South Bay. On October 27, 2016, a homeless outreach event at Dominguez Park on the city's west side was held at which some 44 individuals were provided or connected with a variety of services from over 20 participating providers. On May 24, 2017, the three sponsoring groups collaborated to conduct a "Laundry Love" event at which a local laundromat made its facility available to the homeless.

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. City of Carson staff was 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. LAHSA administered a Request for Proposals (RFP) process for determining the programs to be allocated ESG programs, but 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	Agency/Group/Organization	<p>South Bay Coalition to End Homelessness</p> <p>Los Angeles Homeless Services Authority</p> <p>People Assisting the Homeless</p> <p>Housing Authority of the County of Los Angeles</p> <p>Housing Rights Center</p> <p>County of Los Angeles</p> <p>Los Angeles County Sheriff's Department (Carson Gang Diversion Team)</p> <p>Boys and Girls Clubs of Carson</p> <p>Bridges Community Economic Development Corporation</p> <p>Carson Coordinating Council/Carson Child Guidance Program</p> <p>The Children's Clinic</p> <p>Gang Alternatives Program</p> <p>Mapuifagalele Seniors and Youths Involvement, Inc.</p> <p>Office of Samoan Affairs, Inc.</p> <p>South Bay Family Healthcare Center</p> <p>Neighborhood Housing Services of Los Angeles County</p> <p>ARC Mid-Cities</p> <p>The Lighthouse</p> <p>Gardena-Carson Family YMCA</p>
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Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other Government - County Regional Organization
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy Social Services
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff held two workshops in December 2016 that were attended by 14 of the listed organizations. People Assisting the Homeless made a presentation before City Council in November 2016. Ten of the listed organizations participated in the Citywide Advisory Commission public hearing on March 9, 2017, or are expected to appear at the City Council public hearing on July 18, 2017, or both.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	Assessment of local homeless needs and development of related strategies
City of Carson General Plan Update	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	City of Carson	Fair housing; barriers to choice and to affordable housing

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Please note that the Analysis of Impediments to Fair Housing Choice (AI) originally prepared and submitted in May 2015 underwent substantial revision. The revised AI was approved by City Council on April 4, 2017.

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

The Citywide Advisory Commission (a body appointed by the Mayor and City Council) held two public hearings, on February 23, 2017 (1), and on March 9, 2017 (2), in the City Council Chambers at City Hall. City Council is scheduled to hold another public hearing during a regular Council meeting on July 18, 2017 (3), again, in the City Council Chambers at City Hall.

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	0	None	No comments were presented	
2	Public Hearing	Non-targeted/broad community	25	Support expressed for public service programs	All comments were accepted	
3	Public Hearing	Non-targeted/broad community	To be determined	To be determined	To be determined	

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 anticipates receiving \$781,656.00 in CDBG entitlement allocations:

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	781,656	35	500.000	1,281,691	0	The City is anticipating being allocated \$781,656 for PY 2017. Only a minimal amount of PY 2016 program income is expected to be available for use in PY 2017, and at this point, no assumption is made or amount projected in program income for the PY 2017. The Five-Year Consolidated Plan estimated CDBG funding through PY 2019, but with the future of the CDBG program in doubt beyond PY 2017, the City finds it prudent to not assume the continuation of CDBG funding in subsequent years.

Table 5 - Expected Resources – Priority Table

Annual Action Plan (DRAFT)
2017

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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

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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. One such proposal is for construction of 65 units of senior citizen housing at 401 East Sepulveda Boulevard, which would involve approximately \$750,000 in assistance from former Redevelopment Authority 20% Housing Set-Aside funds.

Homeless Services

The City of Carson has been involved in a regional, multijurisdictional homeless 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
- Using land use policy to maximize the availability of affordable housing to address homelessness. The County has made a funding commitment of in excess of \$100 million to this effort, however, the details of how applicable funding will be allocated to the local governments and what sort of match requirements will be required of the participating local governments remain to be worked

out. 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 the SBCCOG/PATH cooperative effort in homeless 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. It also assumes that our entitlement amount remains the same over the course of the Five-Year Consolidated Plan cycle, which we understand may increase or decrease as well. The funding for goals may need to be adjusted in future Annual Action Plans as the City goes through its community participation and Action Plan processes and see what the priority needs are each year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain and promote neighborhood preservation	2017	2018	Housing and Commercial Rehabilitation Infrastructure Improvements	Citywide and Eligible Target Areas	Maintain and promote neighborhood preservation	CDBG: \$1,008,077	Facade treatment/business building rehabilitation: 5 Business Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing rehabilitated: 30 Household Housing Units Residents benefiting from infrastructure improvements: 1,093 (estimated)
2	Support special needs programs and services	2017	2018	Non-Homeless Special Needs	Citywide	Support special needs programs and services	CDBG: \$74,063	Public service activities other than Low/Moderate Income Housing Benefit: 2,630 Persons Assisted Other: 45 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	CDBG / Rehab Admin	2017	2018	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide and Eligible Census Tracts	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Fair Housing	CDBG: \$156.331	Other: 0 Other

Goal Descriptions

Table 7 – Goal Descriptions

1	Goal Name	Maintain and promote neighborhood preservation
	Goal Description	Neighborhood Pride Program (housing units), Commercial Rehabilitation (businesses), Concrete Replacement Program (residents benefiting from infrastructure improvements)
2	Goal Name	Support special needs programs and services
	Goal Description	Fair Housing (persons assisted) and Public Services (persons assisted)
3	Goal Name	CDBG / Rehab Admin
	Goal Description	Planning and Administration (a zero is entered under Other for Goal Outcome Indicator as this is not applicable for Administration).

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

The number of extremely low-income, low-income and moderate-income families to which the City will provide affordable housing as defined by HOZE 91.215(b) is 30 during PY 2017 (all in the Neighborhood Pride Program).

AP-35 Projects – 91.220(d)

Introduction

The City of Carson allocated 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.

#	Project Name
1	Neighborhood Pride Program (Single-Family/Mobilehome)
2	Commercial Loans and Grants
3	Architectural Services
4	Concrete Replacement Program
5	Fair Housing
6	Carson Coordinating Council/Carson Child Guidance Program
7	Boys and Girls Clubs of Carson
8	Office of Samoan Affairs
9	South Bay Family Healthcare Center
10	L. A. County Sheriff's Dept. Carson Gang Diversion Team
11	Program Administration
12	Rehabilitation Administration

Table 8 – Project Information

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

The Department of Community Development considered all public comments submitted during the public hearings and public comment period. The above priorities are the result of the public participation process for the PY 2017 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.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Neighborhood Pride Program (Single-Family/Mobilehome)
	Target Area	Citywide
	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	CDBG: \$337,823

	Description	<p>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.</p> <p>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 \$10,000 for single-family detached dwellings, and up to \$7,500 for mobilehomes. A participating household may receive a loan or a grant, but not both.</p>
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that this program will rehabilitate a minimum of 15 single-family units for low- and moderate-income households and 15 mobilehome units for low- and moderate-income households during program year 2017.
	Location Description	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.
	Planned Activities	None at this time. Applications are reviewed upon submittal.
2	Project Name	Commercial Loans and Grants
	Target Area	Eligible Census Tracts
	Goals Supported	Maintain and promote neighborhood preservation

	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$300,000
	Description	<p>The Commercial Rehabilitation Program was designed to improve the physical condition of commercial buildings located in the Community Development Block Grant target areas (selected because of the proportion of low- and moderate-income persons residing in them) Through these improvements, the City hopes to improve the visual quality of these commercial properties and stimulate economic growth. The program addresses the CDBG national objective of preventing slums and blight, and also addresses the major priority need in the City's Five-Year Consolidated Plan of maintaining and promoting neighborhood preservation.</p> <p>Eligible program improvements include the following:</p> <ul style="list-style-type: none"> • Exterior painting and stucco • Attached signage • New storefronts • Awnings • Stone or brick veneers • Architectural detailing • Parking stalls (where such improvements may improve access for the disabled) • Landscaping and hardscaping <p>Assistance ranges from small façade rehabilitation projects to substantial commercial rehabilitation projects. Façade improvement assistance is available up to \$25,000. Substantial rehabilitation assistance is available up to \$95,000.</p>
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that as many as five neighborhood-serving businesses will benefit, which in turn would retain approximately ten jobs and maintain vital community services for approximately 11,500 residents in the designated target areas.

	Location Description	Census Tract 543501, Block Group 4; Census Tract 543801, Block Group 1; Census Tract 543802, Block Group 3; Census Tract 543802, Block Group 4; Census Tract 543803, Block Group 2; Census Tract 543905, Block Group 2; Census Tract 544000, Block Group 1; Census Tract 544000, Block Group 2; Census Tract 544000, Block Group 3; as well as any other areas in the city meeting the criteria for designation as slum and blight areas.
	Planned Activities	None at this time. Applications are reviewed upon submittal.
3	Project Name	Architectural Services
	Target Area	Eligible Census Tracts
	Goals Supported	Maintain and promote neighborhood preservation
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$50,000
	Description	This activity provides funding for anticipated architectural design services associated with the improvements funded under the Commercial Loans and Grants Program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that as many as five neighborhood-serving businesses will benefit, which in turn would retain approximately ten jobs and maintain vital community services for approximately 11,500 residents in the designated target areas.
	Location Description	Census Tract 543501, Block Group 4; Census Tract 543801, Block Group 1; Census Tract 543802, Block Group 3; Census Tract 543802, Block Group 4; Census Tract 543803, Block Group 2; Census Tract 543905, Block Group 2; Census Tract 544000, Block Group 1; Census Tract 544000, Block Group 2; Census Tract 544000, Block Group 3; as well as any other areas in the city meeting the criteria for designation as slum and blight areas.
	Planned Activities	None at this time. Projects in this activity will depend on projects in the Commercial Loans and Grants Program.

4	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing Provide decent affordable housing
	Needs Addressed	Fair Housing Provide decent affordable housing
	Funding	CDBG: \$43,220

	Description	<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> <ul style="list-style-type: none"> • 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 • 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. • 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.
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	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	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).
	Location Description	Services are provided on a citywide basis.
	Planned Activities	None at this time. Program activity is generated through referrals, walk-ins and individual contact by persons perceiving potential discrimination, and through testing.
5	Project Name	Concrete Replacement Program
	Target Area	Eligible Census Tracts
	Goals Supported	Maintain and promote neighborhood preservation
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$200,000
	Description	Removal, replacement, and construction of new sidewalks; removal and replacement of driveway approaches; removal, replacement, and construction of cross gutters; removal and replacement of curb and gutter; and removal and replacement of access ramps
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 734 low- and moderate-income families
	Location Description	Designated project area comprises approximately the southern half of Census Tract 543501, Block Group 4 (bounded by Figueroa Street on the west, Main Street on the east, 220 th Street on the north, and 223 rd Street on the south).

	Planned Activities	Removal, replacement, and construction of new sidewalks; removal and replacement of driveway approaches; removal, replacement, and construction of cross gutters; removal and replacement of curb and gutter; and removal and replacement of access ramps
6	Project Name	Carson Coordinating Council/Carson Child Guidance Program
	Target Area	Citywide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$14,813
	Description	This activity will provide on-site school counseling services for at-risk youth and their families at Bonita Street, Carson Street, Dolores Street, and 232 nd Place Elementary Schools, Carnegie, Curtiss, and White Middle Schools, and Carson and Rancho Dominguez High Schools.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	330 low- to moderate-income households
	Location Description	340 West 224 th Street, Carson, CA 90745
7	Planned Activities	This activity will provide on-site school counseling services for at-risk youth and their families at Bonita Street, Carson Street, Dolores Street, and 232 nd Place Elementary Schools, Carnegie, Curtiss, and White Middle Schools, and Carson and Rancho Dominguez High Schools.
	Project Name	Boys and Girls Clubs of Carson
	Target Area	Citywide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services

	Funding	CDBG: \$14,813
	Description	This activity will provide a variety of after-school development an educational support programming for youth.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 low- to moderate-income households
	Location Description	21502 South Main Street, Carson, CA 90745
	Planned Activities	This activity will provide a variety of after-school development an educational support programming for youth.
8	Project Name	Office of Samoan Affairs
	Target Area	Citywide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$14,813
	Description	This activity will provide a multifaceted program of social services to youth, elderly, and families, including such services as advocacy and referral, job assistance, life skills management assistance, domestic violence counseling and prevention, and counseling to the homeless and persons at risk of homelessness.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 low- to moderate-income families

	Location Description	454 East Carson Plaza Drive Suite 109, Carson, CA 90745
	Planned Activities	This activity will provide a multifaceted program of social services to youth, elderly, and families, including such services as advocacy and referral, job assistance, life skills management assistance, domestic violence counseling and prevention, and counseling to the homeless and persons at risk of homelessness.
9	Project Name	South Bay Family Healthcare Center
	Target Area	Citywide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$14,812
	Description	South Bay Family Healthcare Center operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2,000 low- and moderate-income families
	Location Description	270 East 223 rd Street, Carson, CA 90745
	Planned Activities	South Bay Family Healthcare Center operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
10	Project Name	Los Angeles County Sheriff's Department Carson Gang Diversion Team
	Target Area	Citywide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services

	Funding	CDBG: \$14,812
	Description	This activity will provide a youth services/gang diversion program including counseling and case management. This program focuses on youth that have already developed gang affiliations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 low- and moderate-income households
	Location Description	21356 South Avalon Boulevard, Carson, CA 90745
	Planned Activities	This activity will provide a youth services/gang diversion program including counseling and case management. This program focuses on youth that have already developed gang affiliations.
	Planned Activities	This activity will provide a youth services/gang diversion program including counseling and case management. This program focuses on youth that have already developed gang affiliations.
11	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services
	Funding	CDBG: \$156,331
	Funding	CDBG: \$156,331

	Description	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. The Citywide Advisory Commission (body appointed by the Mayor and City Council which advises on matters of citywide importance and assists in the facilitation of the CDBG citizen participation processes) has also been funded through this budget allocation.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Administration activities are based in the offices of the Community Development Department in Carson City Hall, 701 East Carson Street.
	Planned Activities	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. Also funded through the administration budget is the Citywide Advisory Commission.
12	Project Name	Rehabilitation Administration
	Target Area	Citywide

	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	CDBG: \$120,254
	Description	This activity provides salaries and benefits for staff specifically involved in administering the residential and commercial rehabilitation programs (reviewing and processing applications for the rehabilitation assistance, approving work write-ups, authorizing payments to contractors, et cetera).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Administration activities are based in the offices of the Community Development Department in Carson City Hall, 701 East Carson Street.
	Planned Activities	Planned activities including reviewing applications for the rehabilitation assistance as they are received (including verification of household income), approving work write-ups, assigning the City's contract inspectors to review work at the beginning, in progress, and upon completion of work, and approval of payments to contractors.

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

Target Area	Percentage of Funds

Table 10 - 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 (see geographic distribution). 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 funded activities (example: Commercial Rehabilitation) do have designated target areas, most of the activities described in the 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 Supported Through

Rental Assistance	0
The Production of New Units	0
Rehabilitation of Existing Units	30
Acquisition of Existing Units	0
Total	30

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	0
Total	0

Table 11 - 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	30
Acquisition of Existing Units	0
Total	30

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The total of 30 units noted in the table above is comprised of an anticipated 30 units (15 single-family residences and 15 mobilehomes) rehabilitated through the Neighborhood Pride Program.

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 obligation. 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 Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Commission (LACDC). HACoLA 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 (321 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

The Housing Authority of the County of Los Angeles (HACoLA) 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, a joint powers body created by the City of Los Angeles and Los Angeles County. LAHSA began countywide homeless counts every two years in 2005, and switched to annual counts in 2016. As cities sought local homeless data, LAHSA developed local counts. The first such count in Carson was in 2013, which yielded a total of 158. The 2015 count showed an increase in Carson homeless to 192. The most recent count for which Carson results are available, in January of 2016, showed 157 homeless, as follows: in cars 10, in vans 22, in RVs 94, single adults on the street 18, in makeshift shelters 8, and in tents 13. Persons in transitional housing, emergency shelters, family members on the street, and unaccompanied youth on the street were each zero.

Recent development son homelessness by the City include:

- City Council resolution supporting regional efforts to end veteran homelessness and to identify resources to meet homeless veterans' needs as part of a regional action plan;
- City Council resolution supporting the passage of Measure H, a ballot measure providing for an increase of one-fourth of a per cent in the sales tax across Los Angeles County, with the proceeds to be devoted to Countywide efforts to combat homelessness, including many of the strategies developed through the County Homeless Initiative. The ballot measure was approved by County voters on March 7, 2017;
- Linkage with the United Way of Greater Los Angeles' Home for Good Funders Collaborative;
- Continued Involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness;
- Ongoing participation in the Los Angeles County Homeless Initiative. Some 18 policy summits convened by the County in the fall of 2015 resulted in 47 strategies, 12 of which were targeted to be implemented in PY 2016. This provides an opportunity for 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 the homeless
 - Using land use policy to maximize the availability of affordable housing
- 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
- Collaboration

Also, a Homeless Task Force, which has been discussed in the Consolidated Plan and prior Action Plans, has finally been established. Coordinated by the Assistant City Manager, the Task Force includes representatives from the Community Development, Community Services, Public Works, and Public Safety Departments, as well as the County Sheriff's Department (the contract law enforcement agency in Carson).

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

As noted above, LAHSA switched from conducting point-in-time counts on a biennial basis to an annual basis beginning with the January 2016 count. While the decrease in Carson homeless (from 192 in 2015 to 157 in 2016) is laudable, this still sizable number serves as a call to action.

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. In the program's first seven months of operation, PATH has had 90 unduplicated and 8 duplicated contacts with homeless clients. These contacts have resulted in:

- 68 persons being provided with food and/or water
- 125 persons provided with hygiene kits
- 15 persons provided with transportation
- Three persons provided with Department of Motor Vehicles vouchers
- Two persons provided with substance abuse services referrals
- 18 persons provided with Coordinated Entry System packets
- 25 persons provided with housing referrals
- Three persons being permanently housed

Representatives from PATH are also part of the Carson Homelessness Task Force.

In the meantime, while the City's newly-constituted Homelessness Task Force proceeds with developing and implementing a specific Carson homelessness strategy, including a better coordination of resources already at the City's disposal, 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. Since there is an obvious need for such facilities, the City is exploring two avenues: a) outreach to a provider or providers of emergency shelters and/or transitional housing facilities who may be interested in operating such facilities within the city; or b) becoming such a provider itself.

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 NH (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 the 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 receiving CDBG public service funds in PY 2016 (and again proposed for PY 2017), 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.

Through the City's membership in the South Bay Cities Council of Governments (SBCCOG), the City is participating in SBCCOG's newly-implemented 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.

Discussion

The table that follows this section refers to the use of Housing for Persons With Aids (HOPWA) resources, which the City does not receive.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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 2015-2020 Five-Year Consolidated Plan and 2015 Analysis of Impediments include:

- Employ several policies to provide greater flexibility in site planning and promote more intense development. Our Housing Sites Inventory helps ensure that 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. This establishes 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 interested in additional density an incentive to develop a portion of an otherwise market-rate product as affordable for low and moderate incomes, in order to meet the State Housing Element-mandated affordable housing responsibilities.
- Monitor all housing built prior to 1980 (approximately 80% of the city's housing stock) for lead-based paint and other hazardous or unsafe housing issues.
- 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.
- Continue monitoring the low- to moderate-income housing developments that have existing affordability controls that comprise the inventory of assisted housing units 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 rehabilitation and preservation of the existing 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, providing development assistance to promote 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.
- 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 developmental disabilities, reach out annually to developers of supportive housing to encourage development of projects targeted toward special needs groups.

Discussion

PY 2016 was marked by an ongoing review of the City's land use and zoning regulations. The Zoning Code will continue to be reviewed for deficiencies and inconsistencies in PY 2017 (particularly in light of related recommendations in the revised Analysis of Impediments to Fair Housing Choice), and

amendments will be proposed and implemented to address any such deficiencies and inconsistencies found.

As noted in the Projects section of this Annual Action Plan, the City anticipates again 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 so as to educate them on how to recognize when their clients may be experiencing discrimination. HRC will also 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 of 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 operates a Career Center within its Community Development Department. The Carson Career Center is affiliated with the South Bay Workforce Investment Board (SBWIB), a local Workforce Innovation and Opportunity Act (WIOA) consortium comprised of several neighboring cities. The City augments these WIOA resources by allocating General Fund dollars to the Career Center. 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 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 the recently-completed Via 425 at 425 East Carson Street, featuring 65 units. Another recently-completed project is The Renaissance at City Center, at the intersection of Avalon Boulevard and Carson Street. The second phase of this project, featuring 155 units of market-rate housing, was completed during PY 2013, joining the adjacent first phase consisting of 85 units completed one year earlier. Both phases are situated above approximately 29,000 square feet of ground floor rental space;
- Managing projects under construction, including the nearly-completed Veo project at 616 East Carson Street, featuring 23 units of affordable housing within a total 153-unit project;
- Moving projects with existing development agreements forward to completion. This includes projects at 2525 East Carson Street, 21227-21237 South Figueroa Street, and a new project at 401 Sepulveda Boulevard.
- 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 Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Commission (LACDC).

The City will also seek new HOME Investment Partnership Program funding, through which it reinstituted its First-Time Homebuyers' Program, which provided deferred loans to low- and moderate-income persons seeking to purchase homes for the first time. (These HOME funds were obtained through the California Department of Housing and Community Development, and that funding authorization expired during PY 2015.)

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 the first-time homebuyer program, 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 the California Department of Housing and Community Development and HACoLA 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 allocates 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(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	35
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	35

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

Attachments

