

CITY OF HUNTINGTON PARK

City Council Agenda Monday, May 5, 2014

6:00 p.m.
City Hall Council Chambers
6550 Miles Avenue
Huntington Park, CA 90255

Rosa E. Perez
Mayor

Karina Macias
Vice Mayor

Ofelia Hernandez
Council Member



Mario Gomez
Council Member

Valentin Palos Amezcuita
Council Member

All agenda items and reports are available for review in the City Clerk's Office and www.huntingtonpark.org. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Office of the City Clerk located at 6550 Miles Avenue, Huntington Park, California 90255 during regular business hours, 7:00 a.m. to 5:30 p.m., Monday – Thursday, and at the City Hall Council Chambers during the meeting.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Public Comment

The Council encourages all residents of the City and interested people to attend and participate in the meetings of the City Council.

Prior to the business portion of the agenda, the City Council and all other agencies meeting on such date will convene to receive public comments regarding any agenda items or matters within the jurisdiction of such governing bodies. This is the only opportunity for public input except for scheduled public hearing items. The Mayor or Chairperson will separately call for testimony at the time of each public hearing. If you wish to address the Council, please complete the speaker card that is provided at the entrance to the Council Chambers and place it in the box at the podium. When called upon by the Mayor or Mayor's designee, each person addressing the Council shall step up to the microphone and state his/her name or organization he/she represents for the record. Each speaker will be limited to three minutes per Huntington Park Municipal Code 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

Additions/Deletions

Items of business may be added to the agenda upon a motion adopted by a minimum two-thirds vote finding that there is a need to take immediate action and that the need for action came to the attention of the City or Agency subsequent to the agenda being posted. Items may be deleted from the agenda upon the request of staff or Council.

Consent Calendar

All matters listed under the Consent Calendar are considered to be routine and will all be enacted by one motion. The City Council Members have received detailed staff reports on each of the items recommending an action. There will be no separate discussion of these items prior to the time the Council votes on the motion unless members of the Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

Important Notice

The City of Huntington Park shows replays of City Council Meetings on Local Access Channel 3 and over the Internet at www.huntingtonpark.org. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL IS IN SESSION.

Thank you.

1. INVOCATION

2. FLAG SALUTE:

Emily Cortez, 8th grade student at Nimitz Middle School

- 3. ROLL CALL:** Mayor Rosa E. Perez
Vice Mayor Karina Macias
Council Member Ofelia Hernandez
Council Member Valentin Palos Amezcuita
Council Member Mario Gomez

4. PRESENTATIONS

- 4.1 Presentation to student who led the flag salute: Emily Cortez.
- 4.2 Proclamation regarding "Parents Who Host, Lose The Most: Don't be a party to teenage drinking".
- 4.3 Proclamation to Henry Garcia, Director/Editor of La Voz Editorial Newspaper.
- 4.4 Presentation by Alliance College-Ready Public Schools regarding Alliance Bloomfield High School.
- 4.5 Proclamation to Neighborhood Housing Services celebrating its 30th Anniversary

5. PUBLIC COMMENTS

Each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207.

6. CONSENT CALENDAR

OFFICE OF THE CITY CLERK

- 6.1 Approve minutes of the following City Council meeting:
- 6.1-1 Regular meeting held Monday, April 21, 2014.
- 6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

6. CONSENT CALENDAR – (Continued)

FINANCE DEPARTMENT

6.3 Approve Accounts Payable and Payroll Warrants dated May 5, 2014.

END OF CONSENT CALENDAR

7. HEARING

7.1 Public hearing to consider adoption of the City of Huntington Park's Fiscal Year 2014-2015 Annual Action Plan.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Open the public hearing to consider public comment.
2. Close the public hearing and include any comments received during the 30-day public review period and during this evening's hearing.
3. Adopt the Fiscal Year 2014-2015 Annual Action Plan.
4. Authorize the City Manager to execute all required documents for transmittal to the U.S. Department of Housing and Urban Development Department (HUD).

8. REGULAR AGENDA

PUBLIC WORKS DEPARTMENT

8.1 Pavement resurfacing of Gage Avenue between Salt Lake Avenue and Maywood Avenue.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Authorize the City Manager to execute a Purchase Order and payment to the City of Bell for reimbursement of construction costs to resurface the pavement on Gage Avenue between Salt Lake Avenue and Maywood Avenue for a not-to-exceed amount of \$15,000.

8. REGULAR AGENDA (Continued)

8.2 Review the City of Huntington Park's Draft Fiscal Year 2013-2014 Amendment to the Annual action Plan.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Review the Draft Amendment to the Annual Action Plan for Fiscal Year 2013-2014.

9. CITY MANAGER'S AGENDA

10. CITY ATTORNEY'S AGENDA

11. WRITTEN COMMUNICATIONS

12. COUNCIL COMMUNICATIONS

12.1 Mayor Rosa E. Perez

12.2 Vice Mayor Karina Macias

12.3 Council Member Ofelia Hernandez

12.4 Council Member Valentin Palos Amezquita

12.5 Council Member Mario Gomez

13. CLOSED SESSION

- 13.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (1)

13. CLOSED SESSION (Continued)

13.2 Pursuant to California Government Code Section 54956.8,
CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN: 6322-017-901 – 6322-017-910
Agency Negotiator: City Manager
Negotiating Parties: City of Huntington Park and Primestor
Under Negotiation: Price and Terms of Payment

13.3 Pursuant to Government Code Paragraph (1) of Subdivision (d) of
Section 54956.9, CONFERENCE WITH LEGAL COUNSEL –
EXISTING LITIGATION

Name of Case: Addison Weeks, et. al. v. City of Huntington Park et. al.,
Case No. EDCV13-1257

13.4 Pursuant to California Government Code Section 54957.6,
CONFERENCE WITH LABOR NEGOTIATORS
Agency designated representative: City Manager Bobadilla.

Employee organizations: General Employees' Association, Police
Officers' Association, Police Management Association,
and Non-Represented Employees' Association.

13.5 Pursuant to Government Code Paragraph (1) of Subdivision (d) of
Section 54956.9, CONFERENCE WITH LEGAL COUNSEL –
EXISTING LITIGATION,

Name of Case: City of Huntington Park v. Watanabe et al., Case No.
34-2013-80001678.

13.6 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED
LITIGATION, Significant exposure to litigation pursuant to Government
Code paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1)

14. ADJOURNMENT

NEXT REGULAR MEETING OF THE
CITY OF HUNTINGTON PARK CITY COUNCIL
MONDAY, MAY 19, 2014 at 6:00 p.m.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing
agenda was posted on May 1, 2014 on the bulletin board outside City Hall and available at
www.huntingtonpark.org

Rocio Martinez

Rocio Martinez, Senior Deputy City Clerk

Minutes of the regular meeting of the City Council of the City of Huntington Park held Monday, April 21, 2014.

Following the Invocation, the Pledge of Allegiance to the Flag was led by Desiree Lazo, 5th grade student at Lucille Roybal-Allard Elementary School. The meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Perez. Present: Council Member Valentín Palos Amezcuita, Vice Mayor Karina Macias, Council Member Ofelia Hernandez, Council Member Mario Gomez, and Mayor Rosa E. Perez; Absent: None.

Mayor Perez and City Council presented a Certificate of Appreciation to Desiree Lazo for leading the flag salute at the City Council meeting April 21, 2014.

Mayor Perez and City Council presented Certificates to the following graduates from the Los Angeles County Fire Department Community Emergency Response Training (CERT) Program: 1) Raquel Alvarez; 2) Zeneida Anguiano; 3) Araneli Anguiano; 4) Guadalupe Batres; 5) Jazmin Briseño; 6) Marina Cabrales; 7) Maria Contreras; 8) Beatriz Copado; 9) Elsa De Los Santos; 10) Maria Luz Estrada; 11) Guillermina Garcia; 12) Josue R. Gastelum; 13) Alma Gomez; 14) Martha M. Gutierrez; 15) Erika Hernandez; 16) Virginia Linares; 17) Samer Magadan Hernandez; 18) Martha Mancilla; 19) Rafaela Montano; 20) Luz Murillo; 21) Leticia Nava; 22) Ana Paula Olivares; 23) Cinthia Paniagua; 24) Alejandra Pineda; 25) Guadalupe Reyes; 26) Maria E. Reyes; 27) Maria G. Rodriguez; 28) Blanca E. Ruvalcaba; 29) Rosalba Salgado; 30) Narda Verde; and 31) Jerry Torres. Rosemary Vivero, Los Angeles County Fire Department Community Services Representative, informed City Council that a new class will commence in April 30, 2014. A representative from the CERT graduating class presented Luis Hernandez, Los Angeles County Fire Department CERT instructor, with a recognition.

Mayor Perez presented a plaque to Mario Gomez for serving as Mayor in 2013-2014. Council Member Gomez thanked his wife, colleagues, City staff, and the community. Mayor Perez presented flowers to Estela Gomez, wife of Council Member Gomez.

Council Member Gomez presented a plaque and flowers to Rosa E. Perez for serving as Vice Mayor in 2013-2014. Mayor Perez thanked Council Member Gomez for his leadership and guidance and stated that she will continue to serve the community.

Mayor Perez and City Council presented Certificates of Recognition to Bishop Hector Perez and Dr. Trejo from Sagrada Familia Church in Huntington Park.

Mayor Perez and City Council presented a Certificate of Appreciation to Francisco Rivera.

Jonathan Sanabria informed City Council of academic statistics in the Hispanic population and proposed a Youth Expo in the City of Huntington Park to provide educational guidance and assistance for the youth in the community. Mr. Sanabria informed City Council that the proposed Youth Expo is tentatively scheduled for June or July 2014 and asked City Council for assistance.

Teresa Bagues, Co-President of The Greater Huntington Park Area Chamber of Commerce, thanked City Council for their partnership and briefed City Council regarding their organizational focus.

Leticia Martinez, Executive Director/CEO of The Greater Huntington Park Area Chamber of Commerce, displayed a PowerPoint presentation regarding the Chamber's overview on organization's goals, focus, mission, and future perspectives.

Mayor Perez recessed the meeting at 7:11 p.m. and resumed at 7:25 p.m.

Mayor Perez opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business.

Antonio Padilla addressed City Council regarding Council involvement in the community.

Marla James, representing Americans for Safe Access, addressed City Council in support of medicine collectives in the community.

Sandra Orozco addressed City Council in support of Francisco Rivera and addressed various concerns.

Betty Retama addressed concerns with the elimination of P.O. boxes in the post offices located in Huntington Park.

Francisco Rivera addressed concerns with illegal posting of advertisement flyers and stickers on poles throughout the City, specifically taxicab stickers; and asked City Council to possibly send a letter to the taxicab company regarding the code violations.

Santa Coronado addressed City Council in support of being involved in the community and providing assistance to the youth.

Jerry Torres addressed concerns to City Council regarding the inability to contact the Police Department to report crime.

Rodolfo Cruz addressed concerns to City Council including the City's pension tax.

Yvonne Correa addressed City Council in support of moving the City's General Municipal Elections to November and having the County of Los Angeles conduct them. Ms. Correa also addressed City Council in support of Francisco Rivera's work in the community and inquired regarding the removal of P.O. boxes in the post offices located in Huntington Park.

Mayor Perez called for any other oral communications, and hearing none, declared oral communications closed.

Motion by Macias, seconded by Amezcuita, to remove the following item from the Consent Calendar:

6. CONSENT CALENDAR

6.3 Second reading of ordinance moving the City of Huntington Park General Municipal Elections to November of odd-numbered years.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve for second reading Ordinance No. 928-NS moving the date of the City of Huntington Park General Municipal Election to the first Tuesday after the first Monday in November of odd numbered years beginning in 2015.
2. Approve a purchase order in the amount of \$3,065.75 to Martin & Chapman Co. for the printing of postcards notification and approve an upfront payment in the amount of \$3852.50 to Towne Inc. for the mailing of postcards to all registered voters in the City reflecting the new election date and to mailing services; subject to election date approval by the Los Angeles County Board of Supervisors ("Board").

Motion carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Macias, Council Members Hernandez, Gomez and Mayor Perez; Noes: None; Absent: None.

Motion by Gomez, seconded by Hernandez, to approve the Consent Calendar, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Macias, Council Members Hernandez, Gomez and Mayor Perez; Noes: None; Absent: None.

6. CONSENT CALENDAR

OFFICE OF THE CITY CLERK

6.1 Approve minutes of the following City Council meeting:

- 6.1-1 Regular meeting held Monday, April 7, 2014

6. CONSENT CALENDAR – (Continued)

- 6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.
- 6.4 **Receive and file update regarding appointment of City Council Members to various organizations.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive and file update regarding appointment of City Council Members to the following organizations:
- a. **L.A. County Sanitation District No. 1 - Member (*Must be the Mayor*): Mayor Perez & Alternate: Council Member Gomez.**
- b. **Resolution No. 2014-16 appointing the representatives to the **Independent Cities Risk Management Authority's Governing Board** and its separate risk management programs.
Member: Council Member Gomez; Alternate: Council Member Hernandez; and Substitute Alternates: Finance Director Morales & Assistant to the City Manager Bueno.**

PARKS AND RECREATION DEPARTMENT

- 6.5 **Ratify submittal of corrected resolution authorizing application for Housing Related Parks Grant.**

1. Ratify submittal of corrected Resolution No. 2014-2 authorizing the application for a Housing Related Parks Grant.

FINANCE DEPARTMENT

- 6.6 Approve Accounts Payable and Payroll Warrants dated April 21, 2014.

END OF CONSENT CALENDAR

- 6.3 **Second reading of ordinance moving the City of Huntington Park General Municipal Elections to November of odd-numbered years.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

2. Approve for second reading Ordinance No. 928-NS moving the date of the City of Huntington Park General Municipal Election to the first Tuesday after the first Monday in November of odd numbered years beginning in 2015.
2. Approve a purchase order in the amount of \$3,065.75 to Martin & Chapman Co. for the printing of postcards notification and approve an upfront payment in the amount of \$3852.50 to Towne Inc. for the mailing of postcards to all registered voters in the City reflecting the new election date and to mailing services; subject to election date approval by the Los Angeles County Board of Supervisors ("Board").

Following a brief discussion by City Council, motion by Gomez, seconded by Hernandez, to approve for second reading and adoption

Ordinance No. 928-NS moving the date of the City of Huntington Park General Municipal Election to the first Tuesday after the first Monday in November of odd numbered years beginning in 2015; and approve a purchase order in the amount of \$3,065.75 to Martin & Chapman Co. for the printing of postcards notification and approve an upfront payment in the amount of \$3,852.50 to Towne Inc. for the mailing of postcards to all registered voters in the City reflecting the new election date and to mailing services; subject to election date approval by the Los Angeles County Board of Supervisors ("Board"), carried as follows: Ayes: Council Member Amezcuita, Council Members Hernandez, Gomez and Mayor Perez; Noes: None; Abstain: Vice Mayor Macias; Absent: None.

7. REGULAR AGENDA

COMMUNITY DEVELOPMENT DEPARTMENT

- 7.1 Agreement with T&T Public Relations to provide consulting services related to the development of a style guide and standards for the new City logo.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve an agreement with T&T Public Relations to develop a Style Guide and Standards for the City's new logo.
2. Authorize the City Manager to execute the agreement.

Motion by Gomez, seconded by Hernandez, to approve an agreement with T&T Public Relations to develop a Style Guide and Standards for the City's new logo; and authorize the City Manager to execute the agreement, with the amendment that 3-5 proposals be presented for Council consideration instead of 2, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Macias, Council Members Hernandez, Gomez and Mayor Perez; Noes: None; Absent: None.

- 7.2 Amendment to a Subrecipient Agreement with Life Skills Training and Education Programs Inc. to provide rental assistance program.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve the Amendment to a Subrecipient Agreement with Life Skills Training and Education Programs Inc. to provide rental assistance program (HOME Tenant Based Rental Assistance).
2. Authorize the City Manager to execute the agreement.

Motion by Gomez, seconded by Hernandez, to approve the Amendment to a Subrecipient Agreement with Life Skills Training and Education Programs Inc. to provide rental assistance program (HOME Tenant Based Rental Assistance); and authorize the City Manager to execute the agreement, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Macias, Council Members Hernandez, Gomez and Mayor Perez; Noes: None; Absent: None.

PARKS AND RECREATION DEPARTMENT

- 7.3 Award contract for the 4th of July Firework Display.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

7. REGULAR AGENDA

1. Approve the agreement with Pyro Engineering Inc. dba Bay Fireworks to provide pyrotechnic services for the City of Huntington Park 2014 4th of July Celebration.
2. Authorize the City Manager to sign the agreement between the City of Huntington Park and Pyro Engineering Inc. dba Bay Fireworks.

Motion by Gomez, seconded by Amezcuita, to approve the agreement with Pyro Engineering Inc. dba Bay Fireworks to provide pyrotechnic services for the City of Huntington Park 2014 4th of July Celebration; and authorize the City Manager to sign the agreement between the City of Huntington Park and Pyro Engineering Inc. dba Bay Fireworks, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Macias, Council Members Hernandez, Gomez and Mayor Perez; Noes: None; Absent: None.

POLICE DEPARTMENT

7.4 Amendment Number One to the Huntington Park Police Department Inmate Housing Agreement.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve Amendment Number One to the Huntington Park Police Department Inmate Housing Agreement.

Motion by Gomez, seconded by Hernandez, to approve the Amendment Number One to the Huntington Park Police Department Inmate Housing Agreement, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Macias, Council Members Hernandez, Gomez and Mayor Perez; Noes: None; Absent: None.

8. CITY MANAGER'S AGENDA

8.1 Update on the City's Economic Development and Marketing Efforts.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive and file the update on the City's Economic Development and Marketing Efforts.

Manny Acosta, Housing and Community Development Manager, displayed a PowerPoint presentation on the City's Economic Development and Marketing Efforts.

9. CITY ATTORNEY'S AGENDA

10. WRITTEN COMMUNICATIONS

11. COUNCIL COMMUNICATIONS

11.1 Mayor Rosa E. Perez

11.2 Vice Mayor Karina Macias

11.3 Council Member Ofelia Hernandez

11.4 Council Member Valentin Palos Amezcuita

11.5 Council Member Mario Gomez

Interim City Attorney Litfin requested the City Council resolve into a closed session for the following:

12. CLOSED SESSION

12.1 Pursuant to California Government Code Section 54957,
PUBLIC EMPLOYMENT
Title: Building Official

Mayor Perez declared the meeting resolved into closed session to be held immediately in the adjoining conference room at 8:49 p.m.

Following the closed session, the meeting was called to order in the Council Chambers at 9:16 p.m. Present: Present: Council Member Valentin Palos Amezcuita, Vice Mayor Karina Macias, Council Member Ofelia Hernandez, Council Member Mario Gomez, and Mayor Rosa E. Perez; Absent: None.

Interim City Attorney Litfin reported out no reportable action taken in closed session.

13. ADJOURNMENT

Mayor Perez declared the meeting adjourned at 9:17 p.m.

Rosa E. Perez, Mayor

Rocio Martinez, Senior Deputy City Clerk

CITY OF HUNTINGTON PARK

Date: 5/1/2014

Demand Register

5/5/2014

Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
A WORLD FIT FOR KIDS	1516	111-6020-451.61-35	NOURSHING MATTERS WRKSHP	498.60	N
				498.60	
ABRAHAM L. HERNANDEZ	21313-22074	681-0000-228.70-00	WATER FINAL BILL REFUND	127.07	N
				127.07	
ADMIN SURE	6946	745-9030-413.33-70	MAY 14 WORKERS COMP CLAIM	7,080.40	N
				7,080.40	
ADMINISTRATIVE SERVICES COOP, INC.	316298	219-0250-431.56-45	JAN 14 ADMIN FEES	69,717.41	N
	316893	219-0250-431.56-45	FEB 14 ADMIN FEES	67,038.73	N
	317397	219-0250-431.56-45	MAR 14 ADMIN FEES	76,248.00	N
				213,004.14	
AFSCME COUNCIL 36	PPE 4/27/2014	802-0000-217.60-10	GEN EMP ASSN AFSCME DUES	680.40	Y
				680.40	
AIDA VILLAGRANA	46266	111-0000-347.20-00	REFUND-YOUTH BASEBALL	70.00	N
				70.00	
AK & COMPANY	HPARK14-2	111-9010-419.56-41	FY12-13 STATE COST CLAIM	3,350.00	N
				3,350.00	

CITY OF HUNTINGTON PARK
Demand Register
5/5/2014

Date: 5/1/2014

Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
AL'S BODY SHOP	20436	741-8060-431.43-20	ACCIDENT REPAIRS UNIT#902	3,780.16	N
				3,780.16	
ALL CITY MANAGEMENT SERVICES	34687	111-7022-421.56-41	SCHOOL CROSSING GUARD	5,186.14	N
	34956	111-7022-421.56-41	SCHOOL CROSSING GUARD	5,186.14	N
				10,372.28	
ALVAKA NETWORKS	152178NP	111-7010-421.56-41	INHOUSE NETWORK ENGINEER	4,985.00	N
	152238SA	111-7010-421.56-41	ONSITE NETWORK SERVICE	877.50	N
				5,862.50	
AMERI PRIDE UNIFORM SERVICES INC	1400809722	111-8020-431.16-20	LAUNDRY/RENTAL SERVICES	124.84	N
				124.84	
AMERICAN CELEBRATIONS	126922	111-6020-451.61-35	TNIY TOT GRAD DECORATIONS	478.78	N
	127636	111-6020-451.61-35	HELIUM RENTAL	109.00	N
				587.78	
AMERICAN FAMILY LIFE ASSURANCE	PPE 4/27/2014	802-0000-217.50-40	CANCER INSURANCE	106.58	Y
				106.58	

CITY OF HUNTINGTON PARK

Date: 5/1/2014

Demand Register

5/5/2014

Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
ARROWHEAD MOUNTAIN SPRING WATER CO.	04D0030225171	111-3010-415.61-20	4/9-4/12/14 WATER DELIVER	29.54	N
	04D0030358998	242-5060-463.61-20	3/9-4/12/14 WATER DLVRY	72.10	Y
				101.64	
ASSET PLANNING AND PROTECTION	21077-2398	681-0000-228.70-00	WATER FINAL BILL REFUND	174.24	N
				174.24	
AT&T	5296362	111-9010-419.53-10	03/12/2014-04/11/2014	91.60	N
	5296363	111-9010-419.53-10	03/12/2014-04/11/2014	31.44	N
	5296364	111-9010-419.53-10	03/12/2014-04/11/2014	14.85	N
	5296367	111-9010-419.53-10	03/12/2014-04/11/2014	51.00	N
	5275109	111-9010-419.53-10	03/04/2014-04/03/2014	31.44	N
	5270964	111-9010-419.53-10	03/02/2014-04/01/2014	16.30	N
	5296368	111-9010-419.53-10	03/12/2014-04/11/2014	31.25	N
	5281760	111-9010-419.53-10	03/06/2014-04/05/2014	15.11	N
	5281762	111-9010-419.53-10	03/06/2014-04/05/2014	15.41	N
	5298254	111-9010-419.53-10	03/12/2014-04/11/2014	16.61	N
	5296372	111-9010-419.53-10	03/12/2014-04/11/2014	16.61	N
	5254892	111-7010-421.53-10	02/28/2014-03/27/2014	416.54	N
	5254897	111-7010-421.53-10	02/28/2014-03/27/2014	20.67	N
	5275110	111-7010-421.53-10	03/04/2014-04/03/2014	18.09	N
	5275113	111-7010-421.53-10	03/04/2014-04/03/2014	294.19	N
	5254900	111-7010-421.53-10	02/28/2014-03/27/2014	81.61	N

CITY OF HUNTINGTON PARK
Demand Register
5/5/2014

Date: 5/1/2014

Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
AT&T	5241451	111-7010-421.53-10	02/20/2014-03/19/2014	51.04	N
	832433777	111-9010-419.53-10	03/07/2014-04/06/2014	1,134.38	N
	830678858	111-7010-421.53-10	03/07/2014-04/06/2014	77.48	N
	870062392	111-7010-421.53-10	03/07/2014-04/06/2014	799.50	N
	4/7-5/6/2014	111-9010-419.53-10	337-841-4284-333-3	31.65	N
	4/7-5/6/2014	111-9010-419.53-10	337-841-4285-333-2	31.65	N
	4/7-5/6/2014	111-9010-419.53-10	337-841-4286-333-1	31.65	N
	4/7-5/6/2014	111-9010-419.53-10	337-841-4287-333-0	31.65	N
	4/7-5/6/2014	111-9010-419.53-10	337-841-4288-333-9	96.29	N
	4/7-5/6/2014	111-9010-419.53-10	337-841-4289-333-8	185.88	N
	4/7-5/6/2014	111-9010-419.53-10	337-841-4292-333-3	76.97	N
	3/7-4/6/2014	111-7010-421.53-10	065-101-2843-781-3	299.11	N
	2/28-3/27/2014	111-7010-421.53-10	323-583-9713-349-1	169.63	N
	4/7-5/6/2014	111-7010-421.53-10	335-266-3215-820-5	63.48	N
	3/12-4/11-2014	111-9010-419.53-10	5297205	91.60	N
3/12-4/11-2014	111-9010-419.53-10	5296370	16.57	N	
	993625860	111-7010-421.53-10	03/07/2014-04/06/2014	2,704.15	N
				7,055.40	
BACKGROUNDS UNLIMITED	2560	111-7010-421.56-41	BACKGROUND INVESTIGATION	849.40	N
	2565	111-7010-421.56-41	BACKGROUND INVESTIGATION	881.80	N
				1,731.20	

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BC TRAFFIC SPECIALIST	22383	224-7094-421.61-20	TRAFFIC SUPPLIES	660.74	N
	22543	226-9010-419.74-10	CONE BAR 6'-10'	162.00	N
				822.74	
BEHAVIOR ANALYSIS TRAINING	5/19-5/23/2014	111-7010-421.59-20	REGISTRATION - S. DURAN	481.00	N
				481.00	
BENEFIT ADMINISTRATION CORPORATION	6025313-IN	111-0230-413.56-41	MAR 14 ADMINISTRATIVE FEE	50.00	N
				50.00	
CALIF PUBLIC EMPLOYEES RETIREMENT	PPE 4/13/2014	802-0000-217.30-10	EMPLOYEE RETIREMENT BENEF	37,537.80	N
	PPE 4/13/2014	802-0000-218.10-10	EMPLOYEE RETIREMENT BENEF	21,619.87	N
	PPE 4/13/2014	802-0000-218.10-10	EMPLOYEE RETIREMENT BENEF	69,300.23	N
				128,457.90	
CALIFORNIA CONSULTING	167	111-0210-413.56-41	APR 14 MONTHLY RETAINER	4,000.00	N
				4,000.00	
CALPERS	1398	746-0213-413.52-30	MAY 14 HEALTH PREMIUM	163,937.54	N
	1398	217-0230-413.28-00	MAY 14 HEALTH PREMIUM	117,507.21	N
	1398	746-0213-413.56-41	MAY 14 ADMIN FEE	472.36	N
	1398	217-0230-413.56-41	MAY 14 ADMIN FEE	472.37	N

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				282,389.48	
CANON	13706715	111-3011-419.43-05	MAY 14 COPIER LEASE PYMNT	332.02	N
	13706715	681-3022-415.43-05	MAY 14 COPIER LEASE PYMNT	332.02	N
				664.04	
CARLA ENRIQUETA TORRES GARCIA	3/28-4/18/2014	111-6060-466.33-20	CREATIVE LITTLE HAND	268.80	N
	3/25-4/17/2014	111-6060-466.33-20	PEE WEE SPORTS	134.40	N
				403.20	
CELESTE SORIA	46383	111-0000-347.20-00	REFUND- GIRL'S BASKETBALL	55.00	N
				55.00	
CELL BUSINESS EQUIPMENT	IN1582629	111-7010-421.44-10	COPIER TONER	20.00	N
	IN1585614	111-7010-421.44-10	COPIER LEASE PAYMENT	461.14	N
				481.14	
CENTRAL BASIN MWD	HP-MAR14	681-8030-461.41-00	MAR 14 WATER SERVICE	144,964.10	N
				144,964.10	
CGIA	7/22-7/25/2014	111-7010-421.59-20	REGISTRATION-M. BOJORQUEZ	340.00	N
	7/22-7/25/2014	111-7010-421.59-20	REGSTRATION- G. PRADO	305.00	N
	7/22-7/25/2014	111-7010-421.59-20	REGSTRATION- C. LISNER	305.00	N

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CGIA	7/22-7/25/2014	111-7010-421.59-20	REGSTRATION- J.GUTIERREZ	305.00	N
	7/22-7/25/2014	111-7010-421.59-20	REGSTRATION- E. GUERRERO	305.00	N
	7/22-7/25/2014	111-7010-421.59-20	REGSTRATION- G.HERNANDEZ	305.00	N
				1,865.00	
CITY OF HUNTINGTON PARK - STANDARD	PPE 04/27/14	802-0000-217.50-70	EMPLOY ADD LIFE INSURANCE	1,069.59	N
				1,069.59	
CITY OF HUNTINGTON PARK FLEXIBLE	PPE 4/27/2014	802-0000-217.30-30	SECTION 125	487.83	Y
				487.83	
CITY OF HUNTINGTON PARK GEA	PPE 4/27/2014	802-0000-217.60-10	GEA PREPAID LEGAL	137.75	Y
				137.75	
CITY OF HUNTINGTON PARK- LEGAL SHLD	PPE 04/27/14	802-0000-217.60-50	EMPLOY LEGAL SHIELD PLAN	80.04	N
				80.04	
CLAUDIA STAKLET	21393-14848	681-0000-228.70-00	WATER FINAL BILL REFUND	60.04	N
				60.04	
CLINICAL LAB OF SAN BERNARDINO, INC	935000	681-8030-461.56-41	MAR 14 WATER SAMPLE TEST	1,021.00	N
				1,021.00	

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CMRTA	310/2014	111-3010-415.64-00	CMRTA MEMBERSHIP DUES	110.00	N
				110.00	
COLONIAL SUPPLEMENTAL INSURANCE	PPE 4/27/2014	802-0000-217.50-40	SUPPLEMENTAL INSURANCE	1,839.32	Y
				1,839.32	
COUNTY OF L.A. DEPT OF PUBLIC WORKS	PW13100702945	221-8014-429.56-41	SEP 13 - TS MAINTENANCE	574.20	N
				574.20	
DAPEER, ROSENBLIT & LITVAK	8424	239-7055-424.32-50	CODE ENFORMENT MATTERS	1,180.19	N
				1,180.19	
DATAPROSE, INC.	DP1400914	681-3022-415.56-41	MAR 14 WATER CYCLES	1,255.03	N
	DP1400914	681-3022-415.53-20	MAR 14 POSTAGE CYCLES	1,824.69	N
				3,079.72	
DE LAGE LANDEN	40892545	111-7010-421.44-10	APR 13 COPIER LEASE PYMNT	685.56	N
				685.56	
DELL MARKETING L.P.	XJD57K7J1	111-7010-421.61-20	DESKTOP COMPUTER	738.47	N
	XJD64J4M5	111-7010-421.61-20	DELL DESKTOP COMPUTER	1,038.15	N

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DELL MARKETING L.P.	XJD72K917	111-7010-421.61-20	DELL COMPUTER MONITOR	251.47	N
				2,028.09	
DEPARTMENT OF ANIMAL CARE & CONTROL	MARCH 2014	111-7065-441.56-41	MONTHLY HOUSING COSTS	6,273.60	N
				6,273.60	
DEPARTMENT OF HOUSING & COMM. DEV.	MARCH 2014	111-0000-207.30-10	ENTERPRISE ZONE VOUCHER	1,140.00	N
	FEBRUARY 2014	111-0000-207.30-10	ENTERPRISE ZONE VOUCHER	915.00	N
	JANUARY 2014	111-0000-207.30-10	ENTERPRISE ZONE VOUCHER	435.00	N
				2,490.00	
DF POLYGRAPH	2014-4	111-7010-421.56-41	POLYGRAPH EXAMINATIONS	175.00	N
				175.00	
DIANE VAZQUEZ	4/9/2014	111-7010-421.59-30	MILEAGE REIMBURSEMENT	18.59	N
				18.59	
DUNCAN PARKING TECHNOLOGIES	DPT017651	231-7060-421.61-20	LIBERTY METER AUTOTRAX	391.00	N
				391.00	
EMMA CORONA	45419	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	363.00	N
				363.00	

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ENTERPRISE FM TRUST	FBN2538851	229-7010-421.74-10	CITY CAR LEASE PAYMENT	785.35	N
				785.35	
ESTELA RAMIREZ	3/25-4/17/2014	111-6060-466.33-20	ZUMBA	147.20	N
	3/24-4/17/2014	111-6060-466.33-20	MORNING AEROBICS	312.80	N
	3/25-4/17/2014	111-6060-466.33-20	PILATES & AEROBICS	386.40	N
				846.40	
EVAN BROOKS ASSOCIATES, INC	14004-7	334-4010-431.56-41	BICYLCE TRANS MASTER PLAN	1,152.25	N
				1,152.25	
F&A FEDERAL CREDIT UNION	PPE 04/27/14	802-0000-217.60-40	F&A CREDIT UNION	20,700.68	N
				20,700.68	
FACTORY MOTOR PARTS CO.	12-1698328	741-8060-431.43-20	BRAKE SHOE & PADS	772.25	N
	12-1701376	741-8060-431.43-20	SPARK PLUG (GARAGE)	124.07	N
	64-025358	741-8060-431.43-20	BATTERY CORE	-752.76	N
	64-026660	741-8060-431.43-20	BATTERY	-100.26	N
	64-027421	741-8060-431.43-20	CR BATTERY WARRANTY	-16.20	N
				27.10	
FAIR HOUSING FOUNDATION	MARCH 2014	239-5210-463.57-87	HOUSING RIGHTS COUNSELING	800.16	N

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				800.16	
FEDEX	2-619-81850	239-5060-463.61-20	FEDEX SHIPPING SERVICES	51.87	N
				51.87	
FIRST CHOICE SERVICES	444472	111-9010-419.61-20	COFFEE SUPPLIES	273.39	N
				273.39	
FOX PLUMBING AND CONSTRUCTION	17345	111-0000-228.70-00	OL O/P REFUNDS	99.00	N
				99.00	
GALLS	BC0063169	111-7010-421.61-20	POLICE CADET UNIFORM	256.07	N
	BC0060925	111-7010-421.61-20	POLICE CADET UNIFORM	238.63	N
				494.70	
GARDA CL WEST, INC.	242-190114	231-3024-415.33-10	COIN FEE FOR EXCESS ITEMS	79.55	N
				79.55	
GRACE GONZALEZ	45936	111-0000-347.20-00	REFUND- BELLY DANCING	30.00	N
				30.00	
GUSTAVO HERNANDEZ	4/10-4/23/2014	111-6010-451.64-00	PURCHASE REIMBURSEMENT	277.01	N

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GUSTAVO HERNANDEZ	4/10/2014	111-6010-451.43-25	PURCHASE REIMBURSEMENT	254.18	N
	4/10/2014	111-6010-451.61-20	PURCHASE REIMBURSEMENT	118.17	N
	4/23/2014	111-6030-451.61-35	PURCHASE REIMBURSEMENT	65.38	N
				714.74	
HF&H CONSULTANTS, LLC	9712515	112-8026-431.32-70	PROF SERVICES MARCH 2014	14,215.68	N
				14,215.68	
HOME DEPOT	5263935	111-6020-451.61-35	MICROWAVE APPLIANCE	384.74	N
				384.74	
HUNTINGTON PARK CAR WASH	200	741-8060-431.43-20	CITY WASH SERVICES	796.00	N
				796.00	
HUNTINGTON PARK POLICE MGMT ASSN.	PPE 4/27/2014	802-0000-217.60-10	POLICE MGMT DUES	140.00	Y
				140.00	
HUNTINGTON PARK POLICE OFFICER ASSN	PPE 4/27/2014	802-0000-217.60-10	POLICE OFF ASSN DUES	4,310.07	Y
				4,310.07	
HYUNDAI MOTOR FINANCE	5263935	111-0210-413.15-50	CITY CAR LEASE PAYMENT	576.33	N
				576.33	

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ISABEL PEREZ	46119	111-0000-228.20-00	REFUND-FACILTY DEPOSIT	500.00	N
				500.00	
JOHN A. NAVARRETTE	4/14/2014	111-7010-421.61-20	PARKING REIMBURSEMENT	15.00	N
				15.00	
JP MORGAN CHASE BANK, N.A.	12136	111-0000-228.70-00	OL O/P REFUNDS	60.00	N
				60.00	
JUAN ROBLEDO	17379-5528	681-0000-228.70-00	WATER FINAL BILL REFUND	102.97	N
				102.97	
KEYPER SYSTEMS	617151	111-6040-451.61-35	PARK KEY SUPPLIES	82.91	N
				82.91	
KURT J. CAMP	HP00053	111-7030-421.56-41	LAFIS DATABASE PRINTS	450.00	N
				450.00	
KYLE SNAILUM	21253-15298	681-0000-228.70-00	WATER FINAL BILL REFUND	52.46	N
				52.46	

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LA COUNTY SHERIFF'S DEPT	143777WC	111-7022-421.56-41	MAR 14 FOOD SERVICES	1,105.22	N
				1,105.22	
LACMTA	80058237	219-0250-431.58-50	MAR 14 S/D TAP SALES	3,632.00	N
				3,632.00	
LAW OFFICES OF CARPENTER & ROTHANS	23930	745-9031-413.32-70	LEGAL SERVICES	2,054.13	N
	23825	745-9031-413.32-70	LEGAL SERVICES	407.00	N
	23814	745-9031-413.32-70	LEGAL SERVICES	1,276.50	N
				3,737.63	
LAWRENCE R MOSS & ASSOCIATES	92458	212-6010-451.73-10	LANDSCAPE ARCHITECT	2,550.00	N
				2,550.00	
LAWRENCE, BEACH, ALLEN & CHOI,PC	50111	745-9031-413.32-70	LEGAL SERVICES	7,390.42	N
	50218	745-9031-413.32-70	LEGAL SERVICES	4,042.19	N
	50328	745-9031-413.32-70	LEGAL SERVICES	3,504.20	N
				14,936.81	
LOGAN SUPPLY COMPANY, INC.	81260	287-8055-432.61-20	SUPP F/LITTER ABATEMENT	1,160.80	N
				1,160.80	

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LYNBERG & WATKINS APC	25687	745-9031-413.32-70	LEGAL SERVICES	588.01	N
	35921	745-9031-413.32-70	LEGAL SERVICES	1,557.75	N
	35688	745-9031-413.32-70	LEGAL SERVICES	2,407.08	N
	25919	745-9031-413.32-70	LEGAL SERVICES	472.94	N
	35920	745-9031-413.32-70	LEGAL SERVICES	5,477.68	N
	35918	745-9031-413.32-70	LEGAL SERVICES	1,138.50	N
				11,641.96	
MAG SWEEPING, INC.	APRIL 2014	220-8070-431.56-41	STREET SWEEPING SERVICES	4,203.33	N
	APRIL 2014	220-8010-431.56-41	STREET SWEEPING SERVICES	2,333.33	N
	APRIL 2014	231-3024-415.56-41	STREET SWEEPING SERVICES	8,333.33	N
	APRIL 2014	111-8010-431.56-41	STREET SWEEPING SERVICES	58,996.88	N
				73,866.87	
MANNING & KASS, ELLROD, RAMIREZ,	376925	745-9031-413.32-70	LEGAL SERVICES	177.05	N
	376924	745-9031-413.32-70	LEGAL SERVICES	36,563.34	N
				36,740.39	
MARCOS ACOSTA	46232	111-0000-228.20-00	REFUND-FACILITY DEPOSIT	500.00	N
				500.00	
MARICELA VARGAS	45894	111-0000-347.20-00	REFUND- BELLY DANCING	30.00	N

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				30.00	
MARINA NAVAREZ	45620	111-0000-347.20-00	REFUND- YOUTH BASEBALL	55.00	N
				55.00	
MARIO BOJORQUEZ	4/23/2014	111-7010-421.59-10	MILEAGE REIMBURSEMENT	60.61	N
				60.61	
MAYWOOD MUTUAL WATER COMPANY, NO. 1	SEP-OCT 2013	111-6022-451.62-10	WATER CONSUMPTION REPORT	400.00	N
	NOV-DEC 2013	111-6022-451.62-10	WATER CONSUMPTION REPORT	400.00	N
				800.00	
MISC-DEMOLITION DEPOSIT REFUNDS	11/25/2013	285-0000-228.75-00	DEMOLITION PROJECT REFUND	2,500.00	N
	2/5/2014	285-0000-228.75-00	PERFORMANCE DEPOSIT REFUN	1,000.00	N
				3,500.00	
MONICA ARRIAGA	46408	111-0000-347.20-00	REFUND- KARATE	35.00	N
				35.00	
NADINE VELASQUEZ	46028	111-0000-347.20-00	REFUND- YOUTH BASEBALL	55.00	N
				55.00	

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NATION WIDE RETIREMENT SOLUTIONS	PPE 04/27/14	802-0000-217.40-10	DEFERRED COMP	22,534.46	N
				22,534.46	
NATIONAL EMBLEM	357458	111-7022-421.61-27	VOLUNTEER PATCHES	255.99	N
				255.99	
NATIONAL IMPRINT CORPORATION	23692	239-7055-424.61-23	PD PROMOTIONAL SUPPLIES	257.50	N
	23690	239-7055-424.61-23	PD PROMOTIONAL SUPPLIES	419.85	N
				677.35	
O'REILLY AUTO PARTS	2959-221703	741-8060-431.43-20	PLUG PRO AND WELPER	105.86	N
				105.86	
OFELIA HERNANDEZ	5/1-5/2/2014	111-0110-411.65-12	PER DIEM	60.00	Y
				60.00	
PAC HP HOLDINGS LLC	MARCH 2014	111-7022-421.44-10	PD SUBSTATION RENT	110.25	N
	APRIL 2014	111-7022-421.44-10	PD SUBSTATION RENT	110.25	N
				220.50	
PAOLA RAMIREZ	45893	111-0000-347.20-00	REFUND- BELLY DANCING	30.00	N
				30.00	

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PARS	28490	217-0230-413.56-41	FEB 14 PARS REP PLAN	2,060.00	N
	28458	111-9010-419.56-41	FEB 14 PARS ARS FEES	393.25	N
				2,453.25	
PRUDENTIAL OVERALL SUPPLY	50588493	111-6010-451.56-41	MAT CLEANING SERVICES	38.83	N
	50588494	111-6010-451.56-41	MAT CLEANING SERVICES	71.59	N
				110.42	
RENE AND CECILIA PINEDA	20813-2228	681-0000-228.70-00	WATER FINAL BILL REFUND	112.98	N
				112.98	
RESCUE ROOTER	440185	283-8040-432.56-41	EMERGENCY SEWER REPAIRS	8,400.00	Y
				8,400.00	
REYNA CHAVEZ	21335-22358	681-0000-228.70-00	WATER CREDIT REFUND	144.01	N
				144.01	
RICE /ENGLANDER & ASSOCIATES	93	216-0230-413.32-70	LEGISLATIVE CONSULTING	3,500.00	Y
				3,500.00	
RICOH AMERICAS CORP	40924264	111-6010-451.56-41	COPIER LEASE PAYMENT	672.27	N

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RICOH AMERICAS CORP	40924258	111-6010-451.56-41	COPIER FINANCE CHARGE	0.71	N
				672.98	
RICOH AMERICAS CORPORATION	416465932	111-5010-419.43-05	COPIER LEASE PAYMENT	612.28	N
				612.28	
RICOH USA, INC.	25045295	111-9010-419.44-10	COPIER LEASE PAYMENT	1,616.34	N
				1,616.34	
RIO HONDO COLLEGE	1314RANGEHPPD17	111-7010-421.56-41	RANGE USAGE FEES	900.00	N
				900.00	
S & S WORLDWIDE, INC.	8063233	111-6020-451.61-35	HEALTH & WELLNESS GAMES	381.65	N
	8070654	111-6020-451.61-35	HEALTH & WELLNESS SUPPLY	156.92	N
				538.57	
SAUL DURAN	4/3/2014	111-7010-421.59-20	MILEAGE REIMBURSEMENT	13.24	N
				13.24	
SEVERN TRENT ENVIRONMENTAL SERVICES	STES 2072838	681-8030-461.56-41	APR 14 WATER/SEWSR MAINT	93,084.38	N
	STES 2072838	283-8040-432.56-41	APR 14 WATER/SEWSR MAINT	11,741.47	N
				104,825.85	

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SHELL FLEET PLUS	079043758404	741-8060-431.62-30	CITY FUEL PURCHASE	1,050.29	N
				1,050.29	
SONIA MATAMOROS	3/6-4/1/2014	239-6060-466.61-20	PURCHASE REIMBURSEMENT	6.40	N
	3/6-4/1/2014	111-6020-451.61-35	PURCHASE REIMBURSEMENT	70.91	N
				77.31	
SOUTH COAST AIR QUALITY MGMT DISTR.	2698807	741-8060-431.43-20	3706 E FLORENCE-EMISSIONS	117.87	N
	2697578	741-8060-431.43-20	3706 E FLORENCE-OP FEE'S	317.07	N
	2698994	741-8060-431.43-20	6542 MILES-EMISSIONS FEE	117.87	N
	2697791	741-8060-431.43-20	6542 MILES-OP FEE'S	317.07	N
				869.88	
SOUTHEAST CHURCHES SERVICES CENTER	JAN-MAR 2014	239-5210-463.57-83	FOOD PURCHASE COSTS	2,500.00	N
				2,500.00	
SOUTHERN CALIFORNIA EDISON	2-03-684-7622	535-8016-431.62-10	3/6-4/7/2014 ENERGY USAGE	28.64	N
	2-01-854-8206	535-8016-431.62-10	3/1-4/1/2014 ENERGY USAGE	17.96	N
	2-01-854-8958	535-8016-431.62-10	3/6-4/7/2014 ENERGY USAGE	28.78	N
	2-01-854-9170	535-8016-431.62-10	3/6-4/7/2014 ENERGY USAGE	28.78	N
	2-01-855-1648	535-8016-431.62-10	3/1-4/1/2014 ENERGY USAGE	35.94	N
	2-01-855-2976	535-8016-431.62-10	3/5-4/4/2014 ENERGY USAGE	795.81	N

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Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
SOUTHERN CALIFORNIA EDISON	2-07-717-3938	535-8016-431.62-10	3/11-4/10/14 ENERGY USAGE	457.03	N
	2-23-307-1521	535-8016-431.62-10	3/1-4/1/14 ENERGY USAGE	47.72	N
	2-23-626-6821	535-8016-431.62-10	3/5-4/4/14 ENERGY USAGE	37.15	N
	2-29-179-3206	535-8016-431.62-10	3/11-4/10/14 ENERGY USAGE	113.29	N
	2-29-179-3396	535-8016-431.62-10	3/5-4/4/14 ENERGY USAGE	315.81	N
	2-29-179-3651	535-8016-431.62-10	3/11-4/10/14 ENERGY USAGE	100.10	N
	2-29-179-3677	535-8016-431.62-10	3/11-4/10/14 ENERGY USAGE	89.36	N
	2-29-179-3909	535-8016-431.62-10	3/11-4/10/14 ENERGY USAGE	64.91	N
	2-29-179-3933	535-8016-431.62-10	3/4-4/3/14 ENERGY USAGE	252.92	N
	2-29-179-3974	535-8016-431.62-10	3/11-4/10/14 ENERGY USAGE	160.70	N
	2-29-179-4006	535-8016-431.62-10	3/6-4/7/14 ENERGY USAGE	66.31	N
	2-29-179-3594	535-8016-431.62-10	3/12-4/11/14 ENERGY USAGE	143.58	N
	2-29-179-3750	535-8016-431.62-10	3/12-4/11/14 ENERGY USAGE	121.66	N
	2-29-265-1189	535-8016-431.62-10	3/7-4/8/14 ENERGY USAGE	17.76	N
	2-29-265-1346	535-8016-431.62-10	3/4-4/3/14 ENERGY USAGE	87.88	N
	2-29-265-1361	535-8016-431.62-10	3/4-4/3/14 ENERGY USAGE	111.84	N
	2-29-265-1551	535-8016-431.62-10	3/4-4/3/14 ENERGY USAGE	167.69	N
	2-29-519-1068	535-8016-431.62-10	3/4-4/3/14 ENERGY USAGE	151.81	N
	2-32-117-2827	535-8016-431.62-10	3/7-4/8/14 ENERGY USAGE	244.35	N
	2-18-373-3120	231-3024-415.62-10	3/5-4/4/14 ENERGY USAGE	361.99	N
	2-34-282-3044	111-7020-421.62-10	3/6-4/7/14 ENERGY USAGE	95.88	N
	2-11-903-2886	111-7020-421.62-10	3/7-4/8/14 ENERGY USAGE	3,758.32	N
	2-01-854-8529	221-8014-429.62-10	3/5-4/4/14 ENERGY USAGE	35.70	N

CITY OF HUNTINGTON PARK

Date: 5/1/2014

Demand Register

5/5/2014

Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
SOUTHERN CALIFORNIA EDISON	2-23-626-6854	221-8014-429.62-10	3/5-4/4/14 ENERGY USAGE	154.75	N
	2-33-807-1848	221-8014-429.62-10	3/5-4/4/14 ENERGY USAGE	80.65	N
	2-01-854-7232	111-6022-451.62-10	3/4-4/3/14 ENERGY USAGE	26.14	N
	2-01-855-2836	111-6022-451.62-10	3/3-4/2/14 ENERGY USAGE	25.86	N
	2-01-854-7489	111-6022-451.62-10	3/11-4/10/14 ENERGY USAGE	25.44	N
	2-01-854-9089	111-6022-451.62-10	3/6-4/7/14 ENERGY USAGE	26.95	N
	2-32-564-3120	111-6022-451.62-10	3/12-4/11/14 ENERGY USAGE	28.50	N
	2-01-854-7307	681-8030-461.62-20	3/4-4/3/14 ENERGY USAGE	1,188.50	N
	2-01-854-7885	681-8030-461.62-20	3/4-4/3/14 ENERGY USAGE	29.27	N
	2-01-854-8644	681-8030-461.62-20	3/4-4/3/14 ENERGY USAGE	2,175.94	N
	2-01-854-7638	681-8030-461.62-20	3/7-4/8/14 ENERGY USAGE	621.33	N
	2-01-854-7638	111-8022-419.62-10	3/7-4/8/14 ENERGY USAGE	266.28	N
	2-01-854-7661	111-8022-419.62-10	3/6-4/7/14 ENERGY USAGE	759.26	N
	2-01-854-7661	681-8030-461.62-20	3/6-4/7/14 ENERGY USAGE	759.26	N
				14,107.80	
SPARKLETTS	4532412040314	111-1010-411.61-20	3/18-3/24/14 WATER DLVRY	9.09	N
				9.09	
STAPLES ADVANTAGE	8029419512	111-0110-411.61-25	OFFICE SUPPLIES	197.74	N
	8029419512	111-0210-413.61-25	OFFICE SUPPLIES	214.52	N
	8029419512	111-0230-413.61-25	OFFICE SUPPLIES	391.04	N
	8029419512	111-3010-415.61-25	OFFICE SUPPLIES	201.86	N

CITY OF HUNTINGTON PARK
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Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
STAPLES ADVANTAGE	8029419512	681-3022-415.61-25	OFFICE SUPPLIES	450.74	N
	8029419512	111-5010-419.61-25	OFFICE SUPPLIES	154.12	N
	8029419512	111-6010-451.61-25	OFFICE SUPPLIES	208.00	N
	8029419512	111-7010-421.61-20	OFFICE SUPPLIES	65.02	N
	8029419512	111-7040-421.61-31	OFFICE SUPPLIES	107.22	N
	8029419512	239-7055-424.61-23	OFFICE SUPPLIES	104.60	N
	8029419512	111-9010-419.61-20	OFFICE SUPPLIES	75.89	N
				2,170.75	
STAPLES CREDIT PLAN	4145	239-5060-463.61-25	OFFICE SUPPLIES	88.80	N
	4145	242-5060-463.61-20	OFFICE SUPPLIES	88.79	N
				177.59	
SUNGARD PUBLIC SECTOR INC.	80075	111-7010-421.43-05	PD LOCKBOX CODES	800.00	N
	80013	111-0230-413.43-05	MAY 14 ASP SERVICE BUREAU	639.75	N
	80013	111-3010-415.43-05	MAY 14 ASP SERVICE BUREAU	1,368.00	N
	80013	111-3011-419.43-05	MAY 14 ASP SERVICE BUREAU	3,890.75	N
	80013	111-6010-451.43-05	MAY 14 ASP SERVICE BUREAU	302.00	N
	80013	111-7010-421.43-05	MAY 14 ASP SERVICE BUREAU	117.50	N
	80013	681-3022-415.43-05	MAY 14 ASP SERVICE BUREAU	3,106.00	N
				10,224.00	
SUSANA AGUILAR	45726	111-0000-347.20-00	REFUND- YOUTH BASEBALL	55.00	N

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Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
				55.00	
TELEPACIFIC COMMUNICATIONS	55255725-0	111-7010-421.53-10	CITY INTERNET SERVICES	550.88	Y
	55255725-0	111-9010-419.53-10	CITY INTERNET SERVICES	1,169.64	Y
				1,720.52	
TRIANGLE SPORTS	29394	111-6040-451.61-35	DOZEN SOFTBALLS	441.45	N
	29393	111-6030-451.61-35	REVERSIBLE JERSEYS	1,487.31	N
	29323	111-6030-451.61-35	BASEBALL EQUIPMENT	381.50	N
				2,310.26	
U.S. BANK	PPE 4/27/2014	802-0000-217.30-20	PARS PART-TIME	1,498.03	Y
	PPE 4/27/2014	802-0000-217.30-20	CITY OF HP-PARS EMPLOYEE	3,338.35	Y
	PPE 4/27/2014	802-0000-218.10-05	CITY OF HP-PARS EMPLOYER	14,915.82	Y
				19,752.20	
U.S. HEALTH WORKS	2378427-CA	111-0230-413.56-41	ASST REC LDR PHYSICAL	828.00	N
	2475412-CA	111-0230-413.56-41	ASST REC LDR PHYSICAL	207.00	N
				1,035.00	
UNIFIED NUTRIMEALS	0224431-IN	111-6055-451.57-42	YOUTH NUTRITION PROGRAM	1,450.80	N
	15	111-6055-451.57-42	YOUTH NUTRITION PROGRAM	1,408.95	N

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Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
				2,859.75	
UNIONPRINT	9	111-6020-451.61-35	1000 PROMOTIONAL FLYERS	192.00	N
	2	111-6020-451.61-35	BANNERS	294.26	N
				486.26	
UNITED WAY OF GREATER	PPE 4/27/2014	802-0000-217.60-20	UNITED WAY	15.00	Y
				15.00	
URBAN REALISTS	20077-11006	681-0000-228.70-00	WATER FINAL BILL REFUND	210.95	N
				210.95	
VERONICA MONTANO	46114	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	450.00	N
				450.00	
VERONICA PEREZ	45616	111-0000-347.20-00	REFUND- BALLET	35.00	N
				35.00	
VISION SERVICE PLAN-CA	MAY 2014	746-0215-413.52-40	EMPLOYEE VISION BENEFITS	58.26	N
	MAY 2014	746-0215-413.52-40	EMPLOYEE VISION BENEFITS	4,650.42	N
				4,708.68	

CITY OF HUNTINGTON PARK
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Date: 5/1/2014

Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
VIVIANA RIOS	46628	111-0000-347.20-00	REFUND- KINDER BALLE	35.00	N
				35.00	
WELLS FARGO BANK-FIT	PPE 04/27/14	802-0000-217.20-10	WELLS FARGO BANK FIT	56,185.72	N
				56,185.72	
WELLS FARGO BANK-MEDICARE	PPE 04/27/14	802-0000-217.10-10	WELLS FARGO BANK MEDICARE	7,418.59	N
				7,418.59	
WELLS FARGO BANK-SIT	PPE 04/27/14	802-0000-217.20-20	WELLS FARGO BANK SIT	20,951.81	N
				20,951.81	
WEST GOVERNMENT SERVICES	829327800	111-7030-421.56-41	WEST INFO SERVICES	424.92	N
				424.92	
				1,341,179.44	



CITY OF HUNTINGTON PARK

Community Development Department
City Council Agenda Report

May 5, 2014

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

PUBLIC HEARING TO CONSIDER ADOPTION OF THE CITY OF HUNTINGTON PARK'S FISCAL YEAR 2014-2015 ANNUAL ACTION PLAN

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Open the public hearing to consider public comment.
2. Close the public hearing and include any comments received during the 30-day public review period and during this evening's hearing
3. Adopt the Fiscal Year 2014-2015 Annual Action Plan
4. Authorize the City Manager to execute all required documents for transmittal to the U.S. Department of Housing and Urban Development Department (HUD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Department of Housing and Urban Development (HUD) requires entities to hold two public hearings prior to the adoption of Annual Action Plan or Consolidated Plan. Tonight is the second public hearing¹ to discuss the Fiscal Year 2014-2015 Annual Action Plan. The first public hearing was held on February 18, 2014. HUD requires a subsequent public meeting to accept the Draft Annual Plan which was held on March 17, 2014 and to announce a 30-day public review period.

The purpose of tonight's public hearing is to further elicit public comment and to approval submittal of the Annual Action Plan for Fiscal Year 2014-2015 to HUD by May 16, 2014.

**PUBLIC HEARING TO CONSIDER ADOPTION OF THE CITY OF HUNTINGTON
PARK'S FISCAL YEAR 2014-2015 ANNUAL ACTION PLAN**

May 5, 2014

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FISCAL IMPACT/FINANCING

The City will have available in Fiscal Year 2014-2015 an estimated \$2,969,943 in Community Development Block Grant (CDBG) (\$1,499,062) and \$1,407,881 in HOME funds comprised accordingly:

CDBG (\$1,499,062):

- a) Fiscal Year 2014-15 allocation of \$1,308,812; and
- b) Estimated carryover (the unexpended balance of funds from Fiscal Year 2013-2014) of \$190,250.

HOME (\$1,407,881):

- c) Fiscal Year 2014-2015 allocation of \$483,645;
- d) Estimated carryover of \$382,194 from FY 2013-14 projects ; and
- e) Estimated unbudgeted carryover of \$605,042.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Annual Action Plan is a funding strategy that articulates the City's utilization of HUD grant funds and other available resources to undertake programs and projects that will help the City meet the goals and objectives outlined in the Five-Year Consolidated Plan.

Proposed CDBG Activities. In accordance with priorities established in the City's Five-Year Consolidated Plan, the following activities are proposed to further the purpose of the CDBG program of developing viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.

Consolidated Plan Priority 1.1: Maintain and Strengthen Neighborhoods

- a. *Neighborhood Improvement Code Enforcement (NICE) Program.* An allocation of \$340,000 to continue funding of property inspections in concert with other CDBG funded activities conducted exclusively in the low- and moderate-income CDBG eligible service area.

**PUBLIC HEARING TO CONSIDER ADOPTION OF THE CITY OF HUNTINGTON
PARK'S FISCAL YEAR 2014-2015 ANNUAL ACTION PLAN**

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Consolidated Plan Priority 2.1: Homeless Support Services

- a. An allocation of \$10,000 to the Southeast Churches Service Center, Emergency Food Program to provides a delivery system of essential food products to low and moderate income persons.

Consolidated Plan Priority 6.1: Public Services

CDBG regulations permit up to 15 percent of a grantee's annual allocation to be used for public services. Continued funding at this year's current levels is proposed for the following:

- a. An allocation of \$75,000 to the City's Parks and Recreation Department for the After School Recreation Program that offers a variety of recreational activities such as sports, a nutrition program, arts and crafts, field trips, and homework assistance.
- b. An allocation of \$5,000 to the Huntington Park Library, Homework Center to provide students in grades one through eight to receive supervised guidance and assistance in homework related areas, as well as access to online educational resources.
- c. An allocation of \$15,000 to City Police Department's Juveniles At-Risk Boot Camp Program, which offers a 12-week program with a one-week military style "boot camp" for youth ranging from 12-15 years of age that emphasizes physical fitness and individual monitoring to develop family values by improving bonds between parents and children.
- d. An allocation of \$65,000 to the City's Public Works Department for the Community Beautification Program provides contracted services to remove graffiti throughout the City, including all streets, public sidewalks, and public and private buildings.
- e. An allocation of \$10,000 to the Fair Housing Foundation, Fair Housing Services to affirmatively further fair housing by providing fair housing related services, including housing discrimination counseling and investigative services, landlord-tenant housing dispute resolution services and education and outreach services.
- f. An allocation of \$16,322 to the City's Community Development Department for the Downtown Parklet's Pilot Program to enhance the downtown by providing restaurants and cafés additional outdoor space for dining and rest.

**PUBLIC HEARING TO CONSIDER ADOPTION OF THE CITY OF HUNTINGTON
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May 5, 2014

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Consolidated Plan Priority 7.1: Economic Development

- a. *Business Assistance & Economic Development Program.* An allocation of \$116,567 to provide technical support, business resources and referrals to Huntington Park businesses. CDBG funding serves to increase economic development activities citywide by increasing business retention and attraction services such as providing business and financial planning assistance to new and existing businesses and serving as a local resource center.
- b. *Commercial Rehabilitation Program.* The City will carry over \$190,000 previously allocated in FY 2013-2014 for the implementation of the Commercial Rehabilitation Program and increase the budget to \$300,000 with new allocation. The program provides up to \$50,000 in rehabilitation assistance to commercial properties for facade and other exterior improvements, to improve handicap accessibility, and to correct code violations. The program also funds project delivery costs related to commercial rehabilitation projects, such as a portion of one staff position, labor compliance consulting fees and architectural consulting fees. The program will target commercial façade on Pacific Boulevard.

Consolidated Plan Priority 8.1: Other Community Development Needs

- a. *CDBG Program Administration.* An allocation of \$261,762 to provide required development, management, coordination and monitoring of the CDBG program.
- b. *Unallocated CDBG Funds.* CDBG funds in the amount of \$246,411 are available for programming in FY 2014-2015.

Proposed HOME Activities. City staff recommends the following activities that are consistent with priorities set forth in the City's Five-Year Consolidated Plan and that fulfill the purpose of the HOME program to create affordable housing for low-income households:

Consolidated Plan Priority 1.1: Maintain and Strengthen Neighborhoods

- a. *Residential Rehabilitation Program.* An allocation of \$186,141 is provided via subrecipient financial assistance to owners of single-family homes (one to four units) to rehabilitate their properties in conformance with the City's property standards required under the HOME program.

**PUBLIC HEARING TO CONSIDER ADOPTION OF THE CITY OF HUNTINGTON
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Consolidated Plan Priority 1.2: Increase Supply of Affordable Housing

- a. 6337 Middleton Street (continuing project). The City anticipates expending the remaining balance of approximately \$100,000 of the \$1.745 million in HOME funds allocated in FY 2012-13 to convert a former 55-unit motel into an affordable 24 unit rental housing project. The developer, LINC Community Development Corporation, leveraged HOME funds to secure other sources such as Low Income Housing Tax Credits, acquired the site and is in the throes of completing rehabilitation, which is anticipated to be completed by December 30, 2014.
- b. 6700-6614 Middleton Project (continuing project). The City anticipates expending the balance of \$15,000 of the estimated \$2.006 million in HOME funds previously allocated for a rental housing project at 6700-6702 and 6614 Middleton Street. The CHDO that owns the site are discussing a workout plan whereby the property could be transferred with covenants in place to a for-profit developer who would complete the project and provide for 11 HOME units.
- c. CHDO Operating Expenses. The City will provide 5% of its FY 2014-15 allocation, or \$24,182, to the Oldtimers Housing Development Corporation (OHDC – IV), a local CHDO to be used for operating expenses. Eligible operating expenses for which the CHDO may use these funds include the following: salaries, wages, benefits, and other employee compensation; employee education, training, and travel; rent and utilities; communication costs; taxes and insurance; and equipment, materials, and supplies.

Consolidated Plan Priority 1.3 Preserve Existing Affordable Housing

- a. Tenant-Based Rental Assistance Program. The City has entered into a subrecipient agreement with a nonprofit agency to operate a City-wide Tenant-Based Rental Assistance Program using tenant selection policies and criteria consistent with the City's Consolidated Plan. The City will give local preference to 130 very low-income elderly persons. Funding for this program includes \$235,630 budgeted in FY 2013-14 and carried over into FY 2014-15, and \$630,000 that will be budgeted in FY 2014-15.

**PUBLIC HEARING TO CONSIDER ADOPTION OF THE CITY OF HUNTINGTON
PARK'S FISCAL YEAR 2014-2015 ANNUAL ACTION PLAN**

May 5, 2014

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Consolidated Plan Priority 8.1: Other Community Development Needs

- a. *FY 2014-15 HOME Program Administration*. An allocation of \$48,364 to provide required development, management, coordination and monitoring of the HOME program.
- b. *FY 2013-14 HOME Program Administration*. Unspent HOME funds of \$31,564 budgeted in FY 2013-14 will continue to be used to fund the overall development, management, coordination, and monitoring of the HOME program as implemented by the Community Development Department.
- c. *Unallocated HOME Funds*. HOME funds in the amount of \$200,000 are available for programming in FY 2014-15.

CONTRACTING PROCESS

The City followed protocols established under 24 CFR Part 91, "Consolidated Plan Revisions and Updates" and the City's HUD-mandated Citizen Participation Plan. The City held an initial public hearing on February 18, 2014, to elicit and consider any oral and written public comments on the use of CDBG and HOME funds and then published a summary of the draft Annual Action Plan, which initiated a 30-day public review period.

Tonight's second public hearing fulfills the citizen participation requirement in the City's Citizen Participation Plan and, upon adoption of the FY 2014-2015 Annual Action Plan completes the submission process. The second public hearing before the City Council will provide citizens with another opportunity to comment on the Fiscal Year 2014-2015 Annual Action Plan.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORTS

Neither this public hearing nor a subsequent action by the City Council to adopt the Fiscal Year 2014-2015 Annual Action Plan constitute a project and, thus, will not invoke an environmental review under Part 58, the implementing regulation for the National Environmental Policy Act (NEPA). Rather, the environmental review process is to be completed prior to undertaking a physical action on a site or contractually committing or expending HUD or non-HUD funds for a federally assisted project.

**PUBLIC HEARING TO CONSIDER ADOPTION OF THE CITY OF HUNTINGTON
PARK'S FISCAL YEAR 2014-2015 ANNUAL ACTION PLAN**

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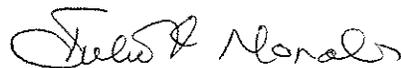
CONCLUSION

Following tonight's public hearing the Fiscal Year 2014-2015 Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development Department (HUD) by May 16, 2014 deadline for their review and approval. The City will be provided CDBG and HOME funds after HUD and the City execute an agreement (HUD Approval/Agreement, HUD form 7082), which occurs subsequent to HUD's approval of the City's Annual Action Plan.

Respectfully submitted,



RENÉ BOBADILLA
City Manager, P.E.



JULIO MORALES
Finance Director

ATTACHMENTS

- A. Fiscal Year 2014-2015 Annual Action Plan

ATTACHMENT "A"



CITY OF HUNTINGTON PARK

ANNUAL ACTION PLAN JULY 1, 2014 – JUNE 30, 2015

**CITY OF HUNTINGTON PARK
COMMUNITY DEVELOPMENT DEPARTMENT
6550 MILES AVENUE
HUNTINGTON PARK, CA 90255**



KAREN WARNER ASSOCIATES

Housing Policy Consultants

CITY OF HUNTINGTON PARK 2014-2015 ANNUAL ACTION PLAN

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Application for Federal Assistance (SF 424) CDBG Program

Application for Federal Assistance (SF 424) HOME Program

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Executive Summary

The City of Huntington Park has adopted a Five Year Consolidated Plan (2010/11-2014/15) and accompanying 2014-15 Annual Action Plan as a prerequisite to receiving federal CDBG and HOME funds from HUD. The Consolidated Plan identifies the City's overall vision and strategy for addressing its housing and non-housing community development needs. As a means of achieving the Plan's strategic goals, the City annually prepares an Action Plan that describes projects and activities that will address the priority needs of low and moderate income households. The following Annual Action Plan describes resources, programs, activities and actions Huntington Park will use in the upcoming 2014-15 fiscal year to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives, summarized in Table E1 as follows:

Table E1: Summary of Strategic Plan Priorities and One-Year Activities

Consolidated Plan 5-Year Priority	Implementing Programs	2014-15 Goal	Outcome/ Objective*
HOUSING			
1.1 Strengthen Housing and Neighborhoods	<ul style="list-style-type: none"> ▪ Residential Rehabilitation ▪ Minor Home Repair ▪ Code Enforcement 	3 housing units Program defunded 57,751 persons	DH-1 SL-1 SL-1
1.2 Increase Affordable Housing Supply	<ul style="list-style-type: none"> ▪ Affordable Housing Development 	0 housing units	DH-2
1.3 Preserve Existing Affordable Housing	<ul style="list-style-type: none"> ▪ Tenant-Based Rental Assistance 	130 persons	DH-2
HOMELESS	<u>Emergency Services</u>		
2.1 Support Services and Housing	<ul style="list-style-type: none"> ▪ Southeast Churches ▪ Salvation Army Family Services 	660 persons Program defunded	SL-1 SL-1
COMMUNITY FACILITIES			
4.1 Provide New and Improved Community Facilities to Low/Mod Persons	<ul style="list-style-type: none"> • Construction of Soccer Field 	No new projects proposed	SL-1
INFRASTRUCTURE			
5.1 Provide Infrastructure to Low/Mod Persons	<ul style="list-style-type: none"> ▪ Downtown Public Improvement Project 	Program defunded	SL-1
COMMUNITY SERVICES	<u>Youth Services</u>		
6.1 Provide Needed Services to Low/Mod Persons	<ul style="list-style-type: none"> ▪ After School Program ▪ Homework Center ▪ YMCA After School Program ▪ Juveniles At-Risk Boot Camp 	2,000 persons 75 persons Program defunded 35 persons	SL-1 SL-1 SL-1 SL-1
	<u>Community Beautification</u>		
	<ul style="list-style-type: none"> ▪ Graffiti Removal 	57,751 persons	SL-1
	<u>Special Needs</u>		
	<ul style="list-style-type: none"> ▪ Senior Nutrition Program 	Program defunded	SL-1
	<u>Fair Housing</u>		
	<ul style="list-style-type: none"> ▪ Fair Housing and Tenant/ Landlord Mediation Services 	526 persons	SL-1
ECONOMIC DEVELOPMENT			
7.1 Improve Business Climate	<ul style="list-style-type: none"> ▪ Business Assistance and Economic Development Program ▪ Commercial Rehabilitation ▪ Clean-up of Contaminated Site ▪ Enterprise Zone 	37 businesses 0 Businesses Program defunded Program defunded	EO-1 SL-1 EO-1 EO-1

* Refer to Table 3 for Objectives and Outcomes Numbering System

Evaluation of Past Performance

Huntington Park made significant progress in achieving its FY 2013-14 Annual Plan goals, expending CDBG and HOME funds for an assortment of programs and projects to benefit low- and moderate-income households, including the elderly, female-headed households, families, youth, homeless and persons at risk of homelessness.

The primary barriers the City faces in implementing its strategies are: 1) increasing scarcity of local funds to supplement Federal funding; and 2) the cost to develop affordable housing. As illustrated by the chart below, the City has witnessed a continuous decline in annual CDBG and HOME allocations. When combined with the loss of the Redevelopment Agency and Low and Moderate Income Housing Funds, the City's ability to fund community development activities and affordable housing projects is significantly diminished. The City continues to apply for categorical grants to supplement its federal entitlement allocations.

Program Year	CDBG Allocation	HOME Allocation
FY 2014-15	\$1,268,096 (Estimate)	\$436,021 (Estimate)
FY 2013-14	\$1,319,058	\$436,021
FY 2012-13	\$1,268,096	\$472,320
FY 2011-12	\$1,450,800	\$806,398
FY 2010-11	\$1,736,277	\$913,714
Grant reduction 2010 to 2014	-24%	-52%

As a way to effectively administer and implement the CDBG and HOME programs, City staff also implemented upgrades and enhancements to the current program. The City continued contracting administration of its HUD programs to a consulting firm with experienced personnel assigned to provide assistance in grant administration and assist in project management, principally related to project negotiations, economic analyses and documentation preparation.

The City continues to confront substantial costs in developing affordable housing, particularly for small scaled rental projects, where the availability of other sources is extremely limited and, consequently, governmental financing proves to be the principal or sole source. Huntington Park is characterized by an older rental housing stock in which deferred maintenance and structural deficiencies are often only uncovered post acquisition. Development costs for acquisition and rehabilitation projects have ranged from \$225,000/unit to \$328,000/unit, while the total development costs of a project currently underway (a hybrid acquisition/rehabilitation and new construction project) is \$461,000/unit.

As a result, the City is increasingly interested in gap financing projects with developers with the capacity to attract other funding sources to better leverage limited HOME funds. In this regard, the City negotiated an affordable housing agreement in FY 2012-13 with a local CHDO, LINC CDC, to develop affordable housing. Under the terms of a Reservation Agreement, the two

parties negotiated an agreement to acquire and rehabilitate a vacant 55-unit motel and convert it into an affordable 24-unit rental project at 6337 Middleton Street, principally leveraged with tax credits. Based on a commitment of \$1.5 million in HOME funds, the unit cost to the City is an estimated \$62,500. The project was completed in FY 2013-14.

FISCAL YEAR 2014-2015 ACTION PLAN

Background

The City of Huntington Park receives annual formula grants of Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The general purpose of these funds is to address the community development and housing needs of low and moderate-income residents of the City.

The goals of the City's community development and housing programs covered by the City's Consolidated Plan and Annual Action Plan are to extend and strengthen partnerships among the City's departments and with the private sector, including for-profit and non-profit organizations, to enable them to provide decent housing; to establish and maintain a suitable living environment; and to expand economic opportunities for all residents, particularly for very low-income and low-income persons.

The City of Huntington Park's Annual Action Plan is a multi-purpose document. The Plan is the official application process for the City to receive yearly entitlement funds, to create a public document that describes and budgets the activities to be implemented in each fiscal year, and to provide a participatory process through which our citizens are given an opportunity to determine, give input, and be informed about the projected use of CDBG and HOME funds. More importantly, it is the tool that verifies and assists in the implementation of the goals, objectives and priorities outlined in the Consolidated Plan to meet the City's housing and community development needs.

The City's Consolidated Plan covers the five-year period from FY 2010-11 through 2014-15. This is the fifth and final Annual Action Plan of the Five Year Consolidated Plan, which discusses the projects and programs that the City plans to assist during the year to address the Consolidated Plan priorities and to illustrate how CDBG and HOME funds will be applied to achieve the priorities established in the Consolidated Plan.

1. Resources Available for Program Implementation

During FY 2014-15, the City will focus its resources and efforts on multiple activities. Specific funding sources will be utilized based on the opportunities and constraints of each particular project or program. The City's goal is to leverage federal and local funds to maximize the number of households that can be assisted.

The City's FY 2014-15 funding levels for Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs are shown in Table 1 below. Specific activities proposed for funding are described in Section 2 "Activities to be Undertaken."

**Table 1
2014-15 CDBG and HOME Resources**

Program	FY 2014-15 Funds	
CDBG		
2014-15 Entitlement	\$1,308,812	
Estimated Program Income	\$0	
Estimated Budgeted Carryover	\$190,000	
Estimated 2013-14 Unexpended Balance	<u>\$250</u>	
SUBTOTAL – CDBG		\$1,499,062
HOME		
2014-15 Entitlement	\$483,645	
Estimated Program Income	\$0	
Estimated Budgeted Carryover	\$382,194	
Estimated 2012-13 Unexpended Balance	<u>\$605,042</u>	
SUBTOTAL – HOME		<u>\$1,470,881</u>
TOTAL		<u>\$2,969,943</u>

Source: City of Huntington Park Finance Department

Note: The "Prior Year Funds" amount for each project in Table 3c in the Appendix reflects both the 2012 carry over amount as well as any allocation of the CDBG or HOME unexpended balance.

FY 2014-15 estimated funding for the CDBG and HOME programs are predicated upon: (a) funding levels in FY 2014-15; (b) estimated program income based upon the amount earned in the current program year; and (c) budgeted and unbudgeted prior year funds forecasted to be available in FY 2014-15. In the event the final congressional approved budget for CDBG and or HOME programs is more or less than proposed in the City's Annual Action Plan, the City will proportionally increase or reduce the amount of funds to some or all of its CDBG and HOME projects.

Community Development Block Grant (CDBG) Funds

For fiscal year 2014-15, the City of Huntington Park will have an estimated total of \$1,499,062 in CDBG funds. This total amount is comprised of \$1,308,812 in FY 2014-15 CDBG entitlement funds, and an estimated \$190,250 in already approved CDBG activities being carried over into FY 2014-15 (see Table 1, 2014-2015 CDBG and HOME Resources).

The City does not have any income from float-funded activities or surplus from urban renewal settlements, sale of real property, prior period adjustments, loans outstanding or written off, CDBG acquired property available for sale, or lump sum drawdown payments. Nor is the City funding any "urgent need activities." CDBG funds will be used for Public Services, Commercial Rehabilitation, Code Enforcement, Economic Development projects, and CDBG Program Administration. An estimated \$1,252,651 in CDBG funds will be used for activities that benefit persons of low and moderate income.

The planned expenditures for program administration and public service activities for the FY 2014-2015 CDBG allocation are within regulatory limitations.

- The total amount of CDBG funds obligated for administration and planning activities (24 CFR 570.205 and 570.206) does not exceed 20 percent of the \$1,308,812 CDBG allocation *plus* 20 percent of program income received during the prior year.
- The total amount of CDBG funds obligated for public service activities (24 CFR 570.201(e)) obligated for public services activities and does not exceed 15 percent of the \$1,499,062 CDBG allocation *plus* 15 percent of program income received during the prior year.

Home Investment Partnership Act (HOME) Funds

For FY 2014-15, the City of Huntington Park will have available an estimated \$1,470,881 from the HOME Program, comprised of a FY 2014-15 allocation of \$483,645, augmented with an estimated \$382,194 in budgeted carryover for ongoing projects, and an estimated \$605,042 in unexpended funds carried forward to FY 2014-15. These carryover funds are uncommitted and can be reprogrammed in FY 2014-15. The City will use HOME funds for a Tenant-Based Rental Assistance Program, Residential Rehabilitation, CHDO Operating Expenses, and HOME Program Administration.

The City has budgeted \$48,364 of its FY 2014-15 HOME allocation to administer the HOME Program, which is within the ten percent administrative cap for HOME. The HOME Final Rule (24 CFR 92.207) allows the City to use up to 10 percent of its annual HOME allocation plus 10 percent of any HOME program income receipted during the program year for HOME administrative costs.

Additionally, the HOME Final Rule (24 CFR 92.300) stipulates that:

Within 24 months after HUD notifies the participating jurisdiction of HUD's execution of the HOME Investment Partnerships Agreement, the participating jurisdiction must reserve not less than 15 percent of the HOME allocation for investment only in housing to be

developed, sponsored, or owned by community housing development organizations (CHDOs).

Based upon HUD-generated "Deadline Compliance Status Reports" used to monitor compliance with CHDO reservation requirements of the HOME statute, the City, as of February 28, 2014, has a surplus, having reserved 270 percent of the required amount of HOME funds (15 percent of total allocations less adjustments).

CHDO Amount Reserved / Committed / Expended	Required Reservation	Over Reserved
\$6,415,333	\$2,374,813	\$4,040,520

The HOME Program requires a match of every dollar drawn; however, the City remains exempt from meeting this mandate. Since its inception, the City of Huntington Park has received a 100% match reduction, and expects to receive such a reduction until otherwise indicated by HUD.

In accordance with the HOME Final Rule, a broad range of mechanisms are permitted to invest HOME funds, such as interest-bearing loans, deferred loans or "other forms of assistance that HUD determines to be consistent with the purposes of this part." The City has historically provided deferred payment loans and grants for various programs. The City also continues to underwrite its investment of HOME funds for new construction and acquisition/rehabilitation projects via residual receipt notes. Through this process, the HOME loan is repaid through net cash flow generated by the project (typically rent and "other sources"), minus project costs (operating costs, capital reserve deposits, bank loan payments).

The City is not administering a homebuyer program as part of its 2014-15 Annual Action Plan. Neither is the City proposing to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds. Thus, since the City does not propose to undertake refinancing, the City is not required to discuss its financing guidelines required under 24 CFR 92.206(b). Should the City opt to fund a single-family Residential Rehabilitation Program, it will use the Single-Family 95 Percent Median Area Purchase Price Limit for the area provided by HUD.

The City accepts non-solicited proposals from CHDOs that act in the capacity of developers or sponsors and also solicits proposals from for-profit developers to undertake affordable housing developments in targeted areas of the City. In the current climate of diminishing financial resources for affordable housing, the City is keenly interested in working with developers with the financial capacity, such as securing private financing and tax credits, which will improve the City's leverage ratio. The City's other housing programs involve rehabilitation programs for, single-family home owners. The City markets its rehabilitation programs citywide using standard underwriting criteria, with no other selection criteria that would provide preferences to a particular segment of the low-income population.

2. Activities to be Undertaken

The City plans to undertake the following CDBG and HOME funded activities during FY 2014-15 to address its priority housing and community development needs, as identified in the 2010/11-2014/15 Consolidated Plan (summarized in Table E1).

CDBG- Funded Activities

Priority 1.1: Maintain and Strengthen Neighborhoods

Code Enforcement Program

6542 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$340,000

This program provides for property inspections near CDBG funded activities, target areas, and in census tracts having a predominance of low and moderate-income residents. This project also funds the Neighborhood Improvement Program, which focuses on improving the physical appearance of the City, promoting neighborhood improvement projects, and community empowerment. The implementing agency is the City Police Department.

Priority 2.1: Homeless Support Services

Southeast Churches Service Center, Emergency Service Program

2780 Gage Avenue, Huntington Park, CA 90255

Funding Amount: \$10,000

This program provides a delivery system of essential food products to low and moderate income persons via grocery bags to 600 persons annually. The 600 persons will receive improved access to much needed public emergency services for the purpose of creating a suitable living environment.

Priority 4.1: Community Facilities

(No Community Facilities Projects Proposed for FY 2014-15)

Priority 5.1 Infrastructure

(No Infrastructure Projects Proposed for FY 2014-15)

Priority 6.1: Public Services

City of Huntington Park, Department of Parks & Recreation

After School Youth Program

3401 E. Florence Avenue, Huntington Park, CA 90255

Funding Amount: \$91,322

This program provides after school supervision at City parks and offers a variety of recreational activities such as sports, a nutrition program, arts and crafts, field trips, and homework assistance. The program serves to improve the safety of the parks for all users, and helps deter crime, vandalism, graffiti and drug use among youth by offering positive alternatives. The Program is offered at the following locations: Freedom Park, Robert Keller Park, Huntington Park Community Center, and Raul R. Perez Memorial Park. Two thousand (2,000) local at-risk youth will have improved access and availability to childcare services for the purpose of creating a suitable living environment.

Huntington Park Library, Homework Center

6518 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$5,000

The Center benefits the children of the Huntington Park community by providing a quiet environment where learning and completion of school assignments are encouraged and promoted. Students in grades one through eight may drop in during established hours to receive supervised guidance and assistance in homework related areas, as well as access to online educational resources. Seventy-five new families will receive improved access to homework services for the purpose of creating a suitable living environment.

City of Huntington Park, Police Department

Juveniles At-Risk Boot Camp Program

6542 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$15,000

This is a 12-week program with a one-week military style "boot camp" for youth ranging from 12-15 years of age, emphasizing physical fitness and individual monitoring to develop family values by improving bonds between parents and children. At least 35 persons will have new access to youth services to have a sustainable suitable living environment.

**City of Huntington Park, Department of Public Works
Community Beautification Program (Graffiti Removal)**

6542 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$65,000

This program provides contracted services to remove graffiti throughout the City, including all streets, public sidewalks, and public and private buildings. All residents of Huntington Park receive improved access to this public service for the purpose of creating a suitable living environment.

Fair Housing Foundation, Fair Housing Services

3605 Long Beach Boulevard, Suite 302, Long Beach

Funding Amount: \$10,000

The City funds the Fair Housing Foundation to affirmatively further fair housing by providing fair housing related services, including housing discrimination counseling and investigative services, landlord-tenant housing dispute resolution services and education and outreach services. The FY 2014-15 objective is to provide fair housing and tenant/landlord services to 526 Huntington Park residents.

Priority 7.1: Economic Development

Business Assistance and Economic Development Program

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$160,000

The City will allocate \$160,000 of FY 2014-15 funds to the Business Assistance and Economic Development Program. The Program will provide technical support, business resources and referrals to Huntington Park businesses citywide. CDBG funding serves to increase economic development activities by increasing business retention and attraction services such as providing business and financial planning assistance to new and existing businesses and serving as a local resource center. Funds will be used to host workshops and seminars with industry experts to help persons grow their business in Huntington Park. The Business Assistance and Economic Development Program proposes to retain and attract 32 businesses in FY 2014-15, and will contribute to the vitality of the Huntington Park community.

Commercial Rehabilitation

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$300,000

The City will carry over \$190,000 previously allocated in FY 2013-14 for the implementation of the Commercial Rehabilitation Program. The program provides up to \$50,000 in rehabilitation assistance to commercial properties for facade and other exterior improvements, to improve handicap accessibility, and to correct code violations. The program also funds project delivery costs related to commercial rehabilitation projects, such as a portion of one staff position, labor compliance consulting fees and architectural consulting fees.

Priority 8.1: Other Community Development Needs

CDBG Program Administration

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$261,762

This program provides for the overall development, financial management, coordination and monitoring of the CDBG program, HUD communication, public participation, as well as planning and urban environmental design and studies. The implementing agency is the City Community Development Department.

Unallocated Funds

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$246,411

Unallocated funds are available for reprogramming during the fiscal year for CDBG-eligible activities.

HOME - Funded Activities

Priority 1.1: Maintain and Strengthen Neighborhoods

Residential Rehabilitation Program

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$186,141

This program provides financial assistance to owners of single-family homes (one to four units) and rental properties for rehabilitation improvements. Loans of up to \$50,000 are provided to qualified low and moderate income households, with a forgivable component of up to \$25,000 for repairs that correct health and safety violations. The 2014-15 goal is to provide decent housing to three housing units through the Residential Rehabilitation Program. The implementing agency is the City's Community Development Department.

Priority 1.2: Increase Supply of Affordable Housing

6337 Middleton Street (Mosaic Gardens of Huntington Park)

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$100,000

The City anticipates expending the remaining balance of approximately \$100,000 of the \$1.745 million in HOME funds allocated in FY 2012-13 to convert a former 55-unit motel into an affordable 24 unit rental housing project. The developer, LINC Community Development Corporation, leveraged HOME funds to secure other sources such as Low Income Housing Tax Credits, acquired the site and is in the throes of completing rehabilitation. The implementing agency is the City's Community Development Department.

6700-6702 and 6614 Middleton Project

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$15,000

During Fiscal 2014-15, the City anticipates expending the balance of \$15,000 of the estimated \$2.006 million in HOME funds previously allocated for a rental housing project at 6700-6702 and 6614 Middleton Street. Due to passage of Assembly Bill (AB) 1X 26, California redevelopment agencies were eliminated as of February 1, 2012. As a result, the former Agency's Low and Moderate Income Housing Fund, which was allocated to the project, was unencumbered, putting the project at risk. The City and CHDO that owns the site are discussing a workout plan with HUD whereby the property could be transferred with covenants in place to a for-profit developer what would complete the project and provide for 11 HOME units.

CHDO Operating Expenses

3355 East Gage Avenue, Huntington Park, CA 90255

Funding Amount: \$24,182

The City will provide 5% of its FY 2014-15 allocation, or \$24,182, to the Oldtimers Housing Development Corporation (OHDC – IV), a local CHDO to be used for operating expenses. Eligible operating expenses for which the CHDO may use these funds include the following: salaries, wages, benefits, and other employee compensation; employee education, training, and travel;

rent and utilities; communication costs; taxes and insurance; and equipment, materials, and supplies.

Priority 1.3 Preserve Existing Affordable Housing

Tenant-Based Rental Assistance Program

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$865,630

The City has entered into a subrecipient agreement with a nonprofit agency to operate a city-wide Tenant-Based Rental Assistance Program using tenant selection policies and criteria consistent with the City's Consolidated Plan. The City will give local preference to 130 very low-income elderly persons. Funding for this program includes \$235,630 budgeted in FY 2013-14 and carried over into FY 2014-15, and \$630,000 that will be budgeted in FY 2014-15.

Priority 8.1: Other Community Development Needs

FY 2014-15 HOME Program Administration

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$48,364

Funds provide for the overall development, management, coordination and monitoring of the HOME program as implemented by the Community Development Department.

FY 2013-14 HOME Program Administration

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$31,564

Unspent HOME funds budgeted in FY 2013-14 will continue to be used to fund the overall development, management, coordination, and monitoring of the HOME program as implemented by the Community Development Department.

Unallocated HOME Funds

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$200,000

This amount is available for reprogramming throughout the 2014-15 fiscal year.

Leveraging of Other Resources

Huntington Park will leverage federal CDBG and HOME resources with the following other primary resources to support affordable housing activities:

Section 8 Rental Assistance. The federal Section 8 program is funded by HUD and administered by the Housing Authority of the County of Los Angeles (HACoLA) within Huntington Park. The Section 8 Program increases affordable housing opportunities by providing rent subsidies to low income tenants, aimed at ensuring tenants spend no more than 30 percent of their incomes on rent. Continued funding assists 432 Section 8 housing vouchers currently in use in Huntington Park (August 2013).

Private Financing. The City requires developers of affordable housing projects to secure conventional financing precedent to HOME expenditures. Based upon the City's financial analysis of a developer's project pro forma, the City determines the amount of financing that may be underwritten with private funds, with HOME monies providing gap financing on the balance of total development costs up to HOME subsidy limits under the 221(d)(3) mortgage program.

Low and Moderate Income Tax Credits. The federal Low Income Housing Tax Credit Program was enacted in 1986, providing tax credits that enable low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors. Two types of federal tax credits are available and are generally referred to as nine percent (9%) and four percent (4%) credits. These terms refer to the approximate percentage of a project's "qualified basis" a taxpayer may deduct from their annual federal tax liability in each of ten years. Recently, LINC CDC was awarded a nine percent tax credit allocation to help underwrite the HP Mosaic Gardens Project, which entailed the acquisition, conversion and rehabilitation of a 55-unit motel into a 24-unit affordable housing project.

The City supports applications by other entities for projects and programs that address the goals and objectives set forth in the Consolidated Plan. Huntington Park funds numerous non-profit housing and community development organizations that use foundation and private funds in combination with state and Federal funds to provide housing and community development services and improvements throughout the City. Table 1A which follows describes each potential source in FY 2014-15 that will meet the priority needs and objectives in the City's FY 2010/11-14/15 Consolidated Plan, as well as the activities for which non-HUD resources may be used and the projected level of funding.

**Table 1A
Projected Other 2014-15 Resources**

Program /Funding Source	Consolidated Plan Priority	Description
HUD Lead Based Paint Hazard Control Grant	Strengthen Housing and Neighborhoods	In FY 2014-15, the City will be applying for a grant to identify and remediate lead in homes, and to conduct extensive outreach on lead poisoning prevention, healthy homes, and integrated pest management.
Community Service Block Grant - CSBG	Provide Support Services and Housing for Homeless and Near Homeless	The Southeast Churches Services Center receives federal CSBG funds to help fund the emergency service program.
Federal Emergency Management Agency-FEMA	Provide Support Services and Housing for Homeless and Near Homeless	FEMA funds will be used for the Salvation Army's Family Services Program, providing funds for food, motel vouchers, utility assistance, and bus tokens.
Department of Justice (DOJ) Asset Forfeiture Revenues	Provide Needed Community Services to Those of Lower and Moderate Income	The Huntington Park Public Works Department utilizes General Funds to supplement CDBG funds for the Graffiti Removal Program.
Los Angeles County Area Agency on Aging	Provide Services to Those of Lower and Moderate Income	The Steelworkers Oldtimers Foundation Senior Nutrition Program is largely funded by the LA County Area Agency on Aging.
Los Angeles Metropolitan Transit Authority (MTA)	Provide Needed Infrastructure Improvements to Low and Moderate Income Areas	The City's Public Works Department received \$2,272,000 in funds from MTA it will use for the Pacific Blvd Pedestrian Improvement Project including new landscaping, hardscape and lighting.
City of Huntington Park General Fund	Strengthen Housing and Neighborhoods	City General Funds will be directed towards the Code Enforcement Program to pay for personnel costs.

3. Geographic Distribution

Of Huntington Park's nineteen census tracts, eighteen are majority (>80%) low/mod income, and are thus designated "low/mod" tracts by HUD. Census tract 5345.02 located in the southeast corner of the City is 45.7 percent low/mod, and is thus the only area in Huntington Park which does not qualify as a low/mod tract per HUD guidelines. However, one of the three block groups within tract 5345.02 is low/mod, with the other two block groups not qualifying as low/mod. Subtracting the population in these two non-qualifying block groups (3,434) from the city's total population of 61,185 residents results in a balance of 57,751 low/mod residents.

The City's Neighborhood Improvement, Code Enforcement, and Graffiti Removal programs are provided on a citywide basis and are funded in part through the City's General Fund for the two census block groups in the City that are not designated low-moderate income areas. All other activities funded during FY 2014-15 are offered on a citywide basis to low and moderate-income Huntington Park residents, except for HOME-funded Housing Development activities and the CDBG-assisted Commercial Rehabilitation Program in the

downtown. The City's rationale for implementing activities on a citywide basis, rather than geographically targeting certain neighborhoods is as follows:

- 95% of Huntington Park's population falls within a designated low/mod area; and
- Huntington Park faces significant needs for neighborhood improvement, code enforcement, residential rehabilitation and other community improvements throughout the City.

Figure 1 depicts the geographic location of CDBG and HOME-funded activities to be undertaken in 2014-15.

Insert page for Figure 1 2014-15 Projects

4. Relation to Strategic Plan Priorities

The Huntington Park 2010/11-2014/15 Consolidated Plan identifies priority housing and community development needs to be addressed through HOME and CDBG funding. Each of these priorities includes a series of implementing programs and five-year objectives. To ensure that the activities planned in the Annual Action Plan are consistent with this Five Year strategy, Table 2 depicts the relationship between these planned activities and the 2010/11-2014/15 Consolidated Plan priorities.

**Table 2
Relationship Between Strategic Plan Priorities and One-Year Activities**

5-Year Priority	2014-15 Implementing Programs	Consolidated Plan 5-Year Objective	2014-15 Objective
HOUSING 1.1 Strengthen Housing and Neighborhoods 1.2 Increase Affordable Housing Supply 1.3 Preserve Existing Affordable Housing	<ul style="list-style-type: none"> ▪ Residential Rehabilitation ▪ Minor Home Repair ▪ Code Enforcement ▪ Affordable Housing Development ▪ TBRA 	30 housing units 150 housing units 57,751 persons 35 housing units 110 persons	3 housing units Program Defunded 57,751 persons 0 housing units 130 persons
HOMELESS 2.1 Support Services and Housing	<u>Emergency Services</u> <ul style="list-style-type: none"> ▪ Southeast Churches ▪ Salvation Army Family Services 	<u>14,250 persons</u>	<u>1,513 persons</u> 660 persons Program Defunded
COMMUNITY FACILITIES 4.1 4.1 Provide New and Improved Community Facilities to Low/Mod Persons	<ul style="list-style-type: none"> • Construction of Soccer Field 	1 facility	No projects proposed
INFRASTRUCTURE 5.1 Provide Needed Infrastructure Improvements to Low/Mod Persons	<ul style="list-style-type: none"> ▪ Downtown Public Improvement Project 	3,611 persons	No projects proposed
COMMUNITY SERVICES 6.1 Provide Needed Services to Low/Mod Persons	<u>Youth Services</u> <ul style="list-style-type: none"> ▪ After School Program ▪ Homework Center ▪ YMCA After School Program ▪ Juveniles At-Risk Boot Camp <u>Community Beautification</u> <ul style="list-style-type: none"> ▪ Graffiti Removal <u>Special Needs</u> <ul style="list-style-type: none"> ▪ Senior Nutrition Program <u>Fair Housing</u> <ul style="list-style-type: none"> ▪ Fair Housing and Tenant/Landlord Mediation Services 	<u>11,750 persons</u> 57,751 persons 425 persons 1,500 persons	<u>2,125 persons</u> 2,000 persons 75 persons Program Defunded 35 persons 57,751 persons Program Defunded 526 persons

ECONOMIC DEVELOPMENT 7.1 Improve Business Climate for Existing and New Businesses	<ul style="list-style-type: none"> ▪ Business Assistance and Economic Development ▪ Commercial Rehabilitation ▪ Cleanup Contaminated Site ▪ Enterprise Zone 	25 businesses	32 businesses
		15 businesses 1 business	0 Businesses Program Defunded Program Defunded

5. Annual Objectives and Outcome Measures

Pursuant to new HUD requirements for use of an outcome performance measurement system, the following numbering system is used to identify the objective and outcome categories corresponding to each FY 2013-14 activity.

**Table 3
Objectives and Outcomes Numbering System**

Objective Category	Outcome Category		
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3A "Summary of Specific Annual Objectives" which follows highlights the annual outcomes Huntington Park intends to achieve under its 2014-15 Action Plan. For each activity, a specific one-year objective is identified, along with an outcome/objective category assigned pursuant to the numbering system presented in Table 3 above. Objectives from the prior years' Action Plans are also presented, along with the 5-year objective originally established in the 2010/11-2014/15 Consolidated Plan. Due to changing opportunities, in several instances annual goals/objectives differ from the original annual and five year goals/objectives reflected in Table 3A.

Huntington Park's annual housing goals, which fulfill Section 215 affordable housing requirements, are presented in Table 3B.

Pursuant to Section 215, HUD defines rental housing as affordable if it is occupied by an extremely low, low or moderate-income tenant and it bears a rent eligible under HOME regulations. At least 20% of units in projects with five or more units that are restricted must have Low HOME rents, with the balance of restricted units subject to High HOME rents.

Section 215 defines ownership housing as affordable if it is purchased by an extremely low, low or moderate-income first-time homebuyer, and has a sales price that does not exceed the mortgage limits for the type of single-family housing for the area under 203(b) limits and carries either resale or recapture provisions. Housing that is rehabilitated and owned by a family when assistance is provided qualifies as affordable if it is occupied by an extremely low, low or

moderate-income family, and has an after-rehabilitation value that does not exceed the 203(b) mortgage limits.

**Table 3A
Statement of Specific Annual Objectives**

Specific Obj. #	Specific Annual Objectives	Sources of Funds	Performance Indicators	Fiscal Year	Expected Number	Actual *Number	Percent Completed
DH - 1 Availability/Accessibility for the purpose of providing Decent Housing							
DH - 1.1	RESIDENTIAL REHABILITATION LOAN PROGRAM Address the availability of decent housing by offering rehabilitation assistance to low and moderate-income households.	HOME	Total Number of Housing Units Assisted	2010	6	1	17%
				2011	6	10	167%
				2012	6	1	17%
				2013	6	Program Defunded	
				2014	6		
				Total	30	12	40%
DH-2 Affordability for the purpose of providing Decent Housing							
DH - 2.1	AFFORDABLE HOUSING DEVELOPMENT Address need for affordable decent housing by increasing supply of affordable rental housing.	HOME	Total Number of Housing Units Assisted	2010	12	0	0%
				2011	7	0	0%
				2012	7	0	0%
				2013	7		
				2014	7		
				Total	35	0	0%
DH - 2.2	TENANT BASED RENTAL HOUSING Address need for affordable decent housing by providing rental based rental assistance to qualified households.	HOME	Total Number of Housing Units Assisted	2010	N/A	N/A	N/A
				2011	N/A	N/A	N/A
				2012	N/A	N/A	N/A
				2013	110		
				2014	130		
				TOTAL	100		
DH-3 Sustainability for the purpose of providing Decent Housing							
DH -3.1	NO PROGRAMS FIT THIS CATEGORY						
SL-1 Availability/Accessibility for the purpose of creating a Suitable Living Environment							
SL - 1.1	MINOR HOME REPAIR Enhance the availability and accessibility of a suitable living environment by providing minor home repair services to elderly, disabled and low income households.	CDBG	Total Number of Housing Units Assisted	2010	30	9	30%
				2011	30	12	40%
				2012	30	3	10%
				2013	30	Program Defunded	
				2014	30		
				Total	150	24	16%
SL - 1.2	CODE ENFORCEMENT Provide for the availability of a suitable living environment by funding code enforcement activities within CDBG target areas.	CDBG	Total Number of Persons Assisted	2010	300	1,085	100%
				2011	300	895	100%
				2012	300	1,510	503%
				2013	300		
				2014	300		
				Total	1,500	3,490	232%

SL – 1.3	COMMERCIAL REHABILITATION Enhance the availability of economic opportunity by offering rehabilitation loans to local businesses.	CDBG	Total Number of Businesses Assisted	2010	3	6	200%
				2011	3	0	67%
				2012	3	0	
				2013	3	Program Defunded	
				2014	3		
				Total	15	10	67%
SL – 1.4	EMERGENCY SERVICES Improve the availability of a suitable living environment by offering emergency food and shelter to homeless and those at-risk of homelessness	CDBG	Total Number of Persons Assisted	2010	2,850	5,272	185%
				2011	2,850	4,887	171%
				2012	2,850	4,339	152%
				2013	2,850		
				2014	2,850		
				Total	14,250	14,498	102%
SL – 1.5	YOUTH SERVICES Improve the availability of a suitable living environment by providing after school recreational, childcare and homework programs for youth, and a juveniles at-risk program.	CDBG	Total Number of Persons Assisted	2010	2,350	2,525	107%
				2011	2,350	2,371	101%
				2012	2,350	2,753	117%
				2013	2,350		
				2014	2,350		
				Total	11,750	7,649	65%
SL -1.6	CHILD CARE SERVICES Improve the availability of a suitable living environment by providing, childcare programs	CDBG	Total Number of Persons Assisted	2010	100	75	75%
				2011	100	54	54%
				2012	100	27	27%
				2013	100	Program Defunded	
				2014	100		
				Total	500	156	31%
SL – 1.7	SENIOR SERVICES Improve the availability of a suitable living environment by providing midday meals to the elderly population.	CDBG	Total Number of Persons Assisted	2010	85	176	207%
				2011	85	101	119%
				2012	85	83	98%
				2013	85	Program Defunded	
				2014	85		
				Total	425	360	85%
SL – 1.8	COMMUNITY BEAUTIFICATION Improve the availability of a suitable living environment by providing graffiti removal within CDBG target areas	CDBG	Total Number of Persons Assisted	2010	57,751	57,751	100%
				2011	57,751	57,751	100%
				2012	57,751	57,751	100%
				2013	57,751		
				2014	57,751		
				Total	57,751	57,751	100%
SL – 1.9	HEALTH SERVICES Improve the availability of a suitable living environment by offering health screenings, education and immunizations, and providing lead hazard screening.	CDBG	Total Number of Persons Assisted	2010	650	398	61%
				2011	650	Program Defunded	
				2012	650		
				2013	650		
				2014	650		
				Total	3,250	398	12%

SL – 1.10	FAIR HOUSING SERVICES Improve the availability of a suitable living environment by providing for tenant/landlord counseling and fair housing services.	HOME	Total Number of Persons Assisted	2010	300	233	78%
				2011	300	245	82%
				2012	300	296	99%
				2013	300		
				2014	300		
				Total	1,500	774	52%
SL – 1.11	INFRASTRUCTURE IMPROVEMENTS Provide Needed Infrastructure Improvements to Low/Mod Persons	CDBG	Total Number of Persons Provided Improved Access to Public Improvements	2010	3,611	0	0%
				2011	3,611	0	0%
				2012	3,611	0	0%
				2013	3,611		
				2014	3,611		
				Total	3,611	0	0%
SL – 1.12	COMMUNITY FACILITY IMPROVEMENTS Improve the availability of a suitable living environment by providing new and improved community facilities to serve low and moderate income populations.	CDBG	Total Number of Improved Community Facilities	2010	0	0	
				2011	2	2**	100%
				2012	0	1	-
				2013	1		
				2014	0		
				Total	2	3	150%
SL - 2 Affordability for the purpose of creating a Suitable Living Environment							
SL – 2.1	NO PROGRAMS FIT THIS CATEGORY						
SL - 3 Sustainability for the purpose of creating a Suitable Living Environment							
SL – 3.1	SECTION 108 Repayment Improve the sustainability of a suitable living environment by providing debt service on a loan used for construction of the Rugby Senior Housing parking garage, and a new loan for the Festival El Centro Retail Development Project.	CDBG	N/A	N/A	N/A	N/A	N/A
EO – 1 Availability/Accessibility for the purpose of creating Economic Opportunity							
EO – 1.1	ECONOMIC DEVELOPMENT PROGRAM Retain and attract businesses through provision of technical support, business resources and referrals.	CDBG	Total Number of Businesses Assisted	2010	1	0	0%
				2011	0	0	0%
				2012	0	25	-
				2013	25		
				2014	32		
				Total	1	25	2500%
EO-2 Affordability for the purpose of creating Economic Opportunity							
EO-2.1	NO PROGRAMS FIT THIS CATEGORY						

EO-3 Sustainability for the purpose of creating Economic Opportunity

EO – 3.1	DOWNTOWN PARKLET PILOT PROGRAM Improve the sustainability of businesses in the Downtown through the provision of parklets.	CDBG	Total Number of Businesses Assisted	2010	Program Unfunded		
				2011			
				2012			
				2013			
				2014			
				Total	2		

Notes:

Expected Number is predicated upon Huntington Park's 2010/11- 2014/15 Consolidated Plan.

**Actual Number is based upon FY 2012-13 CAPER.*

*** In FY 2011-12 two public facility projects were funded: 1) the Fitness Room Improvements Project at Salt Lake Park and Raul R. Perez Park; and 2) the Downtown Public Improvements Project. During the fiscal year, the Fitness Room Improvement project was completed; however performance indicator is based on the number public facilities completed, not the number of persons served, as is stated in the Consolidated Plan.*

**Table 3B
Annual Housing Completion Goals**

	Annual Expected / Number Completed	CDBG	HOME	ESG	HOPW A
ANNUAL AFFORDABLE HOUSING GOALS (SEC.215)					
Homeless households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	113	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC.215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance*	130	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Rental	130	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC.215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Owner	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC.215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	130	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec 215 Affordable Housing*	133	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	130	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	133	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*The estimated 130 TBRA-assisted units have been included based on guidance provided under the HUD CPD document "Guidelines for Preparing Consolidated Plan and Performance and Evaluation Report Submissions for Local Jurisdictions", which lists rental assistance as one of the methods for meeting rental housing goals under Section 215. It is noted, though, that TBRA may not technically qualify as a form of affordable housing under Section 215, since it does not comply with Section 215()(1)(E): "Housing that is for rental shall qualify as affordable housing under this title only if the housing will remain affordable, according to binding commitments satisfactory to the Secretary, for the remaining useful life of the property,

6. Monitoring

In accordance with the City of Huntington Park's monitoring protocols, the City monitors and/or site visits all of its subrecipients at least once per year. The City requires quarterly reports from all subrecipients. The final quarterly report will form the basis of the City's Annual Performance Report to HUD regarding the City's accomplishments in its efforts to achieve its Consolidated Plan goals.

In addition to the above, the City performs on-site inspections of the City's affordable rental housing units as required by 24 CFR 92.504 (d). The City has adopted protocols for monitoring its HOME-assisted affordable rental housing projects that include the Rugby Senior Apartments and the

Casa Bonita Apartments, as well as three acquisition and rehabilitation activities on Bissell Street. Monitoring of 6822 Malabar Street commenced in FY 2011-12 and at completion of 6700-6702/6614 Middleton Street and of the Mosaic Gardens at Huntington Park Project. In the interim, the City will review tenant income certifications prepared via the owner.

Date Completed	Project Name	Address	Project Type	Total Units	Restricted Units	Affordability Period
1997	Rugby Senior Apartments	6330 Rugby Avenue	Senior Rental Housing	184	37 Very Low 37 Low Income	2050
2002	Casa Bonita	6512 Rugby Avenue	Senior Rental Housing	80	80 Very Low	2057
2008	Bissell III Apts	6340 Bissell Street	Family Rental Housing	4	4 Low Income	2062*
2001	Bissell I Apts	6342-44 Bissell Street	Family Rental Housing	4	4 Low Income	2062*
2003	Bissell II Apts	6308-6312 Bissell Street	Family Rental Housing	7	2 Very Low 4 Low Income	2062*
2010	6822 Malabar Street	6822 Malabar Street	Family Rental Housing	10	2 Very Low 8 Low Income	2063
Under Construction	6702/6614 Middleton Street	6702/6614 Middleton Street	Family Rental Housing	11	2 Very Low 9 Low Income	2063
2004	Casa Bella	6902-30 Rita Avenue	For Sale Housing	15	7 Low Income	2025
2000	Santa Fe Village	2400-12 Randolph Street	For Sale Housing	17	8 Moderate	No resale controls
Under Construction	HP Mosaic Gardens	6337 Middleton Street	Family and Special Needs Rental Housing	24	17 Extremely Low 6 Very Low	2029 estimated**

* Affordable Housing Agreements were prepared in FY 2007 that extended the affordability period to 55 years.

** 15 years following Release of Construction Covenants

The City also annually monitors its two homeowner projects (Casa Bella - 6902 Rita Avenue; and Santa Fe Village - 2400-12 Randolph Street) to verify HOME-designated units remained the principal place of residency of the initial purchaser.

Rental project monitoring occurs at four levels:

- Annually, a desk audit is performed wherein the owner/property manager will submit information certifying household sizes, household incomes and rents for all HOME-restricted units, as well as an operating budget and residual receipt report;
- An on-site visit will be conducted triennially during which an in-depth review will occur of all HOME and federal crosscutting requirements, e.g., affirmative marketing and tenant selection procedures;

- Projects are inspected in accordance with HOME regulations at HOME Final Rule at 24 CFR 92.504(d):

Total No. of Units	Minimum Schedule
1 – 4 units	every 3 years
5 – 25 units	every 2 years
26+ units	annually

- Upon receipt of a developer’s project pro forma, the City conducts an economic analysis to ensure that, in accordance with the City’s “Underwriting and Developer Capacity Protocols for HOME Rental Project Feasibility” guidelines, the amount of warranted HOME assistance is necessary to provide affordable housing.

The City has the prerogative to monitor on-site more frequently, especially if a project is at risk because of outstanding findings or insufficient capacity.

The City of Huntington Park has adopted layering review guidelines in compliance with HOME Investment Partnerships Act (HOME) requirements set forth under Section 212(f) of the Cranston-Gonzalez National Affordable Housing Act, as amended, 24 CFR 92.250(b) of the HOME Final Rule and 24 CFR Part 91, the Consolidated Plan Final Rule. The City asserts that (a) prior to the commitment of funds to a project, the project is evaluated based upon its layering guidelines, and that (b) it will not invest any more HOME funds in combination with other governmental assistance than is necessary to provide affordable housing.

The City’s “Underwriting and Developer Capacity Protocols” is also used when determining the level of HOME funds to be used in a project absent other governmental assistance. In the event that additional sources of funds not initially contemplated are infused, the City may opt to update the evaluation.

7. Homeless Strategy

The City understands that homelessness is caused by a variety of factors and that only through coordination of services and resources can the City be better positioned to address the issue. The City will continue to seek partnerships and funding opportunities, such as receiving \$665,002 in HPRP and future ESG funding if eligible, to address Continuum of Care needs. Following the Continuum of Care model of: 1) actions to prevent homelessness; 2) actions to address emergency shelter and transitional housing needs; and 3) actions to preserve and maintain existing affordable housing, Huntington Park will undertake the actions below to address chronic homelessness.

Actions to Prevent Homelessness

Through their office in Huntington Park, the Salvation Army provides the following emergency services: daily meals; emergency food boxes for families; monthly food bags for seniors; acute medical, dental, and vision care; showers; clothing vouchers; bus tokens; motel vouchers; utility

assistance; and referrals to outside agencies. Also, a limited amount of emergency rental assistance is available for qualified households.

The City will continue to provide CDBG funding support to the Southeast Churches Service Center (SCSC). The SCSC Emergency Food Program provides emergency "brown bag" groceries to families. The Center also provides bus tokens and taxi vouchers to link clients with other service agencies.

The City will also continue to contract with the Fair Housing Foundation to provide a wide range of fair housing services to ensure equal housing opportunities for its residents. By mediating disputes between tenants and property owners, the Fair Housing Foundation helps to minimize evictions and unjust rent increases.

Lower income households overpaying for housing are likely to be at risk of becoming homeless upon loss of employment. The City coordinates with the Los Angeles County Housing Authority to provide Section 8 rental assistance to homeless individuals and families as well as those at risk of becoming homeless. Approximately 430 low-income households in Huntington Park currently receive assistance.

Actions to Address Emergency Shelter and Transitional Housing Needs

- While no emergency shelters are located in Huntington Park, a 340 bed regional shelter is located in the adjacent City of Bell. The Bell Shelter, operated by the Salvation Army, provides emergency and transitional care for up to 340 homeless adults, including 154 in the shelter, 128 in the drug and alcohol program, and 49 in longer-term transitional housing. In addition to a place to stay, the Bell Shelter provides case management; substance abuse rehabilitation; counseling; on-site health care and medical referrals; computer training, job training and job search program; veterans' reintegration program; and life skills classes. On-site adult education classes are offered through the LA Unified School District, which can lead to various vocational certificates. ESL classes are also offered. Bell Shelter collaborated with the County of Los Angeles Department of Mental Health and the Veterans Administration to provide a new, 76,000 foot renovated shelter, targeting homeless, mentally ill, veterans and persons seeking alcohol and drug recovery.
- The City's Zoning Code currently allows transitional housing and emergency shelter to be located within its City limits. To further these uses, the City revised its Zoning Code in 2009 to identify emergency shelters as a permitted use in the MPD zone, and transitional and supportive housing as permitted uses within residential zoning districts.
- The City has provided funding support to the Salvation Army/Southeast Services Corps, which serves as a referral agency for shelters in the area. The Salvation Army also provides bus tokens to assist in transportation to the shelters, as well as motel vouchers.

Actions to Preserve and Maintain Existing Affordable Housing

The following three Consolidated Plan priorities speak to maintaining and preserving the City's affordable housing: Priority 1.1: Strengthen housing and neighborhoods; Priority 1.2: Expand the supply of affordable housing; Priority 1.3: Preserve existing affordable housing.

Programs the City implements under these priorities include:

- Affordable housing development
- Section 8 rental assistance
- Preservation of existing assisted housing
- Residential Rehabilitation Program
- Code Enforcement Program

8. Meeting Underserved Needs

The City will continue to seek other resources and funding sources to address the biggest obstacle to meeting the community's underserved needs, which is the lack of funding and/or inadequate funding. The City will look for innovative and creative ways to make its delivery systems more comprehensive and to work to continue existing partnerships with both for-profit and not-for-profit organizations. The City entered into Affordable Housing Agreements with Oldtimers Housing Development Corporation for the acquisition, rehabilitation or new construction and management of 37 rental units for families. Recently, the City entered into another agreement with LINC CDC that leverages HOME funds with other sources including tax credits that generated another 24 affordable rental housing units.

Another serious underserved need is related to overcrowding. Single-parent households, elderly, and large families have underserved special housing needs. The City will continue to seek innovative and creative ways to address these underserved needs, such as working with developers to create units for larger households.

9. Fostering and Maintaining Affordable Housing

One of the priorities of the City is to preserve its existing affordable housing stock through rehabilitation, and to increase the supply of affordable housing through new construction. The City has negotiated an agreement to provide rehabilitation assistance with local funds to a developer acquiring Rugby Plaza Apartments, a 184-unit senior housing project.

10. Removing Barriers to Affordable Housing

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In April 2007, the City updated its Analysis of Impediments to Fair Housing Choice in which it reviewed various City policies and regulations, and has determined that none of these is

an impediment to housing. The City will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

The State Department of Housing and Community Development, in their review of Huntington Park's 2008-2014 Housing Element, determined the City's land use controls, building codes, fees and other local programs intended to improve the overall quality of housing do not serve as a development constraint. Furthermore, the City's Housing Element sets forth the following programs as a means of continuing to facilitate the production of affordable housing:

- Affordable Housing Development Assistance
- Homeownership Assistance
- Affordable Housing Incentives Ordinance
- Modified Standards for Affordable and special Needs Housing
- Provision of Sites in the CBD and Affordable Housing Overlay Districts
- By-Right Zoning Provisions for Emergency Shelters, Transitional Housing, Supportive Housing and Second Units

To specifically address the removal of barriers for persons with disabilities, Huntington Park recently adopted a Reasonable Accommodation Ordinance. The Ordinance clearly sets forth the procedures under which a disabled person may request a reasonable accommodation in application of the City's land use and zoning regulations. Such a request may include a modification or exception to the requirements for siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers. Reasonable accommodation requests may be approved ministerially by the community Development Director, eliminating the requirement for the disabled applicant to undergo a zoning variance.

11. Public Housing

The City has no direct ties to any local housing agency and has no public housing, therefore, has found no occasion to enhance coordination between public and assisted housing providers. The City when appropriate will make referrals to suitable agencies and makes available publications of directories of programs and services.

12. Evaluate and Reduce Lead-Based Paint Hazard

The Community Development Department coordinates the City's efforts to reduce lead-based paint hazards. To reduce lead in existing housing, all rehabilitation and minor home repair projects funded with CDBG and HOME are tested for lead and asbestos. When a lead-hazard is present, a lead consultant is hired to provide abatement or implementation of interim controls.

The City will also coordinate with the L.A. County Childhood Lead Prevention Program (CCLPP). CCLPP is responsible for enforcement of L.A. County's Lead Abatement Ordinance, including inspection, regulations and consultation. The CCLPP provides the City with the address of any household where there is evidence of lead poisoning or elevated blood levels in children or any

other evidence of lead from a physical inspection of a property. The City will contact the property owner and offer financial aid to assist in the abatement of the hazard. The City will provide lead hazard education and outreach through its newsletter and at other information distribution outlets (e.g., City Hall, Parks and Recreation, and the Library).

Additionally, the City is sub granting with the L.A. Community Legal Center to implement the Southeast Healthy Homes Program. This Program will provide an environmental education program comprised of lead-based paint education, training and screening to counter potential lead-based paint poisoning. The Southeast Healthy Homes Program will train community leaders and health providers in lead education and outreach, distribute educational materials, conduct lead-based paint screening of children, and enroll families with health providers and train tenants and owners in lead safe work practices.

In October 2009, the City applied for and was awarded a \$1.57 million HUD Lead Based Paint Hazard Control Grant, allowing significant expansion of its lead prevention and abatement activities. The grant will enable the City to identify and remediate lead hazards in 90 units occupied by lower income families with children, and educate the community about lead poisoning prevention, healthy homes and integrated pest management. Ten workers will be trained and certified as lead workers and four community outreach workers along with City staff and community members will be trained in lead and healthy homes.

The HUD Lead Grant involves an extensive community outreach component. Outreach workers from the Los Angeles Community Legal Center and Communities for a Better Environment will conduct door-to-door outreach to over 550 households in targeted neighborhoods, educating residents on lead hazards and lead poisoning prevention, and referring property owners to the City's Lead Hazard Remediation Program. The City's Minor Home Repair contractor will provide weatherization services, and as needed, exterior paint, and perform healthy home interventions focusing on repairs for integrated pest management, moisture problems, smoke alarms, and correction or replacement of faulty appliances. Community outreach workers will also conduct over 90 meetings to educate parents, daycare providers, youth, businesses and other community members about lead based paint hazards.

13. Reduce Number of Poverty Level Families

The City's ability to reduce or assist in reducing the number of households with incomes below the poverty line is dependent on the ability to increase the local employment base, and the ability to increase educational City's and job training opportunities. The City has designated Economic Development as a High Priority, and will actively continue to support a variety of activities in support of these goals.

- Hub Cities One-Stop Career Center located in Huntington Park serves as the community's primary center for job training, placement and career planning assistance, with approximately 5,000 persons utilizing the Center's services each month.

- A youth employment program with paid internships is provided through the Center, serving approximately 100 area youth annually.
- The Career Center also provides services to businesses, and partners with Los Angeles County to carry out a Rapid Response Services program for businesses experiencing layoffs or closures.
- Huntington Park's Economic Development Program includes a variety of business retention and attraction activities to enhance the City's business climate. Technical and business planning assistance is provided, including site referral and commercial space inventory services.
- The Pacific Boulevard Business Improvement District (BID) promotes the economic development of the downtown by funding for a variety of improvements, including additional promotion, security, and cleaning, and most recently a Downtown Specific Plan.
- The Southeastern LA County Small Business Development Corporation (SBDC) administers a business assistance program, providing business management counseling and training, small business loans and a business resource center.
- The Miles Avenue Library offers a reading literacy program for students and adults. Several agencies offer ESL classes throughout the community.
- Numerous City-sponsored youth programs are geared towards keeping kids in school, with the goal of ultimately gaining meaningful employment.

14. Institutional Structure

Public Agencies

The City of Huntington Park Community Development Department

The Community Development Department will continue to be the lead department for implementing housing programs, including residential and commercial rehabilitation, minor home repair, and affordable housing development. The Department is responsible for the overall administration of HUD grants. In that regard, the Department will prepare the Consolidated Plan and Analysis of Impediments to Fair Housing Choice every five years, draft the Annual Action Plan and CAPER, as well as all other reports required by federal rules and regulations. The Department has brought on staff dedicated to implementation of its housing program under the direction of the Housing and Community Development Manager, supported by a Project Manager and consultants.

The Community Development Department has contracted with a consultant for administration of the CDBG and HOME program to help address past issues of staff turnover. By outsourcing administration of the HUD program, the City has gained greater expertise in program administration assuring it of sufficient staffing capacity.

The City of Huntington Park Police Department

The Police Department is responsible for administering and implementing the Code Enforcement and Neighborhood Improvement Programs, as well as the 12 week Juveniles At-Risk Boot Camp Program.

The City of Huntington Park Department of Public Works

The Department is responsible for administering the graffiti removal contract with an outside agency, and for implementing a variety of public works projects – e.g. street and sidewalk improvements, drainage improvements – in low and moderate income neighborhoods.

The City of Huntington Park Department of Parks and Recreation

The Department of Parks and Recreation will continue to assist the City in carrying out its priorities with the After-School programs.

City of Huntington Park Planning Division

The Planning Division performs functions that directly affect development and rehabilitation of housing. The Planning Division oversees the permit process, and regulates compliance with zoning and building codes.

Nonprofit Organizations

Community Housing Development Organization (CHDO)

The City will continue to underwrite affordable housing projects developed or sponsored by CHDOs. The City is currently undertaking projects with Oldtimers Housing Development Corporation-IV and LINC Community Development Corporation.

Nonprofits providing Community Services

The City of Huntington Park will continue to support nonprofits that provide services and programs to the residents of Huntington Park. Most of these nonprofit organizations are multi-jurisdictional that will continue to receive regional support and regional financial assistance.

Private Industry

For-Profit Developers and Builders

The City will continue to work with developers to encourage the development of affordable housing for low and moderate-income people.

The biggest obstacle faced by the City and its partners is lack of availability of sufficient financial resources to make a strong and sustainable impact within the region.

15. Analysis of Impediments (AI) to Fair Housing Choice

The City of Huntington Park has prepared an Analysis of Impediments to Fair Housing Choice (AI). The AI was completed and adopted by the City Council in April 2007 and spans 2007-2012.

In an effort to address specific findings identified in the City's 2007 AI, the City in collaboration with the Fair Housing Foundation, lending institutions, the real estate association, and other service agencies are implementing several strategies including:

- Education and outreach activities that include cooperating with the FHF, continue multi-faceted fair housing outreach to Huntington Park residents, real estate professionals, apartment owners/managers, bankers and advocacy groups. Distribute multi-lingual fair housing literature to every household in the City through utility bill inserts, the City's quarterly newsletter, or other innovative ways to reach the general public.
- Enforcement activities that continue to provide investigation and response to allegations of illegal housing discrimination through the FHF. For cases that cannot be conciliated, refer to the Department of Fair Housing and Employment (DFEH), U.S. Department of Housing and Urban Development (HUD), small claims court, or to a private attorney, as warranted.
- Monitoring lending, housing providers, and local real estate practices that entail, for example, cooperation with FHF, monitor the reasons for denial of home purchase, refinancing and home improvement loans. Contact local lenders in Huntington Park to provide additional education and outreach on the loan approval process, how to improve credit ratings, and available favorable home purchase tools. Assist lenders in marketing financial literacy programs at City Hall.
- Continue investigative testing and auditing local real estate markets that include steps to conduct audits to evaluate apparent patterns of discrimination in Huntington Park, such as issues related to familial status, national origin and disability. To the extent such audits reveal significant discrimination, widely publicize the results to serve as a deterrent to other property owners and landlords.

In an effort to affirmatively further fair housing, the City entered into a multiyear contract with the Fair Housing Foundation (FHF) to provide comprehensive fair housing services. Under the terms of the annual contract amount, FHF is to provide these services including: (1) Discrimination Counseling, Complaint Intake, and Investigation, (2) General Housing (Landlord/Tenant) Counseling and Resolutions, (3) Enforcement and Impact Litigation, (4) Education and Outreach. The FHF provides these free services citywide to tenants/property owners/landlords and other housing advocates. The FHF also initiated the following key components to furthering fair housing:

- Innovative and effective enforcement programs to eliminate housing discrimination
- In-depth testing and investigation of complaints alleging housing discrimination
- Audits of housing practices based on areas of concern uncovered through counseling and testing

- Intensified education and outreach services targeting areas of concern
 - Workshops and presentations designed to educate the public on fair housing laws and issues
 - General housing counseling and other appropriate referral services
 - Tester and other volunteer training
 - Promoting media interest in eliminating housing violations
- **Random Audits to Identify Potential Discrimination.** Audits are random investigations without a bonafide complaint. Audits serve as an educational tool to reveal potential discrimination for specific protected classes in predominately underrepresented areas. In addition, audits are performed to meet the output requirement for bonafide cases if actual bonafide cases were not received.
 - **Outreach and Education Services.** The Fair Housing Foundation provides a comprehensive, extensive, and viable education an outreach program. The purpose of this service is to educate tenants, landlords, owners, Realtors, and property management companies on fair housing laws; to promote media and consumer interest; and to secure grassroots involvement within the communities. In addition, FHF specifically targets outreach to persons and protected classes that are most likely to encounter housing discrimination.

16. Affirmative Marketing

Section 3 of the Housing and Urban Development Act of 1968 and the implementing regulation at Section 3, Part 135 is intended to ensure that employment and other economic development opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing federal, State, and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very low income persons. To that end, the City's Section 3 Plan established goals and steps for all Section 3 covered projects and contracts for the City and covered contractors/developers in giving preference to local low and moderate-income persons or business concerns.

The City includes a set of forms in all bid packages for federally funded contracts. These forms consist of a listing of federal equal employment opportunity / affirmative action requirements, requirements for contracting with Small and Minority Firms, Women's Business Enterprise and Labor Surplus Area Firms, a certification regarding performance of previous contracts or subcontracts subject to the equal opportunity clause and the filing of required reports, and a certification regarding non-segregated facilities.

17. Citizen Participation

The City of Huntington Park's Citizen Participation Plan sets forth the general guidelines around which the Consolidated Plan is developed and outlines methods for citizens to guide and assist the City in formulating the Plan. In 2005, the City updated its Citizen Participation Plan in compliance with 24 CFR 91.105, which it follows in carrying out all activities associated with its federal entitlement programs. The City provides for and encourages citizens to participate in the development of the Five Year Consolidated Plan, as well as the Annual Action Plan including amendments to the plan, the Annual Performance Reports and the proposed use of housing and community development funds. Residents, public agencies, and other interested parties, including those most affected, are given the opportunity to receive information, review and submit comments on proposed activities, including the amount of assistance the City anticipates receiving, and the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income persons.

To fully elicit public participation in the FY 2014-15 Annual Action Plan process, the City has taken the following steps:

- On February 18, 2014, the City Council conducted a public hearing to elicit discussion regarding Huntington Park's housing and community development needs.
- On March 17, 2014 the City Council accepted the FY 2014-15 Draft Annual Action Plan and authorized commencement of the 30-day public review period. Documents were available at the Office of City Clerk, Community Development Department front counter, Huntington Park Library, the City's Park and Recreation Department, as well as on the City's website. The City sent direct notifications to surrounding cities of the availability of the Annual Action Plan for comment.
- On May 5, 2014, the City Council conducted a second public hearing, after which it adopted the Fiscal 2014-15 Annual Action Plan.
- On or before May 16, 2014, the Annual Action Plan was submitted to HUD, triggering the 45-day HUD review and approval period.



CITY OF HUNTINGTON PARK

Public Works Department
City Council Agenda Report

May 5, 2014

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

PAVEMENT RESURFACING OF GAGE AVENUE BETWEEN SALT LAKE AVENUE AND MAYWOOD AVENUE

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Authorize the City Manager to execute a Purchase Order and payment to the City of Bell for reimbursement of construction costs to resurface the pavement on Gage Avenue between Salt Lake Avenue and Maywood Avenue for a not-to-exceed amount of \$15,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The City of Bell is currently undertaking the Street Rehabilitation Project 2013/2014 which includes pavement resurfacing of Gage Avenue and other streets within the City of Bell. Their engineering staff recently contacted the City Engineer regarding a section of Gage Avenue within the City of Huntington Park. The City boundary on Gage Avenue between the rail road tracks, adjacent to Salt Lake Avenue and Maywood Avenue runs in the center of the street. The south half of the street is in the City of Bell's jurisdiction and the north is in the City of Huntington Park's jurisdiction.

The City of Bell has requested participation in the project by the City of Huntington Park in order to repave the entire width of the street and provide a more complete and homogeneous street improvement. The City of Huntington Park's cost for the street improvements is anticipated not to exceed \$15,000.

**PAVEMENT RESURFACING OF GAGE AVENUE BETWEEN SALT LAKE AVENUE
AND MAYWOOD AVENUE**

May 5, 2014

Page 2 of 3

FISCAL IMPACT/FINANCING

The recommended action will have no impact on the General Fund.

The not-to-exceed amount of \$15,000 for the proposed street improvements are an eligible State Gas Tax (Fund 221) expense.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS - CONTRACTING PROCESS

The City of Bell received sealed bids for their Street Rehabilitation Project 2013/2014 in accordance with the California Public Contract Code on February 24, 2014. On March 12, 2014, the City Council of the City of Bell awarded the project to Sully-Miller Contracting Company in the amount of \$1,693,900. The City of Huntington Park's cost for the improvements will be billed at the low bid contract unit prices in accordance with Bell's contract with Sully-Miller.

The City of Bell will invoice the City of Huntington Park for reimbursement of the cost of the improvements.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended action will have no impact on current services or projects because the work will be completed entirely by the private construction firm under contract with the City of Bell.

NEGATIVE DECLARATION / ENVIRONMENTAL IMPACT REPORTS

This project is categorically exempt under CEQA guidelines (Section 15302) since it consists of the replacement and reconstruction of existing facilities.

**PAVEMENT RESURFACING OF GAGE AVENUE BETWEEN SALT LAKE AVENUE
AND MAYWOOD AVENUE**

May 5, 2014

Page 3 of 3

CONCLUSION

Upon approval of the recommended action, staff will execute the Purchase Order with the City of Bell and coordinate the completion of the street improvements.

Respectfully submitted,



RENÉ BOBADILLA, P.E.
City Manager



JAMES A. ENRIQUEZ, P.E.
Director of Public Works / City Engineer

ATTACHMENT

- A. City of Bell Staff Report (March 12, 2014)

ATTACHMENT "A"

City of Bell Staff Report (March 12, 2014)

AGENDA ITEM 6

City of Bell Agenda Report

DATE: March 12, 2014

TO: Mayor and Members of the City Council

FROM: Terry Rodrigue, PE City Engineer

APPROVED
BY:



Doug Willmore, City Manager

SUBJECT: Award of a Construction Contract to Sully-Miller Contracting Company in the amount of \$1,693,900 for the Street Rehabilitation Project 2013/2014

RECOMMENDED ACTION

It is recommended that the City Council:

1. Approve the construction contract with Sully-Miller Contracting Company in the amount of \$1,693,900 for the Street Rehabilitation Project 2013/2014;
2. Authorize the City Engineer to approve the expenditure of a construction contingency, if necessary, not to exceed 10% of the contract amount or \$169,390 for change orders and other unforeseen construction work that may be required to complete the project;
3. Authorize appropriation from reserves of \$111,065.77 from the Measure R Fund;
4. Authorize appropriations of \$106,344.29 back to the Gas Tax Fund reserves and \$481,435.05 back to the Proposition C Fund reserves; and
5. Authorize a budget adjustment to lower the budget amount by \$71,555.00 on the Cal Recycle Grant Fund.

BACKGROUND

The Street Rehabilitation Project 2013/2014 is for the construction of street improvements to various streets in the City (See Attachment #1 for street locations). These locations were selected as part of the City's Pavement Management System and subsequent 5 year work plan approved at the October 17, 2012 City Council Meeting. The scope of work includes asphalt concrete pavement removal, new asphalt concrete pavement placement, new curb & gutter, sidewalk repair, new driveway approaches and new handicap ramps. The full set of improvement plans are on file in the City Engineer's office.

The project was advertised for bids and the City Clerk received seven bids on February 24, 2014 at 11:00 A.M. as follows:

Name of Company	Bid Amount
Sully-Miller Contracting Co	\$1,693,900.00
Hardy & Harper, Inc.	\$1,737,000.00
Excel Paving Company	\$1,745,561.55
Shawnan	\$1,788,657.85
Griffith Company	\$1,818,630.25
Sequel Contractor, Inc.	\$1,843,012.43
All American Asphalt	\$1,912,912.00

The City Engineers' opinion of probable costs for this project is \$1,815,747.85.

After review of the bids, it was determined that Sully-Miller Contracting Company is the lowest responsive and responsible bidder. Sully-Miller's bid of \$1,693,900 is \$121,847.85 below the Engineer's estimate. Sully-Miller Contracting Company holds a valid Class A and C-10 General Contractor's license in the State of California, with no enforcement actions listed. The company has engaged in contracting under the current name for sixteen (16) years, and has satisfactorily completed all contracts. Sully-Miller listed twelve (12) similar street resurfacing and improvement projects since 2008 ranging in value from \$183,915 to \$4.2 million. These projects were completed for the Cities of Long Beach, Torrance, Hawaiian Garden and Los Angeles County.

Construction is projected to begin mid-April, 2014 with completion of construction estimated by August 18, 2014.

ENVIRONMENTAL ASSESSMENT

This project is exempt from the California Environmental Quality Act (CEQA) because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. Also, the activity is not a project as defined by CEQA Guidelines. The Notice of Exemption will be filed with the Los Angeles County Clerk.

FISCAL IMPACT

The project was originally approved in the FY 2013-14 Budget as follows:

Fund Source	Amount
Gas Tax (# 04-525-3737-0996)	1,249,195.90
Prop C (# 68-525-0200-0996)	1,090,436.49
Measure R (# 67-521-0100-0923)	112,154.18
Cal Recycle Grant (# 77-525-5001-0996)	222,472.00
Total Available Funding	\$2,674,258.57

After receiving bids, the funding for the 2013-2014 Pavement Rehab Project is revised as follows:

Fund Source	Original Budget	Revised Budget	Budget Adjustment
Gas Tax (# 04-525-3737-0996)	1,249,195.90	1,142,851.61	(106,344.29)
Prop C (# 68-525-0200-0996)	1,090,436.49	609,301.44	(481,135.05)
Measure R (# 67-521-0100-0923)	112,154.18	223,219.95	111,065.77
Cal Recycle Grant (# 77-525-5001-0996)	222,472.00	150,917.00	(71,555.00)
Total Available Funding	\$ 2,674,258.57	\$ 2,126,290.00	\$ (547,968.57)

If the recommendations above are approved, the reserves in Gas Tax, Proposition C and Measure R Funds are as follows:

Fund Reserves	Current Reserve Balance	Appropriation Amount	New Reserve Balance
Gas Tax (# 04-421-30)	2,757,928.85	106,344.29	\$2,864,273.14
Prop C (# 68-421-10)	1,978,348.54	481,135.05	\$2,459,483.59
Measure R (# 67-310)	649,282.59	(111,065.77)	\$538,216.82

The project expenditure summary is as follows:

Activity	Amount
Engineering	100,000
Survey	21,000
Geotechnical	21,000
Base Construction Bid	1,693,900
Contingencies	169,390
Construction Management	100,000
Soils Testing	21,000
Total Project Budget	\$2,126,290

The project amount of \$2,126,290 is \$547,968.57 below the original approved budget. The additional reserves plus any additional remaining funds upon completion of construction will be used in a future pavement rehab project.

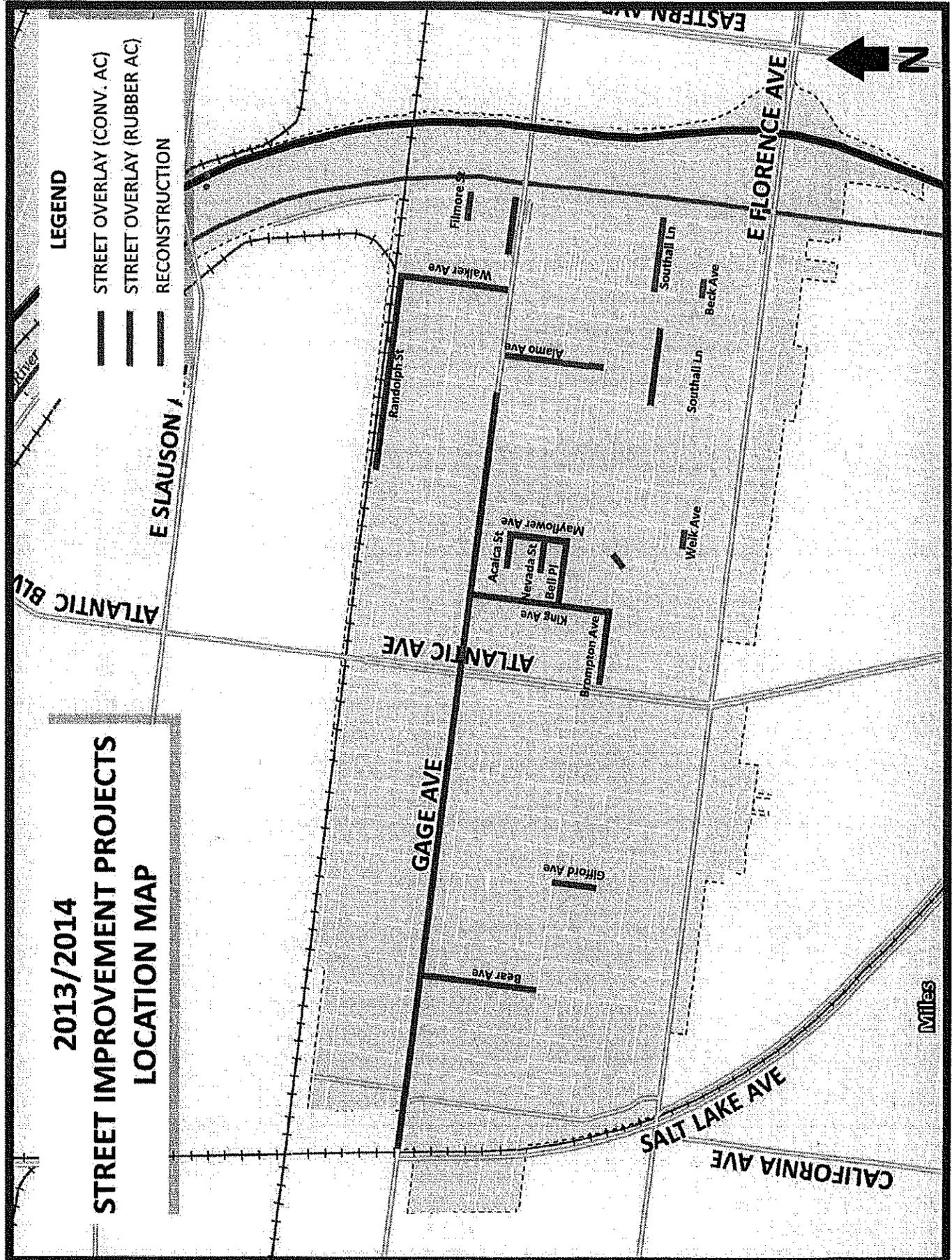
ATTACHMENTS

1. Location Map
2. Contract Agreement

2013/2014 STREET IMPROVEMENT PROJECTS LOCATION MAP

LEGEND

- STREET OVERLAY (CONV. AC)
- STREET OVERLAY (RUBBER AC)
- RECONSTRUCTION





CITY OF HUNTINGTON PARK

Community Development Department
City Council Agenda Report

May 5, 2014

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

REVIEW THE CITY OF HUNTINGTON PARK'S DRAFT AMENDMENT TO THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2013-2014

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Review the Draft Amendment to the Annual Action Plan for Fiscal Year 2013-2014.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

The City Council is being presented with an Amendment to the Annual Action Plan (AAP) for current Fiscal Year (2013-14). Department of Housing and Urban Development (HUD) requires substantial amendments to the AAP to provide a 30 day public review period to solicit comments from the public.

The City adopted the CDBG budget for FY 13-14 based on conservative revenue estimates of \$1,204,600 and carryover/program income of \$167,982. The CDBG annual budget was adopted prior to HUD providing its final allocation, which were \$115,000 higher, resulting in the adoption of the CDBG Annual Action Plan totaling \$1,499,704 for FY 13-14. After the adoption of the annual action plan, City staff was able to determine an accurate carryover figure of \$770,038. Based on the increased allocation and revised carryover estimates, the City is amending the Annual Action Plan by approximately \$785,000, in order to defease the HUD 108 loan and increase funding toward the revitalization of the Pacific Blvd.

REVIEW THE CITY OF HUNTINGTON PARK'S DRAFT AMENDMENT TO THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2013-2014

May 5, 2014

Page 2 of 3

The proposed Amendment to the Annual Action Plan will address five areas:

1. Increased carryover amount to \$770,038 from \$157,982
2. Increasing the Section 108 loan repayment budget from \$275,000 to \$595,467 to defease (Payoff) an existing the Section 108 Loan.
3. Fund the Commercial Rehabilitation Program. Budget \$290,000 façade improvement on Pacific Blvd. to further our Downtown Revitalization Plan and economic development activities.
4. Reprogram and eliminate the Soccer Field funding of \$100,000: Staff was able to secure other funding for the project making \$100,000 available for reprogramming.
5. Increase the budget for Parks and Recreation After-School Program from \$75,000 to \$94,359. In the Annual Action Plan, \$180,000 was allocated to Public Service Programs and the maximum available funding for Public Services was \$199,359 leaving an unallocated balance of \$19,359, which can be programed for new or existing Public Service Activities.

FISCAL IMPACT/FINANCING

This amendment will not have a direct financial impact to the City's General Fund. This amendment will dedicate \$785,717 in available and previously uncommitted CDBG monies into the FY 2013-14 AAP. Defeating the HUD Section 108 Loan will allow the City to reprogram an additional \$275,000 in CDBG monies in each future year. The deduction of the remaining CDBG monies toward the Commercial Rehabilitation will further leverage efforts toward the Downtown Revitalization Plan (i.e., Pacific Blvd.). Finally, the allocation of additional monies towards the Parks & Recreation Department's After School Program effectively provides \$19,359 in General Fund savings.

CONCLUSION

After the 30 day public review period, the City Council at the June 2, 2014 meeting will close the public hearing and staff will recommend to approve the Amendment to the FY 2013-14 Annual Action Plan.

**REVIEW THE CITY OF HUNTINGTON PARK'S DRAFT AMENDMENT TO THE
ANNUAL ACTION PLAN FOR FISCAL YEAR 2013-2014**

May 5, 2014

Page 3 of 3

Respectfully submitted,



RENÉ BOBADILLA
City Manager, P.E.



JULIO MORALES
Finance Director

ATTACHMENTS

- A. Draft Amended FY 2013-14 Annual Action Plan
- B. CDBG 2013-14 Annual Budget

ATTACHMENT "A"



CITY OF HUNTINGTON PARK

**ANNUAL ACTION PLAN
JULY 1, 2013 – JUNE 30, 2014
APPROVED MAY 14, 2013**

**SUBSTANTIAL AMENDMENT
DRAFT**

COMMUNITY DEVELOPMENT DEPARTMENT
6550 MILES AVENUE
HUNTINGTON PARK, CA 90255



KAREN WARNER ASSOCIATES
Housing Policy Consultants

CITY OF HUNTINGTON PARK 2013-2014 ANNUAL ACTION PLAN

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Application for Federal Assistance (SF 424) HOME Program

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Executive Summary

The City of Huntington Park has adopted a Five Year Consolidated Plan (2010/11-2014/15) and accompanying 2013-14 Annual Action Plan as a prerequisite to receiving federal CDBG and HOME funds from HUD. The Consolidated Plan identifies the City's overall vision and strategy for addressing its housing and non-housing community development needs. As a means of achieving the Plan's strategic goals, the City annually prepares an Action Plan that describes projects and activities that will address the priority needs of low and moderate income households. The following Annual Action Plan describes resources, programs, activities and actions Huntington Park will use in the upcoming 2013-14 fiscal year to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives, summarized in Table E1 as follows:

Table E1: Summary of Strategic Plan Priorities and One-Year Activities

Consolidated Plan 5-Year Priority	Implementing Programs	2013-14 Goal	Outcome/Objective
HOUSING			
1.1 Strengthen Housing and Neighborhoods	<ul style="list-style-type: none"> ▪ Minor Home Repair ▪ Code Enforcement 	Program Defunded 57,751 persons	SL-1 SL-1
1.2 Increase Affordable Housing Supply	<ul style="list-style-type: none"> ▪ Affordable Housing Development 	24 housing units	DH-2
1.3 Preserve Existing Affordable Housing	<ul style="list-style-type: none"> ▪ Tenant-Based Rental Assistance 	110 persons	DH-2
HOMELESS			
2.1 Support Services and Housing	<u>Emergency Services</u> <ul style="list-style-type: none"> ▪ Southeast Churches ▪ Salvation Army Family Services 	600 persons Program Defunded	SL-1 SL-1
COMMUNITY FACILITIES			
4.1 Provide New and Improved Community Facilities to Low/Mod Persons	<ul style="list-style-type: none"> • Construction of Soccer Field 	4 facility Project Cancelled	SL-1
INFRASTRUCTURE			
5.1 Provide Infrastructure to Low/Mod Persons	<ul style="list-style-type: none"> ▪ Downtown Public Improvement Project 	3,611 persons	SL-1
COMMUNITY SERVICES			
6.1 Provide Needed Services to Low/Mod Persons	<u>Youth Services</u> <ul style="list-style-type: none"> ▪ After School Program ▪ Homework Center ▪ YMCA After School Program ▪ Juveniles At-Risk Boot Camp <u>Community Beautification</u> <ul style="list-style-type: none"> ▪ Graffiti Removal <u>Special Needs</u> <ul style="list-style-type: none"> ▪ Senior Nutrition Program <u>Fair Housing</u> <ul style="list-style-type: none"> ▪ Fair Housing and Tenant/ Landlord Mediation Services 	2,000 persons 60 persons Program Defunded 35 persons 57,751 persons Program Defunded 350 persons	SL-1 SL-1 SL-1 SL-1 SL-1 SL-1 SL-1
ECONOMIC DEVELOPMENT			
7.1 Improve Business Climate	<ul style="list-style-type: none"> ▪ Business Assistance and Economic Development Program ▪ Commercial Rehabilitation ▪ Clean-up of Contaminated Site ▪ Enterprise Zone 	25 businesses Program Defunded Program Defunded Program Defunded	EO-1 SL-1 EO-1 EO-1

* Refer to Table 3 for Objectives and Outcomes Numbering System

Evaluation of Past Performance

Huntington Park made significant progress in achieving its FY 2012-13 Annual Plan goals, expending CDBG and HOME funds for an assortment of programs and projects to benefit low- and moderate-income households, including the elderly, female-headed households, families, youth, homeless and persons at risk of homelessness.

The primary barriers the City faces in implementing its strategies are: 1) increasing scarcity of local funds to supplement Federal funding; and 2) the cost to develop affordable housing. As illustrated by the chart below, the City has witnessed a continuous decline in annual CDBG and HOME allocations. When combined with the loss of the Redevelopment Agency and Low and Moderate Income Housing Funds, the City's ability to fund community development activities and affordable housing projects is significantly diminished. The City continues to apply for categorical grants to supplement its federal entitlement allocations.

Program Year	CDBG Allocation	HOME Allocation
FY 2013-14	\$1,319,058	\$436,021
FY 2012-13	\$1,268,096	\$472,320
FY 2011-12	\$1,450,800	\$806,398
FY 2010-11	\$1,736,277	\$913,714
FY 2009-10	\$1,607,307	\$917,898
FY 2008-09	\$1,591,830	\$821,243
Grant Change 2008 to Present	17%	47%
Grant Change 2012 to Present	4%	8%

As a way to effectively administer and implement the CDBG and HOME programs, City staff also implemented upgrades and enhancements to the current program. The City continued contracting administration of its HUD programs to a consulting firm with experienced personnel assigned to provide grant administration and assist in project management, principally related to project negotiations, economic analyses and documentation preparation.

The City continues to confront substantial costs in developing affordable housing, particularly for small scaled rental projects, where the availability of other sources is extremely limited and, consequently, governmental financing proves to be the principal or sole source. Huntington Park is characterized by an older rental housing stock in which deferred maintenance and structural deficiencies are often only uncovered post acquisition. Development costs for acquisition and rehabilitation projects have ranged from \$225,000/unit to \$328,000/unit, while the total development costs of a project currently underway (a hybrid acquisition/rehabilitation and new construction project) is \$461,000/unit.

As a result, the City is increasingly interested in gap financing projects with developers with the capacity to attract other funding sources to better leverage limited HOME funds. In this regard,

the City negotiated an affordable housing agreement with a local CHDO, LINC CDC, to develop affordable housing. Under the terms of a Reservation Agreement, the two parties negotiated an agreement to acquire and rehabilitate a vacant 55-unit motel and convert it into an affordable 24-unit rental project at 6337 Middleton Street, principally leveraged with tax credits. Based on a commitment of \$1.5 million in HOME funds, the unit cost to the City is an estimated \$62,500.

FISCAL YEAR 2013-2014 ACTION PLAN

Background

The City of Huntington Park receives annual formula grants of Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The general purpose of these funds is to address the community development and housing needs of low and moderate-income residents of the City.

The goals of the City's community development and housing programs covered by the City's Consolidated Plan and Annual Action Plan are to extend and strengthen partnerships among the City's departments and with the private sector, including for-profit and non-profit organizations, to enable them to provide decent housing; to establish and maintain a suitable living environment; and to expand economic opportunities for all residents, particularly for very low-income and low-income persons.

The City of Huntington Park's Annual Action Plan is a multi-purpose document. The Plan is the official application process for the City to receive yearly entitlement funds, to create a public document that describes and budgets the activities to be implemented in each fiscal year, and to provide a participatory process through which our citizens are given an opportunity to determine, give input, and be informed about the projected use of CDBG and HOME funds. More importantly, it is the tool that verifies and assists in the implementation of the goals, objectives and priorities outlined in the Consolidated Plan to meet the City's housing and community development needs.

The City's Consolidated Plan covers the five-year period from FY 2010-11 through 2014-15. This is the fourth Annual Action Plan of the Five Year Consolidated Plan, which discusses the projects and programs that the City plans to assist during the year to address the Consolidated Plan priorities and to illustrate how CDBG and HOME funds will be applied to achieve the priorities established in the Consolidated Plan.

1. Resources Available for Program Implementation

During FY 2013-14, the City will focus its resources and efforts on multiple activities. Specific funding sources will be utilized based on the opportunities and constraints of each particular project or program. The City's goal is to leverage federal and local funds to maximize the number of households that can be assisted.

The City's FY 2013-14 funding levels for Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs are shown in Table 1 below. Specific activities proposed for funding are described in Section 2 "Activities to be Undertaken."

**Table 1
2013-14 CDBG and HOME Resources**

Program	FY 2013-14 Funds	
CDBG		
2013-14 Entitlement	\$1,319,058	
Estimated Program Income	\$10,000	
Estimated 2012-13 Unexpended Balance	<u>\$170,646</u>	<u>\$770,038</u>
SUBTOTAL – CDBG		\$1,499,704 \$2,099,095
HOME		
2013-14 Entitlement	\$436,021	
Estimated Program Income	\$0	
Estimated Budgeted Carryover	\$862,002	
Estimated 2012-13 Unexpended Balance	<u>\$351,000</u>	
SUBTOTAL – HOME		<u>\$1,649,023</u>
TOTAL		<u>\$3,148,727 \$3,748,118</u>

Source: City of Huntington Park Finance Department

Note: The "Prior Year Funds" amount for each project in Table 3c in the Appendix reflects both the 2012 carry over amount as well as any allocation of the CDBG or HOME unexpended balance.

FY 2013-14 formula allocations for the CDBG and HOME programs are predicated upon (a) HUD funding levels in FY 2013, (b) estimated program income based upon the amount earned in the current program year, and (c) FY 2012-13 funds forecasted to still be available in FY 2013-14.

Community Development Block Grant (CDBG) Funds

For fiscal year 2013-2014, the City of Huntington Park will have an estimated total of \$1,499,704 \$2,099,095 in CDBG funds. This total amount is comprised of \$1,319,058 in FY 2013-2014 CDBG entitlement funds, ~~an estimated \$10,000 in CDBG program income~~ and \$170,646 \$770,038 in unexpended funds carried forward from the previous year (see Table 1, 2013-2014 CDBG and HOME Resources).

The City does not have any income from float-funded activities or surplus from urban renewal settlements, sale of real property, prior period adjustments, loans outstanding or written off, CDBG acquired property available for sale, or lump sum drawdown payments. Nor is the City funding any "urgent need activities." CDBG funds will be used for Public Services, Downtown Public Improvements, Commercial Rehabilitation, Code Enforcement, Economic Development projects, and CDBG Program Administration. An estimated \$869,326 in CDBG funds will be used for activities that benefit persons of low and moderate income.

The planned expenditures for program administration and public service activities for the FY 2013-2014 CDBG allocation are within regulatory limitations.

- The total amount of CDBG funds obligated for administration and planning activities (24 CFR 570.205 and 570.206) does not exceed 20 percent of the \$1,319,058 CDBG allocation *plus* 20 percent of program income received during the prior year.
- The total amount of CDBG funds obligated for public service activities (24 CFR 570.201(e)) obligated for public services activities and does not exceed 15 percent of the \$1,319,058 CDBG allocation *plus* 15 percent of program income received during the prior year.

	Statutory Limit		FY 2013-14 Allocation	
CDBG Administration	\$263,811	20%	\$263,811	20%
Public Services	\$197,858	15%	\$180,000	13.65%

Home Investment Partnership Act (HOME) Funds

For FY 2013-14, the City of Huntington Park will have available an estimated \$1,649,023 from the HOME Program, comprised of a FY 2013-14 allocation of \$436,021 augmented with an estimated \$862,002 in estimated unbudgeted carryover and an estimated \$351,000 in unexpended funds carried forward to FY 2013-14. These carryover funds are uncommitted and can be reprogrammed in FY 2013-14. The City will use HOME funds for a Tenant-Based Rental Assistance Program, and HOME Program Administration.

The City has budgeted \$43,602 of its FY 2013-2014 HOME allocation to administer the HOME Program, which is within the ten percent administrative cap for HOME. The HOME Final Rule (24 CFR 92.207) allows the City to use up to 10 percent of its annual HOME allocation plus 10 percent of any HOME program income received during the program year for HOME administrative costs.

Additionally, the HOME Final Rule (24 CFR 92.300) stipulates that:

Within 24 months after HUD notifies the participating jurisdiction of HUD's execution of the HOME Investment Partnerships Agreement, the participating jurisdiction must reserve not less than 15 percent of the HOME allocation for investment only in housing to be developed, sponsored, or owned by community housing development organizations (CHDOs).

Based upon HUD-generated "Deadline Compliance Status Reports" used to monitor compliance with CHDO reservation requirements of the HOME statute, the City, as of January 31, 2013, has a surplus, having reserved 41.12 percent of the required amount of HOME funds (15 percent of total allocations less adjustments).

Deadline Date	Statutory Minimum CHDO Reservation		FY 2012-13 Reservation	
July 31, 2013	\$2,303,965	15%	\$6,415,333	41.12%

The HOME Program requires a match of every dollar drawn; however, the City remains exempt from meeting this mandate. Since its inception, the City of Huntington Park has received a 100% match reduction, and expects to receive such a reduction until otherwise indicated by HUD.

In accordance with the HOME Final Rule, a broad range of mechanisms are permitted to invest HOME funds, such as interest-bearing loans, deferred loans or "other forms of assistance that HUD determines to be consistent with the purposes of this part." The City provides deferred payment loans and grants for various programs. The City also continues to underwrite its investment of HOME funds for new construction and acquisition/rehabilitation projects via residual receipt notes. Through this process, the HOME loan is repaid through net cash flow generated by the project (typically rent and "other sources"), minus project costs (operating costs, capital reserve deposits, bank loan payments).

The City is not administering a homebuyer program as part of its 2013-14 Annual Action Plan. Neither is the City proposing to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds. Thus, since the City does not propose to undertake refinancing, the City is not required to discuss its financing guidelines required under 24 CFR 92.206(b). With respect to the City's single-family Residential Rehabilitation Program, the City has opted to use the Single-Family 95 Percent Median Area Purchase Price Limit for the area provided by HUD.

The City accepts non-solicited proposals from CHDOs that act in the capacity of developers or sponsors and also solicits proposals from for-profit developers to undertake affordable housing developments in targeted areas of the City. In the current climate of diminishing financial resources for affordable housing, the City is keenly interested in working with developers with the financial capacity, such as securing private financing and tax credits, which will improve the City's leverage ratio. The City's other housing programs involve rehabilitation programs for, single-family home owners. The City markets its rehabilitation programs citywide using standard underwriting criteria, with no other selection criteria that would provide preferences to a particular segment of the low-income population.

2. Activities to be Undertaken

The City plans to undertake the following CDBG and HOME funded activities during FY 2013-14 to address its priority housing and community development needs, as identified in the 2010/11-2014/15 Consolidated Plan (summarized in Table E1).

CDBG- Funded Activities

Priority 1.1: Maintain and Strengthen Neighborhoods

Code Enforcement Program

6542 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$340,000

This program provides for property inspections near CDBG funded activities, target areas, and in census tracts having a predominance of low and moderate-income residents. This project also funds the Neighborhood Improvement Program, which focuses on improving the physical

appearance of the City, promoting neighborhood improvement projects, and community empowerment. The implementing agency is the City Police Department.

Priority 2.1: Homeless Support Services

Southeast Churches Service Center, Emergency Service Program

2780 Gage Avenue, Huntington Park, CA 90255

Funding Amount: \$10,000

This program provides a delivery system of essential food products to low and moderate income persons via grocery bags to 600 persons annually. The 600 persons will receive improved access to much needed public emergency services for the purpose of creating a suitable living environment.

Priority 4.1: Community Facilities

Construction of Soccer Park (Activity Cancelled)

Salt Lake Park, 3401 E. Florence Ave., Huntington Park, CA 90255

Funding Amount: \$100,000

~~The City proposes to contribute \$100,000 towards the construction of a soccer field located on the grounds of Salt Lake Park.~~

Priority 5.1 Infrastructure

Downtown Public Improvement Project

Pacific Boulevard, Randolph and Florence Streets, Huntington Park, CA 90255

Funding Amount: \$38,000

Funded the prior fiscal year, additional funds are being budgeted as a local match source for the design of street improvements targeted in the downtown, census tract 5326.05, along Pacific Boulevard, Randolph and Florence Streets. In the future, the City will provide matching funds for street improvements to include lighting, sidewalk construction, crosswalks and parkway landscape treatments.

Priority 6.1: Public Services

City of Huntington Park, Department of Parks & Recreation

After School Youth Program

3401 E. Florence Avenue, Huntington Park, CA 90255

Funding Amount: ~~\$75,000~~ \$94,359

This program provides after school supervision at City parks and offers a variety of recreational activities such as sports, a nutrition program, arts and crafts, field trips, and homework assistance. The program serves to improve the safety of the parks for all users, and helps deter crime, vandalism, graffiti and drug use among youth by offering positive alternatives. The Program is offered at the following locations: Freedom Park, Keller Park, Huntington Park Community Center, and Middleton School. Two thousand (2,000) local at-risk youth will have improved access and availability to childcare services for the purpose of creating a suitable living environment.

Huntington Park Library, Homework Center

6518 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$5,000

The Center benefits the children of the Huntington Park community by providing a quiet environment where learning and completion of school assignments are encouraged and promoted. Students in grades one through eight may drop in during established hours to receive supervised guidance and assistance in homework related areas, as well as access to online educational resources. Sixty (60) new families will receive improved access to homework services for the purpose of creating a suitable living environment.

City of Huntington Park, Police Department

Juveniles At-Risk Boot Camp Program

6542 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$15,000

This is a 12-week program with a one-week military style "boot camp" for youth ranging from 12-15 years of age, emphasizing physical fitness and individual monitoring to develop family values by improving bonds between parents and children. At least 35 persons will have new access to youth services to have a sustainable suitable living environment.

City of Huntington Park, Department of Public Works

Community Beautification Program (Graffiti Removal)

6542 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$65,000

This program provides contracted services to remove graffiti throughout the City, including all streets, public sidewalks, and public and private buildings. All residents of Huntington Park receive improved access to this public service for the purpose of creating a suitable living environment.

Fair Housing Foundation, Fair Housing Services

3605 Long Beach Boulevard, Suite 302, Long Beach

Funding Amount: \$10,000

The City funds the Fair Housing Foundation to affirmatively further fair housing by providing fair housing related services, including housing discrimination counseling and investigative services, landlord-tenant housing dispute resolution services and education and outreach services. The FY2013-14 objective is to provide fair housing and tenant/landlord services to 350 Huntington Park residents.

Priority 7.1: Economic Development

Business Assistance and Economic Development Program

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$146,567 \$142,892

The Business Assistance and Economic Development Program will provide technical support, business resources and referrals to Huntington Park businesses citywide. CDBG funding serves to increase economic development activities by increasing business retention and attraction

services such as providing business and financial planning assistance to new and existing businesses and serving as a local resource center. Funds will be used to host workshops and seminars with industry experts to help persons grow their business in Huntington Park. The Business Assistance and Economic Development Program will retain and attract businesses and will contribute to the vitality of the Huntington Park community.

Commercial Rehabilitation Program (New Project)

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$290,000

This program provides up to \$50,000 in rehabilitation assistance to commercial properties for facade and other exterior improvements, to improve handicapped accessibility, and to correct code violations. The program also funds program delivery expenses related to commercial rehabilitation projects, such as a portion of two staff positions, labor compliance consulting fees and architectural consulting fees. The 2013-14 goal is to provide a suitable living environment to 8 businesses through the Commercial Rehabilitation Program.

Priority 8.1: Other Community Development Needs

CDBG Program Administration

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$263,811

This program provides for the overall development, financial management, coordination and monitoring of the CDBG program, HUD communication, public participation, as well as planning and urban environmental design and studies. The implementing agency is the City Community Development Department.

Section 108 Loan Repayment: Festival El Centro Retail Development Project

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$275,000 \$595,466

The City will continue to use CDBG funds to repay the interest of a HUD Section 108 loan funded for the Festival El Centro Retail Development Project. The principle payment is paid out of loan proceeds.

Unallocated CDBG Funds

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$186,326 \$250

CDBG funds in the amount of \$186,326 \$250 are available for programming in FY 2013-14, which will be allocated for economic development activities that will be funded upon the preparation for HUD approval of a Neighborhood Revitalization Strategy Area plan.

HOME - Funded Activities

Priority 1.1: Maintain and Strengthen Neighborhoods

(No activities proposed.)

Priority 1.2: Increase Supply of Affordable Housing

6337 Middleton Street (Mosaic Gardens of Huntington Park)

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$336,000

The City anticipates expending the remaining balance of approximately \$336,000 of the \$1.68 million in HOME funds allocated in FY 2012-13 to convert a former 55-unit motel into an affordable 24 unit rental housing project. The developer, LINC Community Development Corporation, leveraged HOME funds to secure other sources such as Low Income Housing Tax Credits, acquired the site and is in the throes of completing rehabilitation. The implementing agency is the City's Community Development Department.

6700-6702 and 6614 Middleton Project

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$15,000

During Fiscal 2013-14, the City anticipates expending the balance of \$15,000 of the estimated \$2.006 million in HOME funds previously allocated for a rental housing project at 6700-6702 and 6614 Middleton Street. Due to passage of Assembly Bill (AB) 1X 26, California redevelopment agencies were eliminated as of February 1, 2012. As a result, the former Agency's Low and Moderate Income Housing Fund, which was allocated to the project, was unencumbered, putting the project at risk. The City and CHDO that owns to site are discussing a workout plan with HUD whereby the property could be transferred with covenants in place to a for-profit developer what would complete the project and provide for 11 HOME units.

Priority 1.2: Increase Supply of Affordable Housing

Site Acquisition

7116 Rugby Avenue

Funding Amount: \$619,561

The City proposes to assist a private developer acquire two adjacent parking lots located at 7116 Rugby Avenue and construct a for-sale affordable housing project with an estimated four HOME designated units. The property is approximately 0.50 acres and is currently improved with 41 public parking spaces.

Priority 1.3: Preserve Existing Affordable Housing

Tenant-Based Rental Assistance Program

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$530,000

The City is proposing to enter into a subrecipient agreement with a nonprofit agency to operate a Tenant-Based Rental Assistance Program using tenant selection policies and criteria consistent with the City's Consolidated Plan. The City will give local preference to 110 very low-income elderly persons.

Priority 8.1: Other Community Development Needs

FY 2013-14 HOME Program Administration

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$43,602

Funds provide for the overall development, management, coordination and monitoring of the HOME program as implemented by the Community Development Department.

FY 2013-14 HOME Program Administration

6550 Miles Avenue, Huntington Park, CA 90255

Funding Amount: \$104,860

Unspent HOME funds still sub-funded in the federal Integrated Disbursement Information System (IDIS) will be used provide for the overall development, management, coordination and monitoring of the HOME program as implemented by the Community Development Department.

Leveraging of Other Resources

Huntington Park will leverage federal CDBG and HOME resources with the following other primary resources to support affordable housing activities:

Section 8 Rental Assistance. The federal Section 8 program is funded by HUD and administered by the Housing Authority of the County of Los Angeles (HACoLA) within Huntington Park. The Section 8 Program increases affordable housing opportunities by providing rent subsidies to low income tenants, aimed at ensuring tenants spend no more than 30 percent of their incomes on rent. Continued funding assists 473 Section 8 housing vouchers currently in use in Huntington Park (Feb 2010).

Private Financing. The City requires developers of affordable housing projects to secure conventional financing precedent to HOME expenditures. Based upon the City's financial analysis of a developer's project pro forma, the City determines the amount of financing that may be underwritten with private funds, with HOME monies providing gap financing on the balance of total development costs up to HOME subsidy limits under the 221(d)(3) mortgage program.

Low and Moderate Income Tax Credits. The federal Low Income Housing Tax Credit Program was enacted in 1986, providing tax credits that enable low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors. Two types of federal tax credits are available and are generally referred to as nine percent (9%) and four percent (4%) credits. These terms refer to the approximate percentage of a project's "qualified basis" a taxpayer may deduct from their annual federal tax liability in each of ten years. Recently, LINC CDC was awarded a nine percent tax credit allocation to help underwrite the HP Mosaic Gardens Project, which entailed the acquisition, conversion and rehabilitation of a 55-unit motel into a 24-unit affordable housing project.

The City supports applications by other entities for projects and programs that address the goals and objectives set forth in the Consolidated Plan. Huntington Park funds numerous non-profit housing and community development organizations that use foundation and private funds in combination with state and Federal funds to provide housing and community development services and improvements throughout the City. Table 1A which follows describes each potential source in FY 2013-14 that will meet the priority needs and objectives in the City's FY 2010/11-14/15 Consolidated Plan, as well as the activities for which non-HUD resources may be used and the projected level of funding.

**Table 1A
Projected Other 2013-14 Resources**

Program / Funding Source	Consolidated Plan Priority	Description
HUD Lead Based Paint Hazard Control Grant	Strengthen Housing and Neighborhoods	In FY 2010-11, the City received a \$1,570,000 grant to identify and remediate lead in 105 homes, and to conduct extensive outreach on lead poisoning prevention, healthy homes, and integrated pest management.
Community Service Block Grant – CSBG	Provide Support Services and Housing for Homeless and Near Homeless	The Southeast Churches Service Center receives federal CSBG funds to help fund the emergency service program.
Department of Justice (DOJ) Asset Forfeiture Revenues	Provide Needed Community Services to Those of Lower and Moderate Income	The Huntington Park Police Department utilizes General Funds to supplement CDBG funds for the Graffiti Removal Program.
Los Angeles Metropolitan Transit Authority (MTA)	Provide Needed Infrastructure Improvements to Low and Moderate Income Areas	The City's Public Works Department received \$2,272,000 in funds from MTA it will use for the Pacific Blvd. Pedestrian Improvement Project including new landscaping, hardscape, and lighting.
City of Huntington Park General Fund	Strengthen Housing and Neighborhoods	City General Funds will be directed towards the Code Enforcement Program to pay for personnel costs.

3. Geographic Distribution

Of Huntington Park's nineteen census tracts, eighteen are majority (>80%) low/mod income, and are thus designated "low/mod" tracts by HUD. Census tract 5345.02 located in the southeast corner of the City is 45.7 percent low/mod, and is thus the only area in Huntington Park which does not qualify as a low/mod tract per HUD guidelines. However, one of the three block groups within tract 5345.02 is low/mod, with the other two block groups not qualifying as low/mod. Subtracting the population in these two non-qualifying block groups (3,434) from the city's total population of 61,185 residents results in a balance of 57,751 low/mod residents.

The City's Neighborhood Improvement, Code Enforcement, and Graffiti Removal programs are provided on a citywide basis and are funded in part through the City's General Fund for

the two census block groups in the City that are not designated low-moderate income areas. All other activities funded during FY 2013-14 are offered on a citywide basis to low and moderate-income Huntington Park residents, except for HOME-funded Housing Development activities, street improvements in the downtown and the CDBG-assisted Commercial Rehabilitation Program in the downtown. The City's rationale for implementing activities on a citywide basis, rather than geographically targeting certain neighborhoods is as follows:

- 95% of Huntington Park's population falls within a designated low/mod area; and
- Huntington Park faces significant needs for neighborhood improvement, code enforcement, residential rehabilitation and other community improvements throughout the City.

Figure 1 depicts the geographic location of CDBG and HOME-funded activities to be undertaken in 2013-14.

Insert page for Figure 1 2013-14 Projects

4. Relation to Strategic Plan Priorities

The Huntington Park 2010/11-2014/15 Consolidated Plan identifies priority housing and community development needs to be addressed through HOME and CDBG funding. Each of these priorities includes a series of implementing programs and five-year objectives. To ensure that the activities planned in the Annual Action Plan are consistent with this Five Year strategy, Table 2 depicts the relationship between these planned activities and the 2010/11-2014/15 Consolidated Plan priorities.

**Table 2
Relationship Between Strategic Plan Priorities and One-Year Activities**

5-Year Priority	Implementing Programs	Consolidated Plan 5-Year Objective	2013-14 Objective
HOUSING 1.1 Strengthen Housing and Neighborhoods 1.2 Increase Affordable Housing Supply 1.3 Preserve Existing Affordable Housing	<ul style="list-style-type: none"> ▪ Residential Rehabilitation ▪ Minor Home Repair ▪ Code Enforcement ▪ Affordable Housing Development ▪ TBRA 	30 housing units 150 housing units 57,751 persons 35 housing units 110 persons	Program Defunded Program Defunded 57,751 persons 24 housing units 110 persons
HOMELESS 2.1 Support Services and Housing	<u>Emergency Services</u> <ul style="list-style-type: none"> ▪ Southeast Churches ▪ Salvation Army Family Services 	14,250 persons	600 persons Program Defunded
COMMUNITY FACILITIES 4.1 Provide New and Improved Community Facilities to Low/Mod Persons	<ul style="list-style-type: none"> • Construction of Soccer Field 	1 facility	1 facility
INFRASTRUCTURE 5.1 Provide Needed Infrastructure Improvements to Low/Mod Persons	<ul style="list-style-type: none"> ▪ Downtown Public Improvement Project 	3,611 persons	3,611 persons
COMMUNITY SERVICES 6.1 Provide Needed Services to Low/Mod Persons	<u>Youth Services</u> <ul style="list-style-type: none"> ▪ After School Program ▪ Homework Center ▪ YMCA After School Program ▪ Juveniles At-Risk Boot Camp <u>Community Beautification</u> <ul style="list-style-type: none"> ▪ Graffiti Removal <u>Special Needs</u> <ul style="list-style-type: none"> ▪ Senior Nutrition Program <u>Fair Housing</u> <ul style="list-style-type: none"> ▪ Fair Housing and Tenant/Landlord Mediation Services 	11,750 persons 57,751 persons 425 persons 1,500 persons	<u>2,095 persons</u> 2,000 persons 60 persons Program Defunded 35 persons 57,751 persons Program Defunded 350 persons
ECONOMIC DEVELOPMENT	<ul style="list-style-type: none"> ▪ Business Assistance and Economic Development 	25 businesses	25 businesses

7.1 Improve Business Climate for Existing and New Businesses	▪ Commercial Rehabilitation	15 businesses	Program Defunded
	▪ Cleanup Contaminated Site	1 business	6 businesses
	▪ Enterprise Zone		Program Defunded

5. Annual Objectives and Outcome Measures

Pursuant to new HUD requirements for use of an outcome performance measurement system, the following numbering system is used to identify the objective and outcome categories corresponding to each FY 2013-14 activity.

**Table 3
Objectives and Outcomes Numbering System**

Objective Category	Outcome Category		
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3A "Summary of Specific Annual Objectives" which follows highlights the annual outcomes Huntington Park intends to achieve under its 2013-14 Action Plan. For each activity, a specific one-year objective is identified, along with an outcome/objective category assigned pursuant to the numbering system presented in Table 3 above. Objectives from the prior years' Action Plans are also presented, along with the 5-year objective originally established in the 2010/11-2014/15 Consolidated Plan. Due to changing opportunities, in several instances annual goals/objectives differ from the original annual and five year goals/objectives reflected in Table 3A.

Huntington Park's annual housing goals, which fulfill Section 215 affordable housing requirements, are presented in Table 3B.

Pursuant to Section 215, HUD defines rental housing as affordable if it is occupied by an extremely low, low or moderate-income tenant and it bears a rent eligible under HOME regulations. At least 20% of units in projects with five or more units that are restricted must have Low HOME rents, with the balance of restricted units subject to High HOME rents.

Section 215 defines ownership housing as affordable if it is purchased by an extremely low, low or moderate-income first-time homebuyer, and has a sales price that does not exceed the mortgage limits for the type of single-family housing for the area under 203(b) limits and carries either resale or recapture provisions. Housing that is rehabilitated and owned by a family when assistance is provided qualifies as affordable if it is occupied by an extremely low, low or

moderate-income family, and has an after-rehabilitation value that does not exceed the 203(b) mortgage limits.

**Table 3A
Statement of Specific Annual Objectives**

Specific Obj. #	Specific Annual Objectives	Sources of Funds	Performance Indicators	Fiscal Year	Expected Number	Actual *Number	Percent Completed
DH - 1 Availability/Accessibility for the purpose of providing Decent Housing							
DH - 1.1	RESIDENTIAL REHABILITATION LOAN PROGRAM Address the availability of decent housing by offering rehabilitation assistance to low and moderate-income households.	HOME	Total Number of Housing Units Assisted	2010	6	1	17%
				2011	6	12	200%
				2012	6		
				2013	6		
				2014	6		
				Total	30	13	43%
DH-2 Affordability for the purpose of providing Decent Housing							
DH - 2.1	AFFORDABLE HOUSING DEVELOPMENT Address need for affordable decent housing by increasing supply of affordable rental housing.	HOME	Total Number of Housing Units Assisted	2010	7	0	0%
				2011	7	0	0%
				2012	7		
				2013	7		
				2014	7		
				Total	35	0	0%
DH - 2.2	TENANT BASED RENTAL HOUSING Address need for affordable decent housing by providing rental based rental assistance to qualified households.	HOME	Total Number of Housing Units Assisted	2010	N/A	N/A	N/A
				2011	N/A	N/A	N/A
				2012	N/A	N/A	N/A
				2013	110		
				2014			
				TOTAL	100		
DH-3 Sustainability for the purpose of providing Decent Housing							
DH -3.1	NO PROGRAMS FIT THIS CATEGORY						
SL-1 Availability/Accessibility for the purpose of creating a Suitable Living Environment							
SL - 1.1	MINOR HOME REPAIR Enhance the availability and accessibility of a suitable living environment by providing minor home repair services to elderly, disabled and low income households.	CDBG	Total Number of Housing Units Assisted	2010	30	9	30%
				2011	30	12	40%
				2012	30		
				2013	30	Program Defunded	
				2014	30		
				Total	150	9	7%
SL - 1.2	CODE ENFORCEMENT Provide for the availability of a suitable living environment by funding code enforcement activities within CDBG target areas.	CDBG	Total Number of Persons Assisted	2010	57,751	57,751	100%
				2011	57,751	57,751	100%
				2012	57,751		
				2013	57,751		
				2014	57,751		
				Total	57,751	57,751	100%

SL - 1.3	COMMERCIAL REHABILITATION Enhance the availability of economic opportunity by offering rehabilitation loans to local businesses.	CDBG	Total Number of Businesses Assisted	2010	3	8	267%
				2011	3	2	67%
				2012	3		
				2013	3		
				2014	3		
				Total	15	10	67%
SL - 1.4	EMERGENCY SERVICES Improve the availability of a suitable living environment by offering emergency food and shelter to homeless and those at-risk of homelessness	CDBG	Total Number of Persons Assisted	2010	2,850	5,272	185%
				2011	2,850	4,887	171%
				2012	2,850		
				2013	2,850		
				2014	2,850		
				Total	14,250	10,159	71%
SL - 1.5	YOUTH SERVICES Improve the availability of a suitable living environment by providing after school recreational, childcare and homework programs for youth, and a juveniles at-risk program.	CDBG	Total Number of Persons Assisted	2010	2,350	2,525	107%
				2011	2,350	2,371	101%
				2012	2,350		
				2013	2,350		
				2014	2,350		
				Total	11,750	2,525	21%
SL -1.6	CHILD CARE SERVICES Improve the availability of a suitable living environment by providing, childcare programs	CDBG	Total Number of Persons Assisted	2010	100	75	75%
				2011	100	54	54%
				2012	100		
				2013	100		Program Defunded
				2014	100		
				Total	500	129	26%
SL - 1.7	SENIOR SERVICES Improve the availability of a suitable living environment by providing midday meals to the elderly population.	CDBG	Total Number of Persons Assisted	2010	85	176	207%
				2011	85	101	119%
				2012	85		
				2013	85		Program Defunded
				2014	85		
				Total	425	277	65%
SL - 1.8	COMMUNITY BEAUTIFICATION Improve the availability of a suitable living environment by providing graffiti removal within CDBG target areas	CDBG	Total Number of Persons Assisted	2010	57,751	57,751	100%
				2011	57,751	57,751	100%
				2012	57,751		
				2013	57,751		
				2014	57,751		
				Total	57,751	57,751	100%
SL - 1.9	HEALTH SERVICES Improve the availability of a suitable living environment by offering health screenings, education and immunizations, and providing lead hazard screening.	CDBG	Total Number of Persons Assisted	2010	650	398	61%
				2011	650		Program Defunded
				2012	650	N/A	N/A
				2013	650	N/A	N/A
				2014	650		
				Total	3,250	398	12%

SL – 1.10	FAIR HOUSING SERVICES Improve the availability of a suitable living environment by providing for tenant/landlord counseling and fair housing services.	HOME	Total Number of Persons Assisted	2010	300	233	78%
				2011	300	245	82%
				2012	300		
				2013	300		
				2014	300		
				Total	1,500	478	32%
SL – 1.11	PUBLIC INRASTRUCTURE IMPROVEMENTS Provide Needed Infrastructure Improvements to Low/Mod Persons	CDBG	Total Number of Persons Provided Improved Access to Public Improvements	2010	3,611	0	0%
				2011	3,611	0**	0%
				2012	3,611		
				2013	3,611		
				2014	3,611		
				Total	3,611	0	0%
SL – 1.12	COMMUNITY FACILITY IMPROVEMENTS Improve the availability of a suitable living environment by providing new and improved community facilities to serve low and moderate income populations.	CDBG	Total Number of Improved Community Facilities	2010	0	0	
				2011	2	2	
				2012	0		
				2013	0		
				2014	0		
				Total	2		
SL - 2 Affordability for the purpose of creating a Suitable Living Environment							
SL – 2.1	NO PROGRAMS FIT THIS CATEGORY						
SL - 3 Sustainability for the purpose of creating a Suitable Living Environment							
SL – 3.1	SECTION 108 Repayment Improve the sustainability of a suitable living environment by providing debt service on a loan used for construction of the Rugby Senior Housing parking garage, and a new loan for the Festival El Centro Retail Development Project.	CDBG	N/A	N/A	N/A	N/A	N/A
EO – 1 Availability/Accessibility for the purpose of creating Economic Opportunity							
EO – 1.1	ECONOMIC DEVELOPMENT PROGRAM Retain and attract businesses through provision of technical support, business resources and referrals.	CDBG	Total Number of Businesses Assisted	2010	1	0	0%
				2011	0	0	0%
				2012	0		
				2013	0		
				2014	0		
				Total	1	0	0%
EO-2 Affordability for the purpose of creating Economic Opportunity							
EO – 2.1	NO PROGRAMS FIT THIS CATEGORY						
EO-3 Sustainability for the purpose of creating Economic Opportunity							
EO – 3.1	NO PROGRAMS FIT THIS CATEGORY						

Notes:

Expected Number is predicated upon Huntington Park's 2010/11- 2014/15 Consolidated Plan.

**Actual Number is based upon FY 2011-12 CAPER.*

** In FY 2011-12 two public facility projects were funded: 1) the Fitness Room Improvements Project at Salt Lake Park and Raul R. Perez Park; and 2) the Downtown Public Improvements Project. During the fiscal year, the Fitness Room Improvement project was completed; however performance indicator is based on the number public facilities completed, not the number of persons served, as is stated in the Consolidated Plan.

**Table 3B
Annual Housing Completion Goals**

	Annual Expected / Number Completed	CDBG	HOME	ESG	HOPW A
ANNUAL AFFORDABLE HOUSING GOALS (SEC.215)					
Homeless households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	135	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC.215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance*	110	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Rental	134	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC.215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Owner	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC.215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	135	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec 215 Affordable Housing*	135	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	134	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	135	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*The estimated 110 TBRA-assisted units have been included based on guidance provided under the HUD CPD document "Guidelines for Preparing Consolidated Plan and Performance and Evaluation Report Submissions for Local Jurisdictions", which lists rental assistance as one of the methods for meeting rental housing goals under Section 215. It is noted, though, that TBRA may not technically qualify as a form of affordable housing under Section 215, since it does not comply with Section 215()(1)(E): "Housing that is for rental shall qualify as affordable housing under this title only if the housing will remain affordable, according to binding commitments satisfactory to the Secretary, for the remaining useful life of the property,

6. Monitoring

In accordance with the City of Huntington Park's monitoring protocols, the City monitors and/or site visits all of its subrecipients at least once per year. The City requires quarterly reports from all subrecipients. The final quarterly report will form the basis of the City's Annual Performance Report to HUD regarding the City's accomplishments in its efforts to achieve its Consolidated Plan goals.

In addition to the above, the City performs on-site inspections of the City's affordable rental housing units as required by 24 CFR 92.504 (d). The City has adopted protocols for monitoring its HOME-assisted affordable rental housing projects that include the Rugby Senior Apartments and the Casa Bonita Apartments, as well as three acquisition and rehabilitation activities on Bissell Street. Monitoring of 6822 Malabar Street commenced in FY 2011-12 and at completion of 6700-6702/6614 Middleton Street and of the Mosaic Gardens at Huntington Park Project. In the interim, the City will review tenant income certifications prepared via the owner.

Date Completed	Project Name	Address	Project Type	Total Units	Restricted Units	Affordability Period
1997	Rugby Senior Apartments	6330 Rugby Avenue	Senior Rental Housing	184	37 Very Low 37 Low Income	2050
2002	Casa Bonita	6512 Rugby Avenue	Senior Rental Housing	80	80 Very Low	2057
2008	Bissell III Apts	6340 Bissell Street	Family Rental Housing	4	4 Low Income	2062*
2001	Bissell I Apts	6342-44 Bissell Street	Family Rental Housing	4	4 Low Income	2062*
2003	Bissell II Apts	6308-6312 Bissell Street	Family Rental Housing	7	2 Very Low 4 Low Income	2062*
2010	6822 Malabar Street	6822 Malabar Street	Family Rental Housing	10	2 Very Low 8 Low Income	2063
Under Construction	6702/6614 Middleton Street	6702/6614 Middleton Street	Family Rental Housing	11	2 Very Low 9 Low Income	2063
2004	Casa Bella	6902-30 Rita Avenue	For Sale Housing	15	7 Low Income	2025
2000	Santa Fe Village	2400-12 Randolph Street	For Sale Housing	17	8 Moderate	No resale controls
Under Construction	HP Mosaic Gardens	6337 Middleton Street	Family and Special Needs Rental Housing	24	17 Extremely Low 6 Very Low	2029 estimated**

* Affordable Housing Agreements were prepared in FY 2007 that extended the affordability period to 55 years.

** 15 years following Release of Construction Covenants

The City also annually monitors its two homeowner projects (Casa Bella - 6902 Rita Avenue; and Santa Fe Village - 2400-12 Randolph Street) to verify HOME-designated units remained the principal place of residency of the initial purchaser.

Rental project monitoring occurs at four levels:

- Annually, a desk audit is performed wherein the owner/property manager will submit information certifying household sizes, household incomes and rents for all HOME-restricted units, as well as an operating budget and residual receipt report;
- An on-site visit will be conducted triennially during which an in-depth review will occur of all HOME and federal crosscutting requirements, e.g., affirmative marketing and tenant selection procedures;
- Projects are inspected in accordance with HOME regulations at HOME Final Rule at 24 CFR 92.504(d):

Total No. of Units	Minimum Schedule
1 – 4 units	every 3 years
5 – 25 units	every 2 years
26+ units	annually

- Upon receipt of a developer’s project pro forma, the City conducts an economic analysis to ensure that, in accordance with the City’s “Underwriting and Developer Capacity Protocols for HOME Rental Project Feasibility” guidelines, the amount of warranted HOME assistance is necessary to provide affordable housing.

The City has the prerogative to monitor on-site more frequently, especially if a project is at risk because of outstanding findings or insufficient capacity.

The City of Huntington Park has adopted layering review guidelines in compliance with HOME Investment Partnerships Act (HOME) requirements set forth under Section 212(f) of the Cranston-Gonzalez National Affordable Housing Act, as amended, 24 CFR 92.250(b) of the HOME Final Rule and 24 CFR Part 91, the Consolidated Plan Final Rule. The City asserts that (a) prior to the commitment of funds to a project, the project is evaluated based upon its layering guidelines, and that (b) it will not invest any more HOME funds in combination with other governmental assistance than is necessary to provide affordable housing.

The City’s “Underwriting and Developer Capacity Protocols” is also used when determining the level of HOME funds to be used in a project absent other governmental assistance. In the event that additional sources of funds not initially contemplated are infused, the City may opt to update the evaluation.

7. Homeless Strategy

The City understands that homelessness is caused by a variety of factors and that only through coordination of services and resources can the City be better positioned to address the issue. The City will continue to seek partnerships and funding opportunities, such as receiving \$665,002 in HPRP and future ESG funding if eligible, to address Continuum of Care needs. Following the Continuum of Care model of: 1) actions to prevent homelessness; 2) actions to address emergency shelter and transitional housing needs; and 3) actions to preserve and maintain existing affordable housing, Huntington Park will undertake the actions below to address chronic homelessness.

Actions to Prevent Homelessness

The City will provide CDBG funding to the Salvation Army/Southeast Communities Corps. Through their office in Huntington Park, the Salvation Army provides the following emergency services: daily meals; emergency food boxes for families; monthly food bags for seniors; acute medical, dental, and vision care; showers; clothing vouchers; bus tokens; motel vouchers; utility assistance; and referrals to outside agencies. Also, a limited amount of emergency rental assistance is available for qualified households.

The City will continue to provide CDBG funding support to the Southeast Churches Service Center (SCSC). The SCSC Emergency Food Program provides emergency "brown bag" groceries to families. The Center also provides bus tokens and taxi vouchers to link clients with other service agencies.

The City will continue to contract with the Fair Housing Foundation to provide a wide range of fair housing services to ensure equal housing opportunities for its residents. By mediating disputes between tenants and property owners, the Fair Housing Foundation helps to minimize evictions and unjust rent increases.

Lower income households overpaying for housing are likely to be at risk of becoming homeless upon loss of employment. The City coordinates with the Los Angeles County Housing Authority to provide Section 8 rental assistance to homeless individuals and families as well as those at risk of becoming homeless. Approximately 470 low-income households in Huntington Park currently receive assistance.

Actions to Address Emergency Shelter and Transitional Housing Needs

- While no emergency shelters are located in Huntington Park, a 340 bed regional shelter is located in the adjacent City of Bell. The Bell Shelter, operated by the Salvation Army, provides emergency and transitional care for up to 340 homeless adults, including 154 in the shelter, 128 in the drug and alcohol program, and 49 in longer-term transitional housing. In addition to a place to stay, the Bell Shelter provides case management; substance abuse rehabilitation; counseling; on-site health care and medical referrals; computer training, job training and job search program; veterans' reintegration program; and life skills classes. On-site adult education classes are offered through the LA Unified

School District, which can lead to various vocational certificates. ESL classes are also offered. Bell Shelter collaborated with the County of Los Angeles Department of Mental Health and the Veterans Administration to provide a new, 76,000 foot renovated shelter, targeting homeless, mentally ill, veterans and persons seeking alcohol and drug recovery.

- The City's Zoning Code currently allows transitional housing and emergency shelter to be located within its City limits. To further these uses, the City revised its Zoning Code in 2009 to identify emergency shelters as a permitted use in the MPD zone, and transitional and supportive housing as permitted uses within residential zoning districts.
- The City provides funding support to the Salvation Army/Southeast Services Corps, which serves as a referral agency for shelters in the area. The Salvation Army also provides bus tokens to assist in transportation to the shelters, as well as motel vouchers.

Actions to Preserve and Maintain Existing Affordable Housing

The following three Consolidated Plan priorities speak to maintaining and preserving the City's affordable housing: Priority 1.1: Strengthen housing and neighborhoods; Priority 1.2: Expand the supply of affordable housing; Priority 1.3: Preserve existing affordable housing.

Programs the City implements under these priorities include:

- Affordable housing development
- Section 8 rental assistance
- Preservation of existing assisted housing
- Residential Rehabilitation Program
- Code Enforcement Program

8. Meeting Underserved Needs

The City will continue to seek other resources and funding sources to address the biggest obstacle to meeting the community's underserved needs, which is the lack of funding and/or inadequate funding. The City will look for innovative and creative ways to make its delivery systems more comprehensive and to work to continue existing partnerships with both for-profit and not-for-profit organizations. The City entered into Affordable Housing Agreements with Oldtimers Housing Development Corporation for the acquisition, rehabilitation or new construction and management of 37 rental units for families. Recently, the City entered into another agreement with LINC CDC that leverages HOME funds with other sources including tax credits that generated another 24 affordable rental housing units.

Another serious underserved need is related to overcrowding. Single-parent households, elderly, and large families have underserved special housing needs. The City will continue to seek innovative and creative ways to address these underserved needs, such as working with developers to create units for larger households.

9. Fostering and Maintaining Affordable Housing

One of the priorities of the City is to preserve its existing affordable housing stock through rehabilitation, and to increase the supply of affordable housing through new construction. The City has negotiated an agreement to provide rehabilitation assistance with local funds to a developer acquiring Rugby Plaza Apartments, a 184-unit senior housing project.

10. Removing Barriers to Affordable Housing

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In April 2007, the City updated its Analysis of Impediments to Fair Housing Choice in which it reviewed various City policies and regulations, and has determined that none of these is an impediment to housing. The City will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

The State Department of Housing and Community Development, in their review of Huntington Park's 2008-2014 Housing Element, determined the City's land use controls, building codes, fees and other local programs intended to improve the overall quality of housing do not serve as a development constraint. Furthermore, the City's Housing Element sets forth the following programs as a means of continuing to facilitate the production of affordable housing:

- Affordable Housing Development Assistance
- Homeownership Assistance
- Affordable Housing Incentives Ordinance
- Modified Standards for Affordable and special Needs Housing
- Provision of Sites in the CBD and Affordable Housing Overlay Districts
- By-Right Zoning Provisions for Emergency Shelters, Transitional Housing, Supportive Housing and Second Units

To specifically address the removal of barriers for persons with disabilities, Huntington Park recently adopted a Reasonable Accommodation Ordinance. The Ordinance clearly sets forth the procedures under which a disabled person may request a reasonable accommodation in application of the City's land use and zoning regulations. Such a request may include a modification or exception to the requirements for siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers. Reasonable accommodation requests may be approved ministerially by the community Development Director, eliminating the requirement for the disabled applicant to undergo a zoning variance.

11. Public Housing

The City has no direct ties to any local housing agency and has no public housing, therefore, has found no occasion to enhance coordination between public and assisted housing providers. The City when appropriate will make referrals to suitable agencies and makes available publications of directories of programs and services.

12. Evaluate and Reduce Lead-Based Paint Hazard

The Community Development Department coordinates the City's efforts to reduce lead-based paint hazards. To reduce lead in existing housing, all rehabilitation and minor home repair projects funded with CDBG and HOME are tested for lead and asbestos. When a lead-hazard is present, a lead consultant is hired to provide abatement or implementation of interim controls.

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

Additionally, the City is sub granting with the L.A. Community Legal Center to implement the Southeast Healthy Homes Program. This Program will provide an environmental education program comprised of lead-based paint education, training and screening to counter potential lead-based paint poisoning. The Southeast Healthy Homes Program will train community leaders and health providers in lead education and outreach, distribute educational materials, conduct lead-based paint screening of children, and enroll families with health providers and train tenants and owners in lead safe work practices.

In October 2009, the City applied for and was awarded a \$1.57 million HUD Lead Based Paint Hazard Control Grant, allowing significant expansion of its lead prevention and abatement activities. The grant will enable the City to identify and remediate lead hazards in 90 units occupied by lower income families with children, and educate the community about lead poisoning prevention, healthy homes and integrated pest management. Ten workers will be trained and certified as lead workers and four community outreach workers along with City staff and community members will be trained in lead and healthy homes.

The HUD Lead Grant involves an extensive community outreach component. Outreach workers from the Los Angeles Community Legal Center and Communities for a Better Environment will conduct door-to-door outreach to over 550 households in targeted neighborhoods, educating residents on lead hazards and lead poisoning prevention, and referring property owners to the City's Lead Hazard Remediation Program. The City's Minor Home Repair contractor will provide weatherization services, and as needed, exterior paint, and perform healthy home interventions focusing on repairs for integrated pest management, moisture problems, smoke alarms, and correction or replacement of faulty appliances. Community outreach workers will also conduct over 90 meetings to educate parents, daycare providers, youth, businesses and other community members about lead based paint hazards.

13. Reduce Number of Poverty Level Families

The City's ability to reduce or assist in reducing the number of households with incomes below the poverty line is dependent on the ability to increase the local employment base, and the ability to increase educational City's and job training opportunities. The City has designated Economic Development as a High Priority, and will actively continue to support a variety of activities in support of these goals.

- Hub Cities One-Stop Career Center located in Huntington Park serves as the community's primary center for job training, placement and career planning assistance, with approximately 5,000 persons utilizing the Center's services each month.
- A youth employment program with paid internships is provided through the Center, serving approximately 100 area youth annually.
- The Career Center also provides services to businesses, and partners with Los Angeles County to carry out a Rapid Response Services program for businesses experiencing layoffs or closures.
- Huntington Park's Economic Development Program includes a variety of business retention and attraction activities to enhance the City's business climate. Technical and business planning assistance is provided, including site referral and commercial space inventory services.
- The Pacific Boulevard Business Improvement District (BID) promotes the economic development of the downtown by funding for a variety of improvements, including additional promotion, security, and cleaning, and most recently a Downtown Specific Plan.
- The Southeastern LA County Small Business Development Corporation (SBDC) administers a business assistance program, providing business management counseling and training, small business loans and a business resource center.
- The Miles Avenue Library offers a reading literacy program for students and adults. Several agencies offer ESL classes throughout the community.
- Numerous City-sponsored youth programs are geared towards keeping kids in school, with the goal of ultimately gaining meaningful employment.

14. Institutional Structure

Public Agencies

The City of Huntington Park Community Development Department

The Community Development Department will continue to be the lead department for implementing housing programs, including residential and commercial rehabilitation, minor home repair, and affordable housing development. The Department is responsible for the overall administration of HUD grants. In that regard, the Department will prepare the Consolidated Plan and Analysis of Impediments to Fair Housing Choice every five years, draft the Annual Action Plan and CAPER, as well as all other reports required by federal rules and regulations. The Department has brought on staff dedicated to implementation of its housing program under the direction of the Housing and Community Development Manager, supported by a Project Manager and consultants.

The Community Development Department has contracted with a consultant for administration of the CDBG and HOME program to help address past issues of staff turnover. By outsourcing administration of the HUD program, the City has gained greater expertise in program administration assuring it of sufficient staffing capacity.

The City of Huntington Park Police Department

The Police Department is responsible for administering and implementing the Code Enforcement and Neighborhood Improvement Programs, as well as the 12 week Juveniles At-Risk Boot Camp Program.

The City of Huntington Park Department of Public Works

The Department is responsible for administering the graffiti removal contract with an outside agency, and for implementing a variety of public works projects – e.g. street and sidewalk improvements, drainage improvements – in low and moderate income neighborhoods.

The City of Huntington Park Department of Parks and Recreation

The Department of Parks and Recreation will continue to assist the City in carrying out its priorities with the After-School programs.

City of Huntington Park Planning Division

The Planning Division performs functions that directly affect development and rehabilitation of housing. The Planning Division oversees the permit process, and regulates compliance with zoning and building codes.

Nonprofit Organizations

Community Housing Development Organization (CHDO)

The City will continue to underwrite affordable housing projects developed or sponsored by CHDOs. The City is currently undertaking projects with Oldtimers Housing Development Corporation-IV and LINC Community Development Corporation.

Nonprofits providing Community Services

The City of Huntington Park will continue to support nonprofits that provide services and programs to the residents of Huntington Park. Most of these nonprofit organizations are multi-jurisdictional that will continue to receive regional support and regional financial assistance.

Private Industry

For-Profit Developers and Builders

The City will continue to work with developers to encourage the development of affordable housing for low and moderate-income people.

The biggest obstacle faced by the City and its partners is lack of availability of sufficient financial resources to make a strong and sustainable impact within the region.

15. Analysis of Impediments (AI) to Fair Housing Choice

The City of Huntington Park has prepared an Analysis of Impediments to Fair Housing Choice (AI). The AI was completed and adopted by the City Council in April 2007 and spans 2007-2012. In an effort to address specific findings identified in the City's 2007 AI, the City in collaboration with the Fair Housing Foundation, lending institutions, the real estate association, and other service agencies are implementing several strategies including:

- Education and outreach activities that include cooperating with the FHF, continue multi-faceted fair housing outreach to Huntington Park residents, real estate professionals, apartment owners/managers, bankers and advocacy groups. Distribute multi-lingual fair housing literature to every household in the City through utility bill inserts, the City's quarterly newsletter, or other innovative ways to reach the general public.
- Enforcement activities that continue to provide investigation and response to allegations of illegal housing discrimination through the FHF. For cases that cannot be conciliated, refer to the Department of Fair Housing and Employment (DFEH), U.S. Department of Housing and Urban Development (HUD), small claims court, or to a private attorney, as warranted.
- Monitoring lending, housing providers, and local real estate practices that entail, for example, cooperation with FHF, monitor the reasons for denial of home purchase, refinancing and home improvement loans. Contact local lenders in Huntington Park to provide additional education and outreach on the loan approval process, how to improve credit ratings, and available favorable home purchase tools. Assist lenders in marketing financial literacy programs at City Hall.
- Continue investigative testing and auditing local real estate markets that include steps to conduct audits to evaluate apparent patterns of discrimination in Huntington Park, such as issues related to familial status, national origin and disability. To the extent such audits reveal significant discrimination, widely publicize the results to serve as a deterrent to other property owners and landlords.

In an effort to affirmatively further fair housing, the City entered into a multiyear contract with the Fair Housing Foundation (FHF) to provide comprehensive fair housing services. Under the terms of the annual contract amount, FHF is to provide these services including: (1) Discrimination Counseling, Complaint Intake, and Investigation, (2) General Housing (Landlord/Tenant) Counseling and Resolutions, (3) Enforcement and Impact Litigation, (4) Education and Outreach. The FHF provides these free services citywide to tenants/property owners/landlords and other housing advocates. The FHF also initiated the following key components to furthering fair housing:

- ✓ Innovative and effective enforcement programs to eliminate housing discrimination

- ✓ In-depth testing and investigation of complaints alleging housing discrimination
 - ✓ Audits of housing practices based on areas of concern uncovered through counseling and testing
 - ✓ Intensified education and outreach services targeting areas of concern
 - ✓ Workshops and presentations designed to educate the public on fair housing laws and issues
 - ✓ General housing counseling and other appropriate referral services
 - ✓ Tester and other volunteer training
 - ✓ Promoting media interest in eliminating housing violations
- **Random Audits to Identify Potential Discrimination.** Audits are random investigations without a bonafide complaint. Audits serve as an educational tool to reveal potential discrimination for specific protected classes in predominately underrepresented areas. In addition, audits are performed to meet the output requirement for bonafide cases if actual bonafide cases were not received.
 - **Outreach and Education Services.** The Fair Housing Foundation provides a comprehensive, extensive, and viable education an outreach program. The purpose of this service is to educate tenants, landlords, owners, Realtors, and property management companies on fair housing laws; to promote media and consumer interest; and to secure grassroots involvement within the communities. In addition, FHF specifically targets outreach to persons and protected classes that are most likely to encounter housing discrimination.

16. Affirmative Marketing

Section 3 of the Housing and Urban Development Act of 1968 and the implementing regulation at Section 3, Part 135 is intended to ensure that employment and other economic development opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing federal, State, and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very low income persons. To that end, the City's Section 3 Plan established goals and steps for all Section 3 covered projects and contracts for the City and covered contractors/developers in giving preference to local low and moderate-income persons or business concerns.

The City includes a set of forms in all bid packages for federally funded contracts. These forms consist of a listing of federal equal employment opportunity / affirmative action requirements, requirements for contracting with Small and Minority Firms, Women's Business Enterprise and Labor Surplus Area Firms, a certification regarding performance of previous contracts or subcontracts subject to the equal opportunity clause and the filing of required reports, and a certification regarding non-segregated facilities.

17. Citizen Participation

The City of Huntington Park's Citizen Participation Plan sets forth the general guidelines around which the Consolidated Plan is developed and outlines methods for citizens to guide and assist the City in formulating the Plan. In 2005, the City updated its Citizen Participation Plan in compliance with 24 CFR 91.105, which it follows in carrying out all activities associated with its federal entitlement programs. The City provides for and encourages citizens to participate in the development of the Five Year Consolidated Plan, as well as the Annual Action Plan including amendments to the plan, the Annual Performance Reports and the proposed use of housing and community development funds. Residents, public agencies, and other interested parties, including those most affected, are given the opportunity to receive information, review and submit comments on proposed activities, including the amount of assistance the City anticipates receiving, and the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income persons.

To fully elicit public participation in the FY 2013-14 Annual Action Plan process, the City has taken the following steps:

- On March 18, 2013, the City Council conducted a public hearing to elicit discussion regarding Huntington Park's housing and community development needs and to accept the FY 2013-14 Draft Annual Action Plan and authorized commencement of the 30-day public review period. Documents are available at the Office of City Clerk, Community Development Department front counter, Huntington Park Library and Family Center, as well as on the City's website. The City sent direct notifications to surrounding cities of the availability of the Annual Action Plan for comment. No public comments were received during this period.
- On May 6, 2013, the City Council conducted a second public hearing, after which it adopted the Fiscal 2013-14 Annual Action Plan and approved a Substantial Amendment to the Five Year Consolidated Plan. No public comments were received during the 30-day public review period or during the public hearing.
- On or before May 17, 2012, the Annual Action Plan is submitted to HUD, triggering the 45-day HUD review and approval period.

ATTACHMENT "B"

COMMUNITY DEVELOPMENT BLOCK GRANT
CDBG FY 13-14 Annual Plan (Budget)

		FY 13-14 Adopted	FY 13-14 Action Plan	FY 13-14 Amended
<u>REVENUES</u>				
Annual Funding Allocation		\$1,204,600	\$1,319,057	\$1,319,057
		10,000	10,000	10,000
Carryover		<u>157,982</u>	<u>770,038</u>	<u>770,038</u>
Available CDBG Revenues		\$1,372,582	\$2,099,095	\$2,099,095
<u>EXPENSES</u>				
1 Administration	20%	\$ 240,920	\$ 263,811	\$ 263,812
2 Public Service	15%	180,690	180,000	180,000
3 Code Enforcement		340,000	340,000	340,000
4 Economic Development		240,000	116,567	116,567
5 HUD 108 Loan (debt service)		154,404	275,000	275,000
6 Soccer Field (reprogrammed)		100,000	100,000	-
7 Housing Programs (legal)		25,000		
8 Pacific Blvd Revitalization Study		<u>35,000</u>	<u>38,000</u>	<u>38,000</u>
Available CDBG Funds		\$ 1,316,014	\$ 1,313,378	\$ 1,213,379
<u>HUD 108 Loan Defeasance</u>				
General Fund Advance (principal 8/1/13)				\$ 398,000
Defeasance Requirement		<u>-</u>	<u>-</u>	<u>197,466</u>
		<u>-</u>	<u>-</u>	\$ 595,466
<u>Commercial Rehabilitation Program</u>				
Design Guidelines (model)				50,000
Architectural Services				50,000
Façade Improvements		<u>-</u>	<u>-</u>	<u>190,000</u>
		\$ -	\$ -	\$ 290,000
New Program Amendments		\$ -	\$ -	\$ 885,466
Total Expenditures		\$ 1,316,014	\$ 1,313,378	\$ 2,098,845
Carryover (unallocated)		\$ 56,568	\$ 785,717	\$ 250

Budgeted in
FY 14-15

Public Service Activities			
Southeast Churches Services	10,000	10,000	10,000
Parks & Recreation After School Program	75,000	75,000	94,359
HP Library, Homework Center	5,000	5,000	5,000
PD Juveniles At-Risk Boot Camp Program	15,000	15,000	15,000
Community Beautification Program	65,000	65,000	65,000
Fair Housing Foundation	10,000	10,000	10,000
Downtown Revitalization Special Events	<u>-</u>	<u>-</u>	<u>-</u>
	\$ 180,000	\$ 180,000	\$ 199,359