



**CITY OF CARSON
2018-2019 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

This Annual Action Plan is the fourth year of Carson's 5-Year ConPlan. 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: provision of decent affordable housing; maintaining and promoting neighborhood preservation; supporting special needs programs and services; fair housing; and 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 /\$879,822 /60 household units*

Maintaining and promoting neighborhood preservation /\$400,000 /5 businesses assisted

Supporting special needs programs and services /\$95,182 /2,800 persons assisted

Fair housing /\$45,380/45 persons assisted

Administration /\$163,021/Not applicable

*--This draft as presented represents the Citywide Advisory Commission recommendation of \$759,568 to the Neighborhood Pride Program, which would result in the rehabilitation of approximately 60 units. The Commission was presented with a proposal that would have allocated \$385,000 to the rehabilitation of the Carson Terrace senior apartment complex, which would have resulted in 62 units. The Neighborhood Pride Program would then have been allocated \$374,568, which would have resulted in approximately 30 units, for an overall total of 92 units.

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 third year of the 5-year Consolidated Plan (PY 2017) accomplishments. These results are preliminary due to the program year ending June 30, 2018.

Housing Rehabilitation

- The Neighborhood Pride Program rehabilitated 34 structures comprising a total of 34 units (23 single-family residences and 11 mobilehomes).

Provide necessary public services

- CDBG funds assisted seven local non-profits to provide services to over 2,800 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 67 City of Carson residents.

Support neighborhood revitalization efforts

- City staff continued its efforts 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 webinar on Best Practices for the Consolidated Plan and Action Plan in the eCon Planning Suite (March 7, 2018).
- The City's internal Homeless Task Force has met regularly (on a biweekly basis).

- 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.
- The City secured a planning grant from the County Homeless Initiative and engaged the services of Shelter Partnership, Inc. to assist in the development of a comprehensive plan to combat and prevent homelessness. The plan is expected to be presented to City Council and to the County in July of 2018.
- Working in conjunction with People Assisting the Homeless (PATH) and a local faith-based entity, Calvary Chapel South Bay, the City conducts a monthly "Laundry Love" event at which a local laundromat makes its facility available to the homeless.
- Additionally, the City's Community Development Director and Assistant City Manager 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 8, 2018 at City Hall. The CAC continued that public hearing to February 22, 2018 to hear presentations from organizations applying for CDBG funding.

The CAC met again in an open public meeting on March 8, 2018, 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 2018. 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 released the PY 2018 CDBG allocations on May 1, 2018.

The CAC meeting of June 14, 2018 resulted in a recommendation on activities to be funded and funding amounts, to be forwarded to City Council for action. Presentation of the draft Annual Action Plan to City Council is scheduled for a public hearing during the Council meeting of July 3, 2018.

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.

Comments presented during the public hearings February 8, 2018 and February 22, 2018, and in the public meetings March 8, 2018 and June 14, 2018 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 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.

Consolidated Plan Public Contact Information

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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 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 (295 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 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. 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. The 2017 breakdown is as follows: in makeshift shelters 81, tents 44, cars 21, vans 38, and RVs 155. Results for Carson from the 2018 count were initially expected to be released on June 11, but release has been delayed by LAHSA..

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

- 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. As note earlier, the City secured a planning grant (in the amount of \$50,000) and engaged the services of Shelter Partnership, Inc. to develop a comprehensive homelessness plan.
- 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 Home for Good Funders Collaborative, and thus leveraged additional funding to support these homelessness services in Carson.

Also, a Homeless Task Force, discussed in the Consolidated Plan and prior Action Plans, now meets regularly. Coordinated by the Assistant City Manager, this group includes the Community Development, Community Services, Public Works, and Public Safety Departments, as well as the County Sheriff's Department (the law enforcement agency in Carson).

The collaboration between the City and PATH has resulted in a regular outreach event, in which they are joined by a local faith-based entity, Calvary Chapel South Bay, a monthly "Laundry Love" event at which a local laundromat makes 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 funding, 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 | LOS ANGELES HOMELESS SERVICES AUTHORITY |
| | Agency/Group/Organization Type | Services-homeless 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 |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Updated information on local homelessness |
| 2 | Agency/Group/Organization | South Bay Coalition to End Homelessness |
| | Agency/Group/Organization Type | Services-homeless 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 |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Information on local homeless resources and coordinated entry system |
| 3 | Agency/Group/Organization | People Assisting the Homeless |
| | Agency/Group/Organization Type | Services-homeless |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Homeless outreach and services |
| 4 | Agency/Group/Organization | Housing Rights Center |
| | Agency/Group/Organization Type | Service-Fair Housing Regional organization |
| | What section of the Plan was addressed by Consultation? | Fair Housing |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Fair housing services provider |
| 5 | Agency/Group/Organization | Housing Authority of the County of Los Angeles |
| | Agency/Group/Organization Type | Housing PHA Services - Housing Other government - County |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Information on public housing within the city |
| 6 | Agency/Group/Organization | Los Angeles County Sheriff's Department |
| | Agency/Group/Organization Type | Services-Youth |

| | | |
|----|--|---|
| | 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 |
| 7 | Agency/Group/Organization | The Children's Clinic |
| | Agency/Group/Organization Type | Services-Children Services-Health Health Agency |
| | 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 |
| 8 | Agency/Group/Organization | Gang Alternatives Program |
| | Agency/Group/Organization Type | Services-Children |
| | 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 |
| 9 | Agency/Group/Organization | South Bay Family Healthcare Center |
| | Agency/Group/Organization Type | Services-Health Health Agency |
| | 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 |
| 10 | Agency/Group/Organization | BOYS AND GIRLS CLUB 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 |
| 11 | Agency/Group/Organization | CARSON CHILD GUIDANCE PROGRAM |
| | Agency/Group/Organization Type | Services-Children Services-Education |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children 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 | Office of Samoan Affairs |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Employment Services - Victims |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children 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 |

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. The City has also recently initiated an update to its General Plan.

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 one public hearing, on February 8, 2018 (1) in the City Council Chambers at City Hall. That hearing was continued until February 22, 2018 to allow for additional public input. City Council will hold another public hearing during a regular Council meeting, again, in the City Council Chambers at City Hall, on July 3, 2018 (2).

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-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community | 25 | Support expressed for public service programs | All comments were presented | |
| 2 | Public Hearing | Non-targeted/broad community | TBD | TBD | TBD | |

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 fourth program year of this Five-Year Plan, the City anticipates receiving \$815,609.00 in CDBG entitlement allocations.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 4 | | | | 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 | 815,609 | 18,296 | 750,000 | 1,583,405 | 0 | The City is anticipating being allocated \$815,609 for PY 2018. Program income in PY 2017 has been much higher than anticipated, and the eligible program year-to-date receipts (totaling \$18,296) is made available for use in PY 2018. The Five-Year Consolidated Plan estimated CDBG funding through PY 2019, but with the future of the CDBG program in doubt beyond PY 2018, the City finds it prudent to not assume the continuation of CDBG funding in subsequent years. |

Table 5 - Expected Resources – Priority Table

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

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. One such project nearing completion is 65 units of senior citizen housing at 401 East Sepulveda Boulevard, which involves approximately \$750,000 in assistance from former Redevelopment Authority 20% Housing Set-Aside funds. Two more affordable housing developments recently broke ground in the city. Veterans Village of Carson, located at the corner of Carson and Figueroa Streets, will have 51 one- to three-bedroom apartment units above ground-level retail. Carson Arts Colony will be 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, 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; and using land use policy to maximize the availability of affordable housing to address homelessness. The County made an initial funding commitment of 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. 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. The City did obtain 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. 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. We had originally assumed that our entitlement amount would remain the same over the course of the Five-Year Consolidated Plan cycle, with the understanding that it may increase or decrease as well. However, as noted in the narrative section of the priority table, we now are not assuming the availability of CDBG funding beyond PY 2018. Should CDBG funding for subsequent years be restored, the funding for goals will need to be adjusted in future Annual Action Plans as the City goes through its community participation and Action Plan processes and determines what the priority needs are each year.

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 | Provide decent affordable housing | 2015 | 2019 | Affordable Housing | CITY WIDE | Provide decent affordable housing | CDBG: \$759,568 | <p>Homeowner Housing Rehabilitated: 60 Household Housing Units</p> <p>Note: The Goal Outcome Indicator noted above is based on the Citywide Advisory Commission recommendation allocating all of the indicated funding to the Neighborhood Pride Program. The Commission also considered an alternative proposal that would have allocated \$385,000 to the rehabilitation of the Carson Terrace senior apartment complex, resulting in 62 rental household units rehabilitated. The remaining funding of \$374,568 in the Neighborhood Pride Program would result in approximately 30 household housing units.)</p> |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|---|----------------------------------|--|-----------------|--|
| 2 | Maintain and promote neighborhood preservation | 2015 | 2019 | Housing and Commercial Rehabilitation | CITY WIDE Eligible Census Tracts | Maintain and promote neighborhood preservation | CDBG: \$400,000 | Facade treatment/business building rehabilitation: 5 Businesses Public facility improvements: 1,447 low/moderate-income households benefiting |
| 3 | Support special needs programs and services | 2015 | 2019 | Non-Homeless Special Needs | CITY WIDE | Support special needs programs and services Fair Housing | CDBG: \$140,562 | Public service activities other than Low/Moderate Income Housing Benefit: 2,800 Persons Assisted Other: 45 Other |
| 4 | CDBG / Rehab Admin | 2015 | 2019 | Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | CITY WIDE Eligible Census Tracts | Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Fair Housing Homeless Services and Housing | CDBG: \$283,275 | Other: 0 Other |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--|
| 1 | Goal Name | Provide decent affordable housing |
| | Goal Description | |
| 2 | Goal Name | Maintain and promote neighborhood preservation |
| | Goal Description | |
| 3 | Goal Name | Support special needs programs and services |
| | Goal Description | |
| 4 | Goal Name | CDBG / Rehab Admin |
| | Goal Description | |

Projects

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.

Projects

| # | Project Name |
|----|--|
| 1 | Neighborhood Pride Program (Single-Family/Mobilehome) |
| 2 | Commercial Loans and Grants |
| 3 | Architectural Services |
| 4 | Scott Park Shelter Reconstruction |
| 5 | Fair Housing |
| 6 | Boys and Girls Clubs of Carson |
| 7 | Carson Coordinating Council/Carson Child Guidance Program |
| 8 | Gang Alternatives Program |
| 9 | Los Angeles County Sheriff's Department Carson Gang Diversion Team |
| 10 | Office of Samoan Affairs |
| 11 | South Bay Family Healthcare Center |
| 12 | Program Administration |
| 13 | Rehabilitation 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 hearings and public comment period. The above priorities are the result of the public participation process for the PY 2018 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.

The projects described in detail in the following section AP-38 reflect the recommendation adopted by the Citywide Advisory Commission at its June 14, 2018 meeting. The Commission also considered, but did not recommend, a proposal to allocate CDBG funding to assist in the rehabilitation of Carson Terrace, a 62-unit senior affordable apartment project located at 632 East 219th Street. Proposed improvements included: upgrading the paint to include multiple colors and detailing; material enhancements to 25% of the building to include ground level veneer; replacement of windows; architectural upgrades to the balconies; creating an architectural overhang to address the existing non-consistent architectural style; and landscape upgrading. The total project would cost approximately \$3.3 million, of which CDBG funding would constitute \$385,000. The Commission instead recommended increasing the proposed CDBG allocation for the Neighborhood Pride Program by that same \$385,000, making the total allocation for that program \$759,568.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | Neighborhood Pride Program (Single-Family/Mobilehome) |
| | Target Area | CITY WIDE |
| | Goals Supported | Provide decent affordable housing Maintain and promote neighborhood preservation |
| | Needs Addressed | Provide decent affordable housing Maintain and promote neighborhood preservation |
| | Funding | CDBG: \$759,568 |
| | Description | 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. |
| | Target Date | 6/30/2019 |
| | 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 30 single-family units and 30 mobilehome units (60 low- and moderate-income households) during program year 2018 (if the funding level for this program remains as the Citywide Advisory Commission has recommended it). |
| | 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: \$250,000 |
| | Description | 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. Eligible program improvements include the following: 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); and landscaping and hardscaping. Assistance ranges from small facade rehabilitation projects to substantial commercial rehabilitation projects. Facade improvement assistance is available up to \$25,000. Substantial rehabilitation assistance is available up to \$95,000. |
| | Target Date | 6/30/2019 |
| | 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. |
| 3 | 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 | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | 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 | Scott Park Shelter Reconstruction |
| | Target Area | Census Tract 543604 |
| | Goals Supported | Maintain and promote neighborhood preservation |
| | Needs Addressed | Maintain and promote neighborhood preservation |
| | Funding | CDBG: \$100,000 |
| | Description | The picnic shelter at Scott Park would undergo a demolition and reconstruction. The new shelter would consist of an aluminum roof, cement flooring, and Americans with Disabilities Act-compliant concrete benches and barbecue fixtures |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1,447 low- and moderate-income households |

| | | |
|---|-----------------------------|---|
| | Location Description | Scott Park, 23410 Catskill Avenue (the shelter is located at the corner of 232 nd Street and Ravenna Avenue) |
| | Planned Activities | Reconstruction of the picnic shelter |
| 5 | Project Name | Fair Housing |
| | Target Area | CITY WIDE |
| | Goals Supported | Provide decent affordable housing |
| | Needs Addressed | Provide decent affordable housing Fair Housing |
| | Funding | CDBG: \$45,380 |

| | | |
|--|--------------------|---|
| | 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> <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> |
| | Target Date | 6/30/2019 |

| | | |
|----------|--|--|
| | 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. |
| 6 | Project Name | Boys and Girls Clubs of Carson |
| | Target Area | CITY WIDE |
| | Goals Supported | Support special needs programs and services |
| | Needs Addressed | Support special needs programs and services |
| | Funding | CDBG: \$15,864 |
| | Description | This activity will provide a variety of after-school development an educational support programming for youth. |
| | Target Date | 6/30/2019 |
| | 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. |
| 7 | Project Name | Carson Coordinating Council/Carson Child Guidance Program |
| | Target Area | CITY WIDE |
| | Goals Supported | Support special needs programs and services |
| | Needs Addressed | Support special needs programs and services |
| | Funding | CDBG: \$15,864 |
| | 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 232nd Place Elementary Schools, Carnegie, Curtiss, and White Middle Schools, and Carson and Rancho Dominguez High Schools. |
| | Target Date | 6/30/2019 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | 300 low- to moderate-income households |
| | Location Description | 340 West 224th Street, Carson, CA 90745 |
| | 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 232nd Place Elementary Schools, Carnegie, Curtiss, and White Middle Schools, and Carson and Rancho Dominguez High Schools. |
| 8 | Project Name | Gang Alternatives Program |
| | Target Area | CITY WIDE |
| | Goals Supported | Support special needs programs and services |
| | Needs Addressed | Support special needs programs and services |
| | Funding | CDBG: \$15,863 |
| | Description | This activity will provide a gang prevention curriculum for all fourth grade students in designated elementary schools in Carson to educate at-risk youth about the dangers of gang lifestyles before those lifestyles become attractive. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 400 low- and moderate-income households |
| | Location Description | 309 West Opp Street, Wilmington, CA 90744 |
| | Planned Activities | This activity will provide a gang prevention curriculum for all fourth grade students in designated elementary schools in Carson to educate at-risk youth about the dangers of gang lifestyles before those lifestyles become attractive. |
| 9 | Project Name | Los Angeles County Sheriff's Department Carson Gang Diversion Team |
| | Target Area | CITY WIDE |
| | Goals Supported | Support special needs programs and services |
| | Needs Addressed | Support special needs programs and services |
| | Funding | CDBG: \$15,863 |

| | | |
|-----------|--|---|
| | 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 | 6/30/2019 |
| | 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. |
| 10 | Project Name | Office of Samoan Affairs |
| | Target Area | CITY WIDE |
| | Goals Supported | Support special needs programs and services |
| | Needs Addressed | Support special needs programs and services |
| | Funding | CDBG: \$15,864 |
| | 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 | 6/30/2019 |
| | 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. |
| 11 | Project Name | South Bay Family Healthcare Center |
| | Target Area | CITY WIDE |

| | | |
|-----------|--|--|
| | Goals Supported | Support special needs programs and services |
| | Needs Addressed | Support special needs programs and services |
| | Funding | CDBG: \$15,864 |
| | 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 | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1,500 low- and moderate-income families |
| | Location Description | 270 East 223rd 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. |
| 12 | Project Name | Program Administration |
| | Target Area | CITY WIDE |
| | Goals Supported | Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services CDBG / Rehab Admin |
| | Needs Addressed | Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services |
| | Funding | CDBG: \$163,021 |

| | | |
|-----------|--|--|
| | 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 | 6/30/2019 |
| | 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. |
| 13 | Project Name | Rehabilitation Administration |
| | Target Area | CITY WIDE Eligible Census Tracts |
| | 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 | 6/30/2019 |
| | 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 |
|------------------------|----------------------------|
| CITY WIDE | 50.4 |
| Eligible Census Tracts | 49.6 |

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 (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 to be Supported | |
|---|----|
| Homeless | |
| Non-Homeless | 60 |
| Special-Needs | |
| Total | 60 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|----|
| Rental Assistance | |
| The Production of New Units | |
| Rehab of Existing Units | 60 |
| Acquisition of Existing Units | |
| Total | 60 |

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

Discussion

The above table reflects the Citywide Advisory Commission recommendation to allocate a total of \$759,568 to the Neighborhood Pride Program, which would result in an estimated 60 households being supported through that program. As noted elsewhere in this Draft Action Plan, another proposal was presented that would have allocated \$385,000 to the rehabilitation of the Carson Terrace senior apartment complex, which would have resulted in 62 households being supported there. The resulting \$374,568 allocation to the Neighborhood Pride Program would have reduced that program's support to 30 households, but the overall impact to the city of both activities would be 92 households supported.

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 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 (295 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, in 2013, yielded a total of 158. The 2015 count showed an increase in Carson homeless to 192. The 2016 count saw a decline to 157, but the 2017 count saw a dramatic increase to 378, as follows: single adults on the street 39, in makeshift shelters 81, in tents 44, in cars 21, in vans 38, and in RVs 155. Persons in transitional housing, emergency shelters, family members on the street, and unaccompanied youth on the street were each 0. The results from the 2018 count were initially expected to be made public on June 11, but release has been delayed by LAHSA.

Recent developments on 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;
- Continued 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. 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; and using land use policy to maximize the availability of affordable housing. In October 2017, the City secured a planning grant from the County Homeless Initiative, which it used to engage the services of Shelter Partnership, Inc. to assist in the development of a homelessness plan.
- 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 collaboration.

Also, a Homeless Task Force, which has been discussed in the Consolidated Plan and prior Action Plans, continues meeting on a biweekly basis. 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 previously, LAHSA now conducts point-in-time counts on an annual basis. The dramatic increase in Carson homeless (from 157 in 2016 to 378 in 2017) 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. For program year 2017-2018 (through May 9, 2018), PATH has had 301 unduplicated and 630 duplicated contacts with homeless clients. These contacts have resulted in:

- 13 persons being connected to mental health services (with five additional persons referred)
- Seven persons connected to substance abuse treatment (with two additional persons referred)
- 11 persons connected to primary care (with three additional persons referred)
- 16 persons connected to mainstream benefits (with two additional persons referred)
- 22 persons placed in interim housing (with an additional 51 persons referred)
- 54 persons placed in permanent housing (with an additional 32 persons referred)

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

In the meantime, while the City's 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 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 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 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 program of outreach to the local homeless community and referral to services. For the past two 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 has entered into its own contract with PATH for additional outreach services within Carson.

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.

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 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 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 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.
- 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:

The City's initiated an update of its General Plan during PY 2017. The Zoning Code will continue to be reviewed for deficiencies and inconsistencies during PY 2018 (particularly in light of related recommendations in the revised Analysis of Impediments to Fair Housing Choice and anticipated recommendations in the forthcoming homelessness plan), 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 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 preventing 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, nearly half of the proposed allocation of the City’s CDBG funds will be directed toward a major housing rehabilitation programs 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. This includes Veterans Village at Carson (51 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 Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Commission (LACDC).

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), and recently obtained a \$500,000 HOME grant from HCD with which it will operate a housing rehabilitation program targeted toward low- and very low-income homeowners.

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 California HCD 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 | \$121,978 |
| 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: | \$121,978 |

Other CDBG Requirements

| | |
|---|----------------|
| 1. The amount of urgent need activities | Not applicable |
| 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% |

CDBG Program Year 2018--Action Plan

Draft Budget (with Citywide Advisory Commission Recommendation)

| | |
|------------------------------------|-------------------|
| 2018 Entitlement Grant (Confirmed) | \$ 815,109 |
| Subtotal | \$ 815,109 |

| | |
|--|---------------------|
| Program Income PY 2017 (YTD, 15% available for Pub. Svcs.) | \$ 18,296 |
| Program Income PY 2018 (Estimated, 20% available for Admin.) | \$ - |
| Prior Years' Funds (Reprogrammed Funds--Estimate) | \$ 750,000 |
| Subtotal | \$ 1,583,405 |

Total 2018 Estimated Funds Available \$ 1,583,405

Administration (Limited to 20% of PY 2018 Grant + 20% of PY 2018 Program Income) =
\$163,021 + \$0 = \$163,021

| | |
|--|-------------------|
| Administrative Staff (Salaries & Benefits) | \$ 143,021 |
| Operations & Maintenance (Estimate) | \$ 20,000 |
| Administration Total | \$ 163,021 |

Physical Development Activities (65% of PY 2018 Grant = \$529,822 + \$750,000
reprogrammed prior years' funds) = \$1,279,822

| | |
|--|---------------------|
| Neighborhood Pride Program--(City Wide) | \$ 759,568 |
| Commercial Loans & Grants--(Target Areas Only) | \$ 250,000 |
| Architectural Services (for Commercial Rehabilitation) | \$ 50,000 |
| Scott Park Shelter Reconstruction | \$ 100,000 |
| Rehabilitation Subtotal | \$ 1,159,568 |

| | |
|--|---------------------|
| <u>Rehabilitation Program Staff</u> --(Salaries & Benefits Only) | \$ 120,254 |
| Rehabilitation Total | \$ 1,279,822 |

Public Services (Limited to 15% of PY 2018 Grant + 15% of PY 2017 Program Income) =
\$122,266 + \$18,296 = \$140,562

| | |
|--|-------------------|
| Fair Housing | \$ 45,380 |
| Boys and Girls Clubs of Carson | \$ 15,864 |
| Carson Coordinating Council/Carson Child Guidance Program | \$ 15,864 |
| Gang Alternatives Program | \$ 15,863 |
| Los Angeles County Sheriff's Department Carson Gang Diversion Team | \$ 15,863 |
| Office of Samoan Affairs | \$ 15,864 |
| South Bay Family Healthcare Center | \$ 15,864 |
| Public Services Total | \$ 140,562 |

Summary

TOTAL 2018 ALLOCATION \$ 1,583,405

Attachments