

# CITY OF HUNTINGTON PARK

## City Council Regular Meeting Agenda Monday, May 4, 2015

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

**Karina Macias**  
Mayor

**Graciela Ortiz**  
Vice Mayor



**Valentin Palos Amezcua**  
Council Member

**Jhonny Pineda**  
Council Member

**Marilyn Sanabria**  
Council Member

All agenda items and reports are available for review in the City Clerk's Office and [www.hpca.gov](http://www.hpca.gov). 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.

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

## **Public Comment**

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

If you wish to address the Council, please complete the speaker card that is provided at the entrance to the Council Chambers and give to City Clerk prior to the start of the meeting.

For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 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. **This is the only opportunity for public input except for scheduled public hearing items.**

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 to Agenda**

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.

## **Important Notice**

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## **CALL TO ORDER**

### **ROLL CALL**

Mayor Karina Macias  
Vice Mayor Graciela Ortiz  
Council Member Valentin Palos Amezcuita  
Council Member Jhonny Pineda  
Council Member Marilyn Sanabria

## **PLEDGE OF ALLEGIANCE**

Amber Rodriguez, Age 7, Lucille Royball-Allard Elementary

## **INVOCATION**

## **PRESENTATIONS AND ANNOUNCEMENTS**

Proclamation Presented to Mr. Neal Geisler for his 22 Years of Service with the City of Huntington Parks Schools as a Pupil Services and Attendance Counselor

Proclamation Presented to the Boy Scouts of America - Los Angeles Area Council's "100 Years of Service" to the Community

## **PUBLIC COMMENT**

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 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. **This is the only opportunity for public input except for scheduled public hearing items.***

## **STAFF RESPONSE**

RECESS TO CLOSED SESSION

## **CLOSED SESSION**

1. Pursuant to Government Code Section 54956.9(d)(2) - Conference with Legal Counsel – Anticipated Litigation: [One (1) potential matters]
2. Pursuant to Government Code Section 54956.9(d)(4) - Conference with Legal Counsel – Anticipated Litigation: [One (1) potential matter]

RECONVENE TO OPEN SESSION

## **CLOSED SESSION ANNOUNCEMENT**

## **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. 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.

### **OFFICE OF THE CITY CLERK**

#### **1. Approve Minutes of the following City Council Meetings:**

1-1 Regular City Council Meeting held Monday, April 20 2015

#### **2. Adopt and Amend Resolution to Appointing Representatives to the Independent Cities Risk Management Authority (ICRMA) Board**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve the appointment of three (3) Substitute Alternates as follows: City Clerk, Human Resources Director and Interim Finance Director; and
2. Adopt Resolution No. 2015-17, Amending Resolution 2015-13, Appointing Substitute Alternate Representatives to the Governing Board of the Independent Cities Risk Management Authority (ICRMA).

### **FINANCE**

#### **3. Approve Accounts Payable and Payroll Warrants dated May 4, 2015**

### **PARKS AND RECREATION**

#### **4. Approve Agreement with PYRO Engineering Inc. dba Bay Fireworks for 4<sup>th</sup> of July Fireworks Display Services**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve the agreement with PYRO Engineering Inc. DBA Bay Fireworks to provide pyrotechnic services for the City of Huntington Park's 2015 4<sup>th</sup> of July Celebration; and
2. Authorize the Interim City Manager to execute the agreement.

### **POLICE**

#### **5. Authorization to Expend Awarded Funds for the LEADs Program**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**



1. Authorize the Chief of Police to appropriate and expend \$60,000 in awarded funds for the LEAD's program; and
2. Direct the Finance Department to create an account code to facilitate these expenditures.

## **END OF CONSENT CALENDAR**

## **PUBLIC HEARING**

### **COMMUNITY DEVELOPMENT**

#### **6. Fiscal Year (FY) 2015/16 – 2019/20 Consolidated Plan and FY 2015/16 Annual Action Plan**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Conduct a public hearing;
2. Take public testimony; and
3. Adopt the Fiscal Year 2015/16-2019/20 Consolidated Plan, the 2015/16 Annual Action Plan, and the Citizen Participation Plan at the close of tonight's public hearing, inclusive of any comments received during the 30-day public review period and during this evening's hearing;
4. Authorize the City Manager to execute all required documents for transmittal to the U.S. Department of Housing and Urban Development Department (HUD); and
5. Authorize the City Manager to execute, "HUD Approval/Agreement HUD form 7082", between the Department of Housing and Urban Development and City for the Community Development Block Grant and HOME Investment funds for Fiscal Year 2015-2016.

#### **7. Annual Housing Element Progress Report for 2014**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Conduct a public hearing;
2. Take public testimony; and
3. Approve 2014 Annual Housing Element Progress Report and direct staff to submit the report to the State Department of Housing and Community Development and the Office of Planning and Research.

## **REGULAR AGENDA**

### **PUBLIC WORKS**

#### **8. Approve Agreement with Severn Trent Services for Operation and Maintenance of Potable Water Facilities and Sewer System**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve agreement with Severn Trent Services for a 5-year term;
2. Authorize Interim City Manager to execute the agreement; and
3. Authorize the Expenditure of \$110,000.00 for the Repair of Well #15.

### **CITY MANAGER**

#### **9. Extension of Oldtimers Foundation Transportation Services Agreement and Consideration of Assignment of Oldtimers Agreement to New Transportation Service Provider.**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve extension to agreement;
2. Approve assignment of Oldtimers agreement to new transportation provider; and
2. Authorize Interim City Manager to execute both agreements.

### **DEPARTMENTAL REPORTS** (Information only)

### **WRITTEN COMMUNICATIONS**

### **COUNCIL COMMUNICATIONS**

**Council Member Valentin Palos Amezquita**

**Council Member Jhonny Pineda**

**Council Member Marilyn Sanabria**

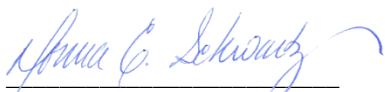
**Vice Mayor Graciela Ortiz**

**Mayor Karina Macias**

## **ADJOURNMENT**

The City of Huntington Park City Council will adjourn to a Regular Meeting on Monday, May 18, 2015, at 6:00 P.M.

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington Park City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 30<sup>th</sup> of April, 2015.



Donna G. Schwartz, CMC  
City Clerk

**MINUTES**  
Regular Meeting of the  
City of Huntington Park City Council  
Monday, April 20, 2015

The regular meeting of the City Council of the City of Huntington, California was called to order at 6:01 p.m. on Monday, April 20, 2015, in the Council Chamber at City Hall, 6550 Miles Avenue, Huntington Park, California; Mayor Karina Macias presiding.

**ROLL CALL**

PRESENT: Mayor Karina Macias; Vice Mayor Graciela Ortiz and Council Members, Valentin Palos Amezcuita, Jhonny Pineda and Marilyn Sanabria. Other City Officials and employees: John Ornelas, Interim City Manager, Arnold Alvarez-Glasman, City Attorney, Jorge Cisneros, Chief of Police, Josette Espinosa, Director of Parks and Recreation, Jan Mazyck, Interim Finance Director, Manuel Acosta, Economic Development Manager, Michael Ackerman, Public Works Director, and Donna Schwartz, City Clerk.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Mayor Ortiz.

**INVOCATION**

The invocation was led by Mayor Macias.

**PRESENTATIONS AND ANNOUNCEMENTS**

Council welcomed new City Attorney Arnold Alvarez-Glasman.

Council presented a proclamation "Designating the Year 2015 to Commemorate the 100<sup>th</sup> Anniversary of the Armenian Genocide of 1915" to Mr. Jack Hadjinian, Mayor, City of Montebello.

Council presented a proclamation proclaiming "April as Autism Awareness Month" to Ms. Gloria Rodriguez, representative of Parents of Exceptional Kids and thanked her for her community involvement.

Mike Montgomery representing VFW Troops, provided information on the Veterans Day Resource Fair and invited the public to attend the Troops in Transition event on Saturday, May 2, 2015, 10 am -3 pm, Salt Lake Park, Huntington Park, California.

**PUBLIC COMMENT**

City Attorney Alvarez-Glasman asked Mayor Macias if he could make mention to the public at the next meeting that it would be more appropriate to take conversations outside the chamber so as not to be a distraction during the council meetings. Mayor concurred.

1. Nick Ioannidis, resident, announced that the next day is his 48<sup>th</sup> Anniversary as a U.S. Citizen and requested pictures of the Council for his business.

## **PUBLIC COMMENT (continued)**

2. Lulu Fonseca, resident, spoke in regards to the removal of the COMBI and commented on the service of the new trash haulers.
3. Sandra Orozco, Maywood resident, commented on the new city attorney, recognized events she'll be attending in memory of veterans and being raised by her father.
4. Melissa Lizarraga, Teacher at Huntington Park High School, thanked Council for recognizing her students and public works for meeting and conversing with the students.
5. Xochiti Munllo, representative from Assembly member Miguel Santiago's Office, presented the new Council with certificates from Assembly member Miguel Santiago's Office congratulating them on their new installation.
6. Francisco Rivera, resident, thanked the City for sweeping Pacific Boulevard and would like to see the sidewalks be pressure washed, feels the City deserves better and asked that code enforcement do something about the banners and signs that are not in regulation.
7. Rodolfo Cruz, resident, commented on the Public Financing Authority, contracts that are being given to certain contractors with no bids, appointments to various organizations and Council Member Amezcua being appointed to one, suggested Council walk through the City to see all the bulky items being left in the streets, noted that at the park here at City Hall there are people doing drugs and there are young kids around, and mentioned why he was speaking in Spanish so that other Spanish speaking people can understand his support of helping the City.
8. Betty Davis-Gonzalez, Linda Esperanza Marquez High School, spoke in support of Council, acknowledged the importance of their positions and invited the public to attend a Mother's Day event at the High School on May 9<sup>th</sup> 2015, from 11 am to 4 pm to support students athletic costs.
10. Ivan, resident, voiced his concern with vehicles speeding and accidents on the 100 block of California Avenue and asked if signs can be put up and/or a motor bike to give out citations, commented on a hotdog vendor on Saturn and Miles noting it's a violation, also spoke in regards to the litter on Pacific Boulevard and suggested signs be put up and cite those who litter.
11. Roberto Cavalles, South East Los Angeles Community Organizer for Communities for a Better Environment and resident of Huntington Park, spoke in regards to the I710 Corridor Advisory Committee. He commented on the projected increase on the I710 by the traffic made by those delivering to the ports.
12. Rosa Rodriguez, Senior Volunteer, spoke in regards to the COMBI being removed from the City and spoke in support of keeping it in the City.

## **STAFF RESPONSE**

Interim City Manager Ornelas responded to the comment of the COMBI being removed. Mr. Ornelas stated that the COMBI is not being removed that the City received a termination notice from the Oldtimers Foundation and that the City is working on obtaining another provider so that there is no interruption in service.

Mayor Macias reiterated that the City is currently working on obtaining another service provider.

Interim City Manager Ornelas responded to the comment regarding pressure washing the sidewalks. Mr. Ornelas stated that the City is making a lot of progress and has additional part-time staff dedicated to cleaning Pacific Boulevard. Mr. Ornelas concluded with responding to the comment regarding trash pickup and stated that the City is working on a regular schedule to stay on top of things.

Chief of Police Cisneros updated Council on the marijuana dispensaries stating that numerous dispensaries have opened up illegally, 13 out of 14 have been closed. Mr. Cisneros responded to the comment regarding code enforcement stating there are two individuals working over 1000 cases but remain transparent and are open to ride alongs. Mr. Cisneros stated he is aware of the speeding on California Avenue but that it is a Traffic Authority issue as well as Engineering when it comes to signs or traffic lights and that the Police department is solely to enforce the laws. Mr. Cisneros responded to the comment regarding drugs in the park and stated that those who see anything must call the Police department they cannot cite anyone if they do not see anything and that there is an ordinance in place with times that parks must be closed. He noted funds that the City will be receiving for projects such as the Empowerment and Discipline program for our juniors at risk, as well as realignment funds.

Mayor Macias asked if the City Engineer has been notified. Chief Cisneros stated that the City Engineer is aware.

Council Member Amezcuita asked Chief Cisneros if someone can walk through the parks. Chief Cisneros stated yes.

Mayor Macias asked if there was an update to the illegal dumping. Interim City Manager Ornelas stated that staff is currently forming a working group so that they can come up with some options for the Council to consider. He noted this is part of the service United Pacific Waste (UPW) provides and that there are other matters to consider and will bring more information before Council at a later date. Mayor Macias thanked Public Works for being the first responders and reiterated that this matter needs to be addressed.

Council Member Amezcuita agrees with illegal dumping being an issue and feels more of the responsibility falls on the trash hauler.

Interim City Manager Ornelas noted that as part of the provisions in the UPW contract is that they respond within 24 hours and that the issues surrounding illegal dumping are being addressed.

## **STAFF RESPONSE (continued)**

Interim City Manager Ornelas responded to the comment regarding contracts. He stated any records or contracts are available to the public they just need to process a public records request through the City Clerk's Office.

Mayor Macias responded to the comment regarding the Public Financing Authority stating that there has only been Minutes approved at the meetings and at some time the public can be educated at what the Public Financing Authority does.

At 7:33 p.m. City Attorney Alvarez-Glasman recessed to closed session.

## **CLOSED SESSION**

1. Pursuant to Government Code section 54956.9(d)(4)  
Conference with Legal Counsel – Anticipated Litigation: [Three (3) potential matters]

At 8:13 p.m. Mayor Macias reconvened to open session. All Council Members present.

## **CLOSED SESSION ANNOUNCEMENT**

City Attorney Alvarez-Glasman announced that all three items listed under Closed Session item 1 were discussed, direction given no action taken.

## **CONSENT CALENDAR**

**Motion:** Council Member Sanabria motioned to approve consent calendar items, seconded by Vice Mayor Ortiz. Motion passed by the following vote:

ROLL CALL:

AYES: Council Member(s): Amezcua, Pineda, Sanabria, Vice Mayor Ortiz  
and Mayor Macias.

NOES: Council Member(s): None

## **OFFICE OF THE CITY CLERK**

1. Approved Minutes of the Regular City Council Meeting held Monday, April 6, 2015

## **FINANCE**

2. Approved Accounts Payable and Payroll Warrants dated April 20, 2015

## **CITY MANAGER**

3. Approved Second Amendment to Agreement with Sea Hawk Surveillance for Equipment and Installation Services and authorized Interim City Manager to execute the amendment.

## **END OF CONSENT CALENDAR**

### **REGULAR AGENDA**

#### **COMMUNITY DEVELOPMENT**

- 4. Draft Fiscal Year (FY) 2015/16 – 2019/20 Consolidated Plan, Draft Fiscal Year (FY) 2015/16 Annual Action Plan and Draft Citizen Participation Plan for Community Development Block Grant (CDBG) and Home Investment Partnerships Act (HOME) Program Federal Funds**

#### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Receive and file Draft Fiscal Year 2015/16-2019/20 Consolidated Plan, Draft Fiscal Year 2015/16 Annual Action Plan, and Draft Citizen Participation Plan.

Interim City Manager Ornelas presented the item and introduced Economic Development Manager Manuel Acosta who gave an overview of the Consolidated and Annual Action Plan. Mr. Acosta explained the Consolidated Plan which is a 5-year plan: identifies community needs, proposes use of federal resources, key goals of HUD grant programs, development of consolidated plan involving needs survey, stakeholder's workshop and survey, public hearings, 30-day public review of the draft plan and a public hearing for adoption on May 4. Mr. Acosta went on to explain the Annual Plan being a 1-year plan: serves as HUD application for CDBG and HOME funds, addresses community priorities, proposes use of federal resources and concluded with the various CDBG programs for fiscal year 2015-16.

Council Member Amezcuita asked if CDBG funds can be used towards public restrooms. Staff stated yes if it meets the infrastructure improvements.

Council Member Pineda asked if CDBG funds can be used to maintain these public restroom. Staff stated no, ongoing maintenance is not eligible. Mr. Pineda questioned the \$100,000 request for funds for the soccer field lighting asking if the request for these funds were annually. Staff stated it is a one-time request.

Council Member Amezcuita stated the City of Vernon has a community fund and that they paid a share of the soccer field lighting, if we were to ask them for \$100,000 then we can use these funds towards youth programs.

Economic Development Manager Acosta stated that the allocation of funds can be changed at any time but if funds are not being used they can be reallocated.

Parks & Recreation Director Espinosa stated that part of the agreement made to City of Vernon was to engrave a name and that no additional funds can be requested from the City of Vernon at this time.



## **REGULAR AGENDA ITEM 4 (continued)**

Council Member Sanabria suggested using the funds from the South East Churches and allocating an additional \$2,000 to Oldtimers Foundation so they can provide senior food services and the Library. Mr. Acosta explained that we do not fund Oldtimer's services that these funds are for the Parks & Recreation Senior Program. Parks & Recreation Director Espinosa stated that Parks & Recreation have been doing the Senior program for several years, the request for funding will be used for their trips, bingo, dances and provide lunches.

Council Member Pineda commented on South East Churches and their meal services. Mr. Acosta stated that South East Churches provide emergency meals it does reach out to a lot of Seniors as well it does meet our needs for homeless and special needs and addresses one of our tasks that the City can't do.

Council Member Sanabria asked if it is a requirement to fund the parks and recreation programs. Mr. Acosta stated it is not required to give to a certain organization but to not spend beyond 15% and the program has to be a public service. Ms. Sanabria questioned if it is a certain amount that we have to allocate. Mr. Acosta stated no it is the priorities and the budget.

Vice Mayor Ortiz questioned what organizations have submitted applications, in her line of work she provides information on the Oldtimer's Foundation and the Salvation Army. Mr. Acosta stated it is not a requirement to open up the process as RFPs. The City chose to fund the City's programs, the funds that are not funded are the emergency services and the Library program which is also an afterschool program. Some of the programs were duplicated programs so the City chose to consolidate the programs.

Mayor Macias wishes the allocations to be revisited and agrees with Vice Mayor Ortiz and Council Member Sanabria of allocating funds to the Oldtimer's Foundation, the Salvation Army and the Library since they do provide a service to the Seniors. Mr. Acosta stated that the Salvation Army chose not to take the funds due to the reporting requirements they have to provide to the City which is a HUD requirement.

Interim City Manager Ornelas noted that the Oldtimers Foundation does get funding from the county for their senior program. The City can look at other providers for the seniors meal program and suggested Council direct Staff to look at other providers.

Mayor Macias motioned to receive and file and directed staff to provide Council with a list of emergency food programs. Council concurred.

### **5. Update on Pacific Boulevard Pedestrian Improvement Projects - Phase I Implementation Plan**

## **REGULAR AGENDA ITEM 5 (continued)**

### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

#### **1. Receive and file.**

Interim City Manager Ornelas presented the item explaining that if approved tonight, staff will be proceeding with some of the improvements and additional updates will be coming before Council at a future date. Mr. Ornelas then introduced Economic Development Manager Acosta and Public Works Director Michael Ackerman who provided a PowerPoint on an update on the Pacific Boulevard Improvements Project-Phase I. Mr. Ackerman went over the outreach process, phase I implementation plan which included streetscape design concept, future street tree concept, proposed understory, big belly station configuration and proposed locations, clean management console along with, decals, wraps and messaging, adorned full body wraps. Mr. Ackerman showed proposed signage, pedestrian and bus shelter lighting, phase I project budget and additional implementation outreach and concluded with what the next steps are going to be with regards to the final design, construction documents and bidding and negotiations.

Council Member Amezcuita asked if the improvements are consistent with the overall concept of the final product. Mr. Acosta stated yes. Mr. Amezcuita noted that the previous consultant recommended applying for COG funds to incorporate additional improvements.

Interim City Manager Ornelas mentioned that as the project moves forward we will seek additional funding.

Council Member Amezcuita motioned to receive and file. Council concurred.

## **FINANCE**

### **6. Presentation of Fiscal Year (FY) 2013-14 Audit**

Interim City Manager Ornelas presented the item.

Roger Martinez and Peggy McBride Consultants with Vasquez & Company provided a PowerPoint presentation on the Fiscal Year 2013-14 Audit. Ms. McBride explained the auditor's responsibilities, audit emphasis on areas that are focused on such as cash and cash equivalents, receivables and related allowance for doubtful accounts, capital assets, long-term debt, expenditures/payroll and revenues. Ms. McBride went over financial highlights i.e. general fund, enterprise funds, internal service funds, overall observations and comments, management comments, other considerations and required communications to those charged with governance.

This item was a presentation ONLY.

## **REGULAR AGENDA (continued)**

### **7. Adopt Resolution to Approve the Amended Fiscal Year (FY) 2014-15 City Budget**

#### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Waive further reading and adopt Resolution 2015-16, Amending the Annual Budget for FY 2014-15; and
2. Authorize Interim City Manager to implement the approved amendments.

Interim City Manager Ornelas introduced the item and Interim Finance Director Mazyck presented the staff report providing information with regards to the FY 2014-15 budget explaining the revenue and expenditures, efforts of balancing the budget and developing good practices. Informing Council that the excessive cost over revenues at the end of 8 months is approximately \$4.3 million versus the \$2.4 million we anticipated at the beginning of this year, we believe it is a result of timing differences, revenues versus expenditures. We anticipate closing this FY year with significantly less than what we originally projected. There were unanticipated legal costs, contractual costs, police matters hire than expected and termination of the street sweeping contract. She concluded with speaking in support of staff's recommendation to approve the request of additional appropriations.

Interim City Manager Ornelas spoke in regards to the termination of the street sweeping contract stating that if Council wants more information staff can provide it.

Council Member Amezcuita stated it was more for cost savings. Mayor Macias concurred.

Interim Finance Director Mazyck touched on the City's rating stating that Standard & Poor's reaffirmed the City's credit rating to a triple B and from stable to positive.

**Motion:** Council Member Sanabria motioned to adopt Resolution 2015-16, Amending the Annual Budget for FY 2014-15 and authorized Interim City Manager to implement the approved amendments, seconded by Council Member Amezcuita. Motion passed by the following vote:

#### **ROLL CALL:**

AYES: Council Member(s): Amezcuita, Pineda, Sanabria, Vice Mayor Ortiz and Mayor Macias.

NOES: Council Member(s): None

## **REGULAR AGENDA (continued)**

### **PARKS AND RECREATION**

#### **8. Approve Use of Salt Lake Park for 2015 Telemundo Sports Experience Event and Approval of Agreement with Estrella Communications, Inc. to Produce the Event**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Review and approve the Special Event Application for use of Salt Lake Park for the 2015 Telemundo Sports Experience event;
2. Approve agreement with Estrella Communications, Inc. to produce the 2015 Telemundo Sports Experience event at Salt Lake Park; and
3. Authorize Interim City Manager to execute agreement.

Interim City Manager Ornelas introduced the item and Parks and Recreation Director Espinosa presented the staff report and announced that Mr. Richard Vasquez of Telemundo was in attendance to answer any questions. Mr. Vasquez introduced himself, spoke in regards to Telemundo supporting good health, thanked Ms. Espinosa and staff for all their support and spoke in favor of staff's recommendations.

Council Member Pineda spoke in support of staff's recommendation.

**Motion:** Council Member Pineda motioned to approve the Special Event Application for use of Salt Lake Park for the 2015 Telemundo Sports Experience event, approved agreement with Estrella Communications, Inc. to produce the 2015 Telemundo Sports Experience event at Salt Lake Park, and authorized the Interim City Manager to execute the agreement, seconded by Council Member Sanabria. Motion passed by the following vote:

##### **ROLL CALL:**

AYES: Council Member(s): Amezcua, Pineda, Sanabria, Vice Mayor Ortiz and Mayor Macias.

NOES: Council Member(s): None

### **CITY MANAGER**

#### **9. Oldtimers Foundation Transportation Services - Authorization to Negotiate Transfer of Services**

##### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Authorize the Interim City Manager to identify a transportation service provider, negotiate an interim transportation agreement and execute the agreement to

provide public transportation services consistent with the services provided by the Oldtimers Foundation.

Interim City Manager Ornelas presented the staff report and noted the letter received from the Oldtimers Foundation notifying the City of the termination of service and noting the recommendations by staff to authorize Interim City Manager to identify a transportation service provider and negotiate an interim transportation agreement with a new provider.

**Motion:** Council Member Sanabria motion to authorize the Interim City Manager to identify a transportation service provider, negotiate an interim transportation agreement and execute the agreement to provide public transportation services consistent with the services provided by the Oldtimers Foundation, seconded by Council Member Pineda. Motion passed by the following vote:

**ROLL CALL:**

AYES: Council Member(s): Amezcuita, Pineda, Sanabria, Vice Mayor Ortiz and Mayor Macias.

NOES: Council Member(s): None

**DEPARTMENTAL REPORTS** (Information only)

**WRITTEN COMMUNICATIONS** - None

**COUNCIL COMMUNICATIONS**

Council Member Valentin Palos Amezcuita – spoke in regards to cost savings using the RFP process, future improvements and implementation and acknowledged the new City Attorney. Mr. Amezcuita commented on various commission and committees a City can create that can participate in City business and gave his condolences to Mr. Barba

Council Member Jhonny Pineda

Council Member Marilyn Sanabria – thanked those who attended the meeting and participated with comments and questions, thanked City staff for all their hard work, acknowledged the presentations and that Council is working hard to move the City forward.

Vice Mayor Graciela Ortiz – thanked City staff for all their hard work and encouraged the community to continue to ask Council questions.

Mayor Karina Macias – thanked those who attended the meeting and their participation, thanked City staff for all their hard work and spoke in regards to creating a Youth Commission and directed staff to look into creating said commission and bring back to Council at a later date. Commented on decisions made by the new Council and reassured the residents that the Council considers each decision carefully and does not take them lightly and gave her condolences to Mr. Barba.

## **ADJOURNMENT**

At 9:50 p.m. Mayor Macias adjourned the meeting in memory of Maria E Ochoa, longtime resident of Huntington Park and mother of Ricardo Barba a long time employee for Severn Trent and resident of Huntington Park, to a Regular Meeting on Monday, May 4, 2015, at 6:00 P.M. Mr. Barba introduced himself and spoke highly of his mother.

Respectfully submitted,

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Donna G. Schwartz, CMC  
City Clerk

DRAFT



# CITY OF HUNTINGTON PARK

Office of the City Clerk  
City Council Agenda Report

May 4, 2015

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:

## **ADOPT AND AMEND RESOLUTION APPOINTING REPRESENTATIVES TO THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY'S GOVERNING BOARD (ICRMA)**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve the appointment of three (3) Substitute Alternates as follows: City Clerk, Human Resources Director and Interim Finance Director; and
2. Adopt Resolution No. 2015-17, Amending Resolution No. 2015-13, Appointing Substitute Alternate Representatives to the Governing Board of the Independent Cities Risk Management Authority (ICRMA).

### **BACKGROUND**

The City Council, by resolution on April 6, 2015 adopted Resolution No. 2015-13, Appointing one representative and one alternate to the ICRMA Governing Board. Currently there is a vacancy for the Substitute Alternate(s) position. It is customary to update appointments to the various organizations whenever there is a change to the appointed position.

### **FISCAL IMPACT**

There is no direct fiscal impact associated with these appointments.

**ADOPT AND AMEND RESOLUTION APPOINTING REPRESENTATIVES TO THE  
INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY'S GOVERNING BOARD (ICRMA)  
PAGE 2 OF 2**

**CONCLUSION**

Staff recommends appointing up to three (3) substitute alternates to the vacancy (can be Council or Staff). Upon appointment of the Substitute Alternate(s) and adoption of the proposed resolution staff will update the City of Huntington Park "Council Appointments to the ICRMA Board.

Respectfully submitted,



JOHN A. ORNELAS  
Interim City Manager



DONNA G. SCHWARTZ, CMC  
City Clerk

**ATTACHMENTS**

- A. Resolution No. 2015-17, Amending Resolution No. 2015-13, Appointing Substitute Alternate(s) to the Independent Cities Risk Management Authority's Governing Board (ICRMA)
- B. Resolution No. 2015-13, Appointing the Representative and Alternate to the Independent Cities Risk Management Authority's Governing Board (ICRMA)



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**RESOLUTION NO. 2015-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF HUNTINGTON PARK AMENDING RESOLUTION NO.  
2015-13 APPOINTING SUBSTITUTE ALTERNATE  
REPRESENTATIVES TO THE GOVERNING BOARD OF  
THE INDEPENDENT CITIES RISK MANAGEMENT  
AUTHORITY (ICRMA)**

**WHEREAS**, the City of Huntington Park ("City") is a member of the Independent Cities Risk Management Authority ("ICRMA"), a joint powers authority created pursuant to the provisions of the California Government Code; and

**WHEREAS**, ICRMA provides a Liability Risk Management Program, Property Risk Management Program, Workers' Compensation Risk Management Program, and other programs for its members; and

**WHEREAS**, the Joint Powers Agreement provides that the city council of each member city may appoint a member of the city council as the city's representative to the ICRMA Governing Board and also authorizes the appointment of an alternate representative and a substitute alternate representative to represent the city's interest in the absence of the city council appointee; and

**WHEREAS**, City desires to designate its representative to the ICRMA Governing Board.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Huntington Park does hereby find, determine and declare as follows:

**SECTION 1.** That Council Member Marilyn Sanabria (may be a Council or staff person) is hereby appointed to serve on the ICRMA Governing Board and to the Risk Management Programs in which this City participates.

**SECTION 2.** That Mayor Karina Macias (may be a staff person) is hereby appointed as the alternate, to serve on the ICRMA Governing Board and to the Risk Management Programs in which this City participates in the absence of the primary member noted in Section 1 above.

**SECTION 3.** That \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (may be a staff person) is hereby appointed as the substitute alternate(s), to serve on the ICRMA Governing Board and to the Risk Management Programs in which this City participates in the absence of the primary and alternate members noted in Sections 1 and 2 above.

**SECTION 4.** That the individuals designated by this City Council as the City's representative, alternate and substitute alternate representatives to the ICRMA Governing Board and to the Risk Management Programs in which this City participates are hereby confirmed and designated as the City's delegates for all purposes of representing the City's interests and exercising the authority of the City with respect to the Coverage and the Program and voting on behalf of the City on all matters delegated to the Governing Board and signing such amendments as are contemplated to be approved by the Governing Board.

**SECTION 5.** The appointments contained herein shall supersede all prior appointments of representatives to the Independent Cities Risk Management Authority contained in Resolution 2014-67 and prior.

**SECTION 6.** The City Clerk shall certify to the adoption of this resolution.

**SECTION 7.** The City Clerk shall forward a certified copy of this resolution to the ICRMA, to the attention of its General Manager.

**PASSED, APPROVED, AND ADOPTED** this 4th day of May, 2015.

Karina Macias  
Mayor

ATTEST:

Donna G. Schwartz, CMC  
City Clerk

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**RESOLUTION NO. 2015-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF HUNTINGTON PARK AMENDING RESOLUTION NO.  
2014-67 APPOINTING A REPRESENTATIVE, AN  
ALTERNATE AND SUBSTITUTE ALTERNATE  
REPRESENTATIVE TO THE GOVERNING BOARD OF  
THE INDEPENDENT CITIES RISK MANAGEMENT  
AUTHORITY (ICRMA)**

**WHEREAS**, the City of Huntington Park ("City") is a member of the Independent Cities Risk Management Authority ("ICRMA"), a joint powers authority created pursuant to the provisions of the California Government Code; and

**WHEREAS**, ICRMA provides a Liability Risk Management Program, Property Risk Management Program, Workers' Compensation Risk Management Program, and other programs for its members; and

**WHEREAS**, the Joint Powers Agreement provides that the city council of each member city may appoint a member of the city council as the city's representative to the ICRMA Governing Board and also authorizes the appointment of an alternate representative and a substitute alternate representative to represent the city's interest in the absence of the city council appointee; and

**WHEREAS**, City desires to designate its representative to the ICRMA Governing Board.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Huntington Park does hereby find, determine and declare as follows:

**SECTION 1.** That Council Member Marilyn Sanabria (may be a Council or staff person) is hereby appointed to serve on the ICRMA Governing Board and to the Risk Management Programs in which this City participates.

**SECTION 2.** That Mayor Karina Macias (may be a staff person) is hereby appointed as the alternate, to serve on the ICRMA Governing Board and to the Risk Management Programs in which this City participates in the absence of the primary member noted in Section 1 above.

**SECTION 3.** That Danny Bueno (may be a staff person) is hereby appointed as the substitute alternate, to serve on the ICRMA Governing Board and to the Risk

1 Management Programs in which this City participates in the absence of the primary and  
2 alternate members noted in Sections 1 and 2 above.

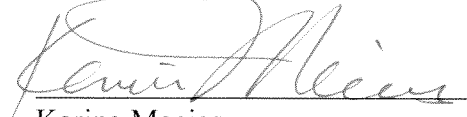
3 **SECTION 4.** That the individuals designated by this City Council as the City's  
4 representative, alternate and substitute alternate representatives to the ICRMA Governing  
5 Board and to the Risk Management Programs in which this City participates are hereby  
6 confirmed and designated as the City's delegates for all purposes of representing the  
7 City's interests and exercising the authority of the City with respect to the Coverage and  
8 the Program and voting on behalf of the City on all matters delegated to the Governing  
9 Board and signing such amendments as are contemplated to be approved by the  
10 Governing Board.

11 **SECTION 5.** The appointments contained herein shall supersede all prior  
12 appointments of representatives to the Independent Cities Risk Management Authority  
13 contained in Resolution 2014-67 and prior.


14 **SECTION 6.** The City Clerk shall certify to the adoption of this resolution.

15 **SECTION 7.** The City Clerk shall forward a certified copy of this  
16 resolution to the ICRMA, to the attention of its General Manager.

17 **PASSED, APPROVED, AND ADOPTED** this 6th day of April, 2015.

18   
19 Karina Macias  
20 Mayor

21 ATTEST:

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23 Donna G. Schwartz, CMC  
24 City Clerk

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS  
CITY OF HUNTINGTON PARK )

I, Donna G. Schwartz, City Clerk of the City of Huntington Park, California, do hereby certify that the foregoing Resolution No. 2015–13 was duly passed and adopted by the City Council of the City of Huntington Park at a regular meeting of the City Council held on the 6<sup>th</sup> day of April, 2015, by the following vote, to wit:

AYES: Council Member(s): Amezcuita, Pineda, Sanabria, Vice Mayor Ortiz  
Mayor Macias

NOES: Council Member(s): None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Huntington Park, this 8<sup>th</sup> day of April 2015.

  
Donna G. Schwartz, CMC, City Clerk

**CITY OF HUNTINGTON PARK**  
**DEMAND REGISTER**  
**5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
AAA ELECTRICAL SUPPLY INC	107690-00	535-8016-431.61-45	STREET LAMPS	501.77	N
				<b>501.77</b>	
ADMIN SURE	8510	745-9030-413.33-70	WORKERS COMP-APRIL 2015	7,080.40	N
				<b>7,080.40</b>	
ADVANCED ELECTRONICS, INC.	149108-IN	741-8060-431.43-20	RADIO REPAIR & ADJUSTMENT	123.87	N
				<b>123.87</b>	
AFSCME COUNCIL 36	PPE 4/26/15	802-0000-217.60-10	AFSCME DUES	615.60	Y
				<b>615.60</b>	
ALEX J. ESCOBAR	4/16/15	111-7010-421.59-10	MILEAGE REIMBURSEMENT	14.48	N
				<b>14.48</b>	
ALL CITY MANAGEMENT SERVICES	38888	111-7022-421.56-41	CROSSING GUARD SERVICES	2,087.02	N
				<b>2,087.02</b>	
ALVAKA NETWORKS	154287	111-7010-421.56-41	NETWORK MANAGEMENT	1,220.00	N
	154308	111-7010-421.56-41	NETWORK MANAGEMENT	5,289.00	N
	154348SA	111-7010-421.56-41	NETWORK MANAGEMENT	1,350.00	N
	154419NP	111-7010-421.56-41	NETWORK MANAGEMENT	2,328.75	N
				<b>10,187.75</b>	
AMERI PRIDE UNIFORM SERVICES INC	1401071331	111-8020-431.16-20	LAUNDRY/RENTAL SERVICES	101.33	N
	1401076426	111-8020-431.16-20	LAUNDRY/RENTAL SERVICES	101.33	N
	1401081534	111-8020-431.16-20	LAUNDRY/RENTAL SERVICES	101.33	N
	1401086626	111-8020-431.16-20	LAUNDRY/RENTAL SERVICES	101.33	N
	1401091726	111-8020-431.16-20	LAUNDRY/RENTAL SERVICES	101.33	N
	1401071331	741-8060-431.61-20	LAUNDRY/RENTAL SERVICES	16.05	N
	1401076426	741-8060-431.61-20	LAUNDRY/RENTAL SERVICES	16.05	N
	1401081534	741-8060-431.61-20	LAUNDRY/RENTAL SERVICES	16.05	N
	1401086626	741-8060-431.61-20	LAUNDRY/RENTAL SERVICES	16.05	N
	1401091726	741-8060-431.61-20	LAUNDRY/RENTAL SERVICES	16.05	N
				<b>586.90</b>	

**CITY OF HUNTINGTON PARK**  
**DEMAND REGISTER**  
**5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
AMERICAN FAMILY LIFE ASSURANCE	PPE 4/26/15	802-0000-217.50-40	CANCER INSURANCE	106.58	Y
				<b>106.58</b>	
ANGELA CORNEJO	4/20/15	111-0110-411.66-05	CITY COUNCIL EXPENSE	13.50	N
				<b>13.50</b>	
APPLIANCE PARTS SPECIALIST	954	111-6022-451.43-10	REFRIGERATOR REPAIR-SLP	525.00	N
				<b>525.00</b>	
ARROWHEAD MOUNTAIN SPRING WATER CO.	05D0030225171	111-3010-415.61-20	DRINKING WATER-FINANCE	162.02	N
				<b>162.02</b>	
ARROYO BACKGROUND INVESTIGATIONS	583	111-7010-421.56-41	BACKGROUND INVESTIGATIONS	455.00	N
	602	111-7010-421.56-41	BACKGROUND INVESTIGATIONS	800.00	N
				<b>1,255.00</b>	
AT&T MOBILITY	3/7-4/6/2015	111-9010-419.53-10	Acct # 832433777	2,825.98	N
	3/7-4/6/2015	111-7010-421.53-10	Acct # 870062392	800.45	N
				<b>3,626.43</b>	
AT&T PAYMENT CENTER	4/7-5/6/15	111-9010-419.53-10	ACCT #337-841-4292-333-3	78.52	N
	4/7-5/6/15	111-9010-419.53-10	ACCT #337-841-4289-333-8	189.59	N
	4/7-5/6/15	111-9010-419.53-10	ACCT #337-841-4288-333-9	98.22	N
	4/7-5/6/15	111-9010-419.53-10	ACCT #337-841-4287-333-0	32.29	N
	4/7-5/6/15	111-9010-419.53-10	ACCT #337-841-4286-333-1	32.29	N
	4/7-5/6/15	111-9010-419.53-10	ACCT #337-841-4285-333-2	32.29	N
	4/7-5/6/15	111-9010-419.53-10	ACCT #337-841-4284-333-3	32.29	N
	4/7-5/6/15	111-7010-421.53-10	ACCT #335-266-3215-820-5	129.54	N
				<b>625.03</b>	
ATHLETERACENUMBERS.COM	92668	111-6020-451.61-35	SUPPLIES-FAMILY FUN FEST	193.13	N
				<b>193.13</b>	
AY NURSERY INC.	85681	535-6090-452.61-20	STREET TREES	708.50	N
				<b>708.50</b>	

**CITY OF HUNTINGTON PARK**  
**DEMAND REGISTER**  
**5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
B&L MASTERCARE	40804	111-7020-421.43-10	PD SUPPLIES	188.52	N
				<b>188.52</b>	
B3W INC	2015-109	741-8060-431.43-20	VACUMMED CLARIFIERS	1,989.00	N
				<b>1,989.00</b>	
CALPERS	1800	802-0000-218.10-10	MAY 15 HEALTH PREMIUM	149,905.76	N
	1800	217-0230-413.28-00	MAY 15 HEALTH PREMIUM	125,394.01	N
	1800	746-0213-413.56-41	MAY 15 ADMIN FEES	483.13	N
	1800	217-0230-413.56-41	MAY 15 ADMIN FEES	483.13	N
				<b>276,266.03</b>	
CANON	14812264	111-3011-419.43-05	CANON PRINTER MAINT APR15	332.02	N
	14812264	681-3022-415.43-05	CANON PRINTER MAINT APR15	332.02	N
				<b>664.04</b>	
CARD INTEGRATORS	82993-IN	111-7010-421.43-05	TECH SUPPORT	211.20	N
				<b>211.20</b>	
CARLA ENRIQUETA TORRES GARCIA	1/13-3/19/15	111-6060-466.33-20	START RIGHT CLASS	542.40	N
	1/12-3/25/15	111-6060-466.33-20	START RIGHT CLASS	542.40	N
	3/13-4/17/15	111-6060-466.33-20	CREATIVE LITTLE HANDS	156.80	N
	3/17-4/9/15	111-6060-466.33-20	PEE WEE SPORTS	156.80	N
				<b>1,398.40</b>	
CARLOS GOMEZ	8	745-9030-413.56-41	EMPLOYEE WELLNESS PROGRAM	450.00	N
	9	745-9030-413.56-41	EMPLOYEE WELLNESS PROGRAM	475.00	N
				<b>925.00</b>	
CARRILLO'S CUSTOM FURNITURE	10-48	535-6090-452.61-20	PARKLET LABOR ONLY	300.00	N
				<b>300.00</b>	
CDW GOVERNMENT, INC.	TN90849	111-7022-421.61-29	IT SUPPLIES	183.27	N
				<b>183.27</b>	
CELL BUSINESS EQUIPMENT	IN1674765	111-7010-421.44-10	COPIER LEASE EXPENSE	415.19	N



**CITY OF HUNTINGTON PARK  
DEMAND REGISTER  
5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
				<b>415.19</b>	
CENTRAL BASIN MWD	HP-MAR15	681-8030-461.41-00	WATER SERVICES MAR 2015	163,261.29	N
				<b>163,261.29</b>	
CHRISTOPHER PEREZ	52620/52682	111-0000-228.20-00	REFUND-MENS BBALL LEAGUE	62.00	N
	52620/52682	111-0000-347.25-00	REFUND-MENS BBALL LEAGUE	350.00	N
				<b>412.00</b>	
CITY OF HUNTINGTON PARK - STANDARD	PPE 4/26/15	802-0000-217.50-70	STANDARD LIFE INSURANCE	741.29	N
				<b>741.29</b>	
CITY OF HUNTINGTON PARK FLEXIBLE	PPE 4/26/15	802-0000-217.30-30	SECTION 125	424.00	Y
				<b>424.00</b>	
CITY OF HUNTINGTON PARK GEA	PPE 4/26/15	802-0000-217.60-10	GENERAL EMPL & ASSN DUES	123.95	Y
				<b>123.95</b>	
CITY OF HUNTINGTON PARK- LEGAL SHLD	PPE 4/26/15	802-0000-217.60-50	LEGAL SHIELD	147.16	N
				<b>147.16</b>	
CLINICAL LAB OF SAN BERNARDINO, INC	942538	681-8030-461.56-41	WATER SAMPLING FEES	1,074.75	N
				<b>1,074.75</b>	
COLONIAL SUPPLEMENTAL INSURANCE	PPE 4/26/15	802-0000-217.50-40	SUPPLEMENTAL INSURANCE	1,614.40	Y
				<b>1,614.40</b>	
COMPUTER SERVICE COMPANY	3845-00226	221-8014-429.56-41	SERVICE CALL OUT	1,122.00	N
	3845-00227	221-8014-429.56-41	SERVICE CALL OUT	305.00	N
	3845-00228	221-8014-429.56-41	SERVICE CALL OUT	122.00	N
	3845-00229	221-8014-429.56-41	SERVICE CALL OUT	480.00	N
	3845-00230	221-8014-429.56-41	SERVICE CALL OUT	295.00	N
	3845-00231	221-8014-429.56-41	SERVICE CALL OUT	312.00	N
	3845-00232	221-8014-429.56-41	SERVICE CALL OUT	236.00	N
	3845-00233	221-8014-429.56-41	SERVICE CALL OUT	122.00	N

**CITY OF HUNTINGTON PARK**  
**DEMAND REGISTER**  
**5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
				<b>2,994.00</b>	
COMSERCO, INC.	72008	741-8060-431.43-20	TWO WAY RADIO REPAIR	382.27	N
				<b>382.27</b>	
CORPORATE COACH CHARTER	5/17-5/24/2015	111-7010-421.61-21	LEAD TRANSPORTATION	2,430.00	N
				<b>2,430.00</b>	
COUNTY OF L.A. DEPT OF PUBLIC WORKS	15040606991	221-8014-429.56-41	TRAFFIC SIGNAL MAINTENANC	228.42	N
				<b>228.42</b>	
DAILY JOURNAL CORPORATION	217838	111-5010-419.54-00	PUBLICATIONS 2015-04	714.31	N
				<b>714.31</b>	
DAPEER, ROSENBLIT & LITVAK	9504	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	1,542.72	N
	9505	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	1,565.72	N
	9506	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	697.50	N
	9507	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	3,834.86	N
	9508	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	540.00	N
	9509	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	157.50	N
	9602	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	509.15	N
	9603	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	1,119.65	N
	9604	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	702.50	N
	9605	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	472.50	N
	9606	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	472.50	N
	9607	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	585.00	N
	9608	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	319.67	N
	9609	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	512.50	N
	9610	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	657.50	N
	9611	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	180.00	N
	9612	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	180.00	N
	9613	111-0220-411.32-20	SPECIALIZED LEGAL SERVICE	3,852.50	N
				<b>17,901.77</b>	
DATAPROSE, INC.	DP1500766	681-3022-415.56-41	WATER BILLING MARCH 2015	1,018.93	N
	DP1500766	681-3022-415.53-20	WATER BILLING MARCH 2015	1,496.04	N

**CITY OF HUNTINGTON PARK**  
**DEMAND REGISTER**  
**5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
				<b>2,514.97</b>	
DE LAGE LANDEN	45254748	111-7010-421.44-10	COPIER LEASE PAYMENT	685.56	N
	44987313	111-1010-411.56-41	COPIER LEASE PAYMENT	1,485.57	N
	45226220	111-1010-411.56-41	COPIER LEASE PAYMENT	1,644.34	N
				<b>3,815.47</b>	
DELTA DENTAL	BE001131397	802-0000-217.50-20	DELTA DENTAL-DPO APR 2015	9,106.31	N
				<b>9,106.31</b>	
DEPARTMENT OF ANIMAL CARE & CONTROL	MAR-15	111-7065-441.56-41	HOUSING COST	5,219.87	N
				<b>5,219.87</b>	
DEPARTMENT OF INDUSTRIAL RELATIONS	E1263107MR	111-8022-419.56-41	ELEVATOR PERMIT INSPECTNS	225.00	N
				<b>225.00</b>	
DF POLYGRAPH	2015-3	111-7010-421.56-41	POLYGRAPH EXAMINATIONS	350.00	N
				<b>350.00</b>	
DUNN EDWARDS CORPORATION	2009180933	222-5030-431.70-01	WOOD STAIN-NEW PARKLET	90.99	N
				<b>90.99</b>	
ENTERPRISE FM TRUST	FBN2759182	229-7010-421.74-10	MONTHLY LEASE CHARGES	789.35	N
	FBN2759182	226-9010-419.74-20	MONTHLY LEASE CHARGES	1,161.50	N
				<b>1,950.85</b>	
ESTELA RAMIREZ	3/10-12/15	111-6060-466.33-20	DROP IN AEROBICS & PILATE	12.60	N
	3/16-4/9/15	111-6060-466.33-20	AEROBIC BODY TONING	395.20	N
	3/17-4/9/15	111-6060-466.33-20	PILATES & AEROBICS	208.00	N
	4/14-16/15	111-6060-466.33-20	PILATES & AEROBICS	30.10	N
	4/13-16/15	111-6060-466.33-20	AEROBIC BODY TONING	37.80	N
				<b>683.70</b>	
EVAN BROOKS ASSOCIATES, INC	15003-6	222-4010-431.56-41	RETAINER-ON CALL TRNSPRTN	16,000.00	N
	15001-9	222-4010-431.56-41	RETAINER-ON CALL TRNSPRTN	8,000.00	N
	15002-5	222-4010-431.56-41	RETAINER-ON CALL TRNSPRTN	13,500.00	N

**CITY OF HUNTINGTON PARK**  
**DEMAND REGISTER**  
**5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
	15004-11	222-4010-431.56-41	RETAINER-ON CALL TRNSPRTN	8,000.00	N
	14012-9	222-4010-431.56-41	RETAINER-ON CALL TRNSPRTN	8,000.00	N
				<b>53,500.00</b>	
EVELYN REYES	4/16/15	111-7010-421.59-30	MILEAGE REIMBURSEMENT	47.69	N
	4/13/15	111-7010-421.59-30	MILEAGE REIMBURSEMENT	61.15	N
				<b>108.84</b>	
EXPERT ROOTER	90645	535-6090-452.61-20	UNCLOGED URINAL/DRAIN	88.00	N
				<b>88.00</b>	
F&A FEDERAL CREDIT UNION	PPE 4/26/15	802-0000-217.60-40	F&A CREDIT UNION	16,591.50	Y
				<b>16,591.50</b>	
FIRESTONE COMPLETE AUTO CARE	117737	741-8060-431.43-20	REPAIR UNIT# 882	692.37	N
	117766	741-8060-431.43-20	SHOP INVENTORY	368.47	N
	118312	741-8060-431.43-20	FIRE-FLY FLAT REPAIR	66.16	N
				<b>1,127.00</b>	
FIRST CHOICE SERVICES	491467	111-9010-419.61-20	COFFEE SUPPLIES	171.65	N
				<b>171.65</b>	
GERARDO A. MARTINEZ	MAR-15	111-0110-411.56-41	INTERPRETING SERVICES	450.00	N
				<b>450.00</b>	
GRACIELA ORTIZ	5/14-5/17/2015	111-0110-411.58-23	PER DIEM	40.00	N
				<b>40.00</b>	
GRAINGER	9712656181	535-6090-452.61-20	FOUNTAIN PUMP	456.98	N
				<b>456.98</b>	
HERNANDEZ SIGNS, INC.	1309	111-6020-451.61-35	PROMO BANNER-FAMILY DAY	1,255.68	N
				<b>1,255.68</b>	
HF&H CONSULTANTS, LLC	9713161	112-8026-431.32-70	SOLID WASTE FRANCHISE	9,806.32	N

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				<b>9,806.32</b>	
HINDERLITER DE LLAMAS AND ASSOC	23383-IN	111-9010-419.56-41	SALES TX CONTRACT SERVICE	1,918.74	N
				<b>1,918.74</b>	
HOME DEPOT - PD	3154658	239-7055-424.61-23	MAYOR'S DECORATION AWARD	617.27	N
	9083480	239-7055-424.61-23	MAYOR'S DECORATION AWARD	50.00	N
	7970566	111-7030-421.61-20	CSU SUPPLIES	454.53	N
				<b>1,121.80</b>	
HOME DEPOT - PUBLIC WORKS	260789	111-7020-421.43-10	POLICE BUILDING EXPENSES	47.00	N
	8260947	111-7020-421.43-10	POLICE BUILDING EXPENSES	32.26	N
	260791	111-8022-419.43-10	CITY HALL EXPENSES	54.47	N
	8260951	111-8022-419.43-10	CITY HALL EXPENSES	298.38	N
	3260733	111-6022-451.43-10	PARK SUPPLIES	123.88	N
	3260738	111-6022-451.43-10	PARK SUPPLIES	59.86	N
	260790	111-6022-451.43-10	PARK SUPPLIES	14.13	N
	1260772	535-6090-452.61-20	STREET TREES/LANDSCAPE	19.62	N
	7033195	535-6090-452.61-20	STREET TREES/LANDSCAPE	8.16	N
	9260806	221-8012-429.61-20	STREET OPERATION & EXPENS	39.76	N
	5261006	221-8014-429.61-20	TRAFFIC SIGNAL EXPENSES	34.47	N
	6260989	221-8014-429.61-20	TRAFFIC SIGNAL EXPENSES	352.17	N
	6260858	221-8014-429.61-20	TRAFFIC SIGNAL EXPENSES	120.95	N
	5260876	221-8014-429.61-20	TRAFFIC SIGNAL EXPENSES	50.33	N
	2261033	221-8014-429.61-20	TRAFFIC SIGNAL EXPENSES	81.86	N
				<b>1,337.30</b>	
HUB INTERNATIONAL OF CA INSURANCE	52189	111-0000-395.10-00	SPECIAL EVENT COVERAGE	259.10	N
				<b>259.10</b>	
HUNTINGTON PARK POLICE MGMT ASSN.	PPE 4/26/15	802-0000-217.60-10	POLICE MANAGEMENT DUES	65.00	Y
				<b>65.00</b>	
HUNTINGTON PARK POLICE OFFICER ASSN	PPE 4/26/15	802-0000-217.60-10	POLICE OFFICERS ASSN DUES	4,152.57	Y
				<b>4,152.57</b>	

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IBE DIGITAL	34345A1	111-1010-411.61-25	KONICA TONER	12.36	N
				<b>12.36</b>	
INTERSTATE BATTERY SYST CENTRAL LA	650192928	231-7060-421.61-20	PARKING SUPPLIES-PD	1,409.50	N
				<b>1,409.50</b>	
JANIE PICHARDO	VTUU92SKBAZT	226-9010-419.15-55	CARPOOL REFUND	40.00	N
				<b>40.00</b>	
JERRY'S AUTO BODY, INC.	28680	741-8060-431.43-20	REAR DOOR REPLACE 914	2,236.67	N
				<b>2,236.67</b>	
JHONNY PINEDA	5/14-5/17/2015	111-0110-411.58-21	PER DIEM	40.00	N
				<b>40.00</b>	
JOEL GORDILLO	APR-15	111-0210-413.56-41	FILM & BROADCAST-MEETINGS	1,650.00	N
				<b>1,650.00</b>	
JONES & MAYER	71909	111-0220-411.32-70	LEGAL SERVICES-MAR 15	447.75	N
				<b>447.75</b>	
JONES LUMBER COMPANY, INC	8276	222-5030-431.70-01	LUMBER/SUPPLIES-PARKLET	57.54	N
	8277	222-5030-431.70-01	LUMBER/SUPPLIES-PARKLET	945.33	N
				<b>1,002.87</b>	
JUAN JAVIER RODRIGUEZ	51816/52684	111-0000-228.20-00	REFUND-HPCC & SENIOR PARK	500.00	N
	51816/52684	111-0000-347.70-00	REFUND-HPCC & SENIOR PARK	75.00	N
				<b>575.00</b>	
KARINA MACIAS	5/14-5/17/2015	111-0110-411.58-19	PER DIEM	40.00	N
				<b>40.00</b>	
KRISTEN GATCHELL	4/16/15	239-7055-424.59-10	MILEAGE REIMBURSEMENT	9.05	N
				<b>9.05</b>	
LA COUNTY SHERIFF'S DEPT	153774ST	111-7022-421.56-41	INMATE MEAL SERVICE	851.15	N

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				<b>851.15</b>	
LAKIN TIRE WEST, INC.	386703	741-8060-431.43-20	PICK UP DISPOSAL-TIRES	782.66	N
				<b>782.66</b>	
LAN WAN ENTERPRISE, INC	52452	111-9010-419.56-64	COPIER/PRINTER/SCANNER	764.80	N
	52456	111-8020-431.61-20	PRINTERS-PUBLIC WORKS	596.80	N
	52451	111-9010-419.56-64	SURFACE PRO EQUIP	7,050.89	N
				<b>8,412.49</b>	
LAWRENCE, BEACH, ALLEN & CHOI,PC	51631	745-9031-413.32-70	ATTORNEY FEES	1,257.50	N
	51525	745-9031-413.32-70	ATOORNEY FEES	7,542.58	N
				<b>8,800.08</b>	
LB JOHNSON HARDWARE CO #1	672052	741-8060-431.43-20	ONE CARTRIDGE FOR FLEET	246.71	N
	672300	741-8060-431.43-20	SHOP SUPPLIES	4.27	N
	672340	221-8010-431.61-20	FITTINGS FOR COMPRESSOR	68.08	N
	672356	221-8010-431.61-20	FITTINGS FOR COMPRESSOR	-33.53	N
	672357	221-8010-431.61-20	FITTINGS FOR COMPRESSOR	38.32	N
	671619	221-8010-431.61-20	FITTINGS FOR COMPRESSOR	35.24	N
				<b>359.09</b>	
LEGAL SHIELD	APR 2015	802-0000-217.60-50	IDENTITY THEFT PROTECTION	318.80	N
				<b>318.80</b>	
LGP EQUIPMENT RENTALS INC	34676	221-8010-431.61-20	ARROW BOARD RENTAL	459.80	N
	34669	221-8010-431.61-20	3.5CY OF CONCRETE & DRUM	542.50	N
	34850	221-8014-429.61-20	8.0 HP ROTARY HAMMER	284.90	N
	34580	535-6090-452.61-20	GAS ROTORY TILLER RENTAL	154.95	N
				<b>1,442.15</b>	
LOGAN SUPPLY COMPANY, INC.	84063	221-8010-431.61-20	4 BOXES EAR PLUGS & BELTS	228.90	N
				<b>228.90</b>	
LYNBERG & WATKINS APC	39082	745-9031-413.32-70	LEGAL SERVICES	2,407.04	N
	38775	745-9031-413.32-70	LEGAL SERVICES	1,918.20	N

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	38531	745-9031-413.32-70	LEGAL SERVICES	4,293.30	N
	39391	745-9031-413.32-70	LEGAL SERVICES	4,148.08	N
	38530	745-9031-413.32-70	LEGAL SERVICES	1,918.88	N
	38774	745-9031-413.32-70	LEGAL SERVICES	5,258.33	N
	39081	745-9031-413.32-70	LEGAL SERVICES	6,172.76	N
	39390	745-9031-413.32-70	LEGAL SERVICES	6,881.71	N
	38529	745-9031-413.32-70	LEGAL SERVICES	2,052.65	N
	38773	745-9031-413.32-70	LEGAL SERVICES	1,618.67	N
	39080	745-9031-413.32-70	LEGAL SERVICES	1,495.97	N
	39389	745-9031-413.32-70	LEGAL SERVICES	1,350.20	N
	39392	745-9031-413.32-70	LEGAL SERVICES	696.33	N
				<b>40,212.12</b>	
MACARIO LIMON	4/23/15	111-0000-322.20-00	PLAN CHECK REFUND	121.68	N
				<b>121.68</b>	
MARIA MAHER	52140/52681	111-0000-228.20-00	REFUND-RESERVATION	500.00	N
	52140/52681	111-0000-347.30-00	REFUND-RESERVATION	285.00	N
	52140/52681	111-0000-347.70-00	REFUND-RESERVATION	450.00	N
				<b>1,235.00</b>	
MARILYN SANABRIA	5/14-5/17/2015	111-0110-411.58-21	PER DIEM	40.00	N
				<b>40.00</b>	
MCCULLAH FENCE COMPANY	20150403	111-8020-431.43-10	PUBLIC WORKS YARD FENCE	1,350.00	N
				<b>1,350.00</b>	
MISC-ONE TIME VENDORS	4/27/15	111-0000-399.90-90	REFUND-CANDIDATE STATEMNT	780.60	N
	4/27/15	111-0000-399.90-90	REFUND-CANDIDATE STATEMNT	780.60	N
	4/27/15	111-0000-399.90-90	REFUND CANDIDATE STATEMNT	780.60	N
	4/27/15	111-0000-399.90-90	REFUND CANDIDATE STATEMNT	780.60	N
	100000014517332	216-0230-413.23-06	2015 REPLACEMENT FUND	882.90	N
	4/27/15	111-0000-399.90-90	REFUND CANDIDATE STATEMNT	780.60	N
	3/18/15	111-0000-322.20-00	PLAN CK REFUND	123.35	N
	15-3011	111-1010-411.31-10	CANDIDATE STATEMENT PRINT	6,194.00	N
	4/27/15	111-0000-399.90-90	REFUND CANDIDATE STATEMNT	780.60	N
	4/27/15	111-0000-399.90-90	REFUND CANDIDATE STATEMNT	780.60	N



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	4/27/15	111-0000-399.90-90	REFUND CANDIDATE STATEMNT	780.60	N
	4/27/15	111-0000-399.90-90	REFUND CANDIDATE STATEMNT	780.60	N
				<b>14,225.65</b>	
NATION WIDE RETIREMENT SOLUTIONS	PPE 4/26/15	802-0000-217.40-10	NATIONWIDE RETIREMENT SOL	17,249.91	Y
				<b>17,249.91</b>	
NORMA AHUMADA	51365/52645	111-0000-228.20-00	DEPOSIT REFUND-SENIOR PRK	250.00	N
				<b>250.00</b>	
NORMA URENA	3/18-4/10/15	111-6060-466.33-20	CARDIO KICKBOXING	201.60	N
	3/16-4/9/15	111-6060-466.33-20	ZUMBA KIDS	201.60	N
				<b>403.20</b>	
O'REILLY AUTO PARTS	2959-325457	741-8060-431.43-20	PARTS FOR UNIT 206	6.44	N
	2959-327442	741-8060-431.43-20	PARTS FOR UNIT 137	39.44	N
	2959-328031	741-8060-431.43-20	PARTS FOR UNIT 958	121.55	N
	2959-330189	741-8060-431.43-20	PARTS FOR UNIT 218	110.80	N
	2959-330981	741-8060-431.43-20	VEHICLE PARTS	115.54	N
	2959-333062	741-8060-431.43-20	VEHICLE PARTS	56.46	N
				<b>450.23</b>	
OEM AUTO PAINT SUPPLIES	78981	222-5030-431.70-01	STEEL BLACK PAINT	151.46	N
				<b>151.46</b>	
OK PRINTING DESIGN & DIGITAL PRINT	56	111-0230-413.61-20	BUSINESS CARDS	98.10	N
	57	239-5030-465.61-20	BUSINESS CARDS	49.05	N
	28	111-4010-431.54-00	BUSINESS CARDS	49.05	N
				<b>196.20</b>	
OLDTIMERS FOUNDATION	315-197	219-0250-431.56-43	COMBI SHUTTLE SERVICES	30,151.59	Y
	315-197	219-0000-340.30-00	PROGRAM INCOME	-5,931.89	Y
				<b>24,219.70</b>	
OLIVAREZ MADRUGA, LLP	12680-12695	111-0220-411.32-70	REPLACE CK 190340	41,267.77	N
	12695	681-8030-461.32-70	REPLACE CK 190340	1,045.00	N

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	12762-12775	111-0220-411.32-70	REPLACE CK#190501	41,572.95	N
	12775	681-8030-461.32-70	REPLACE CK#190501	871.62	N
				<b>84,757.34</b>	
ORANGE COUNTY SHERIFF'S DEPT	9/28-10/9/15	111-7010-421.59-20	REGISTRATION-BASIC SUPERV	134.00	N
				<b>134.00</b>	
PARAMOUNT ICELAND INC.	3/21-4/11/15	111-6060-466.33-20	ICE SKATING	153.60	N
				<b>153.60</b>	
PERFORMANCE NURSERY	165553	535-6090-452.61-20	PLANT MATERIAL	529.74	N
	165270	535-6090-452.61-20	STREET TREES	335.07	N
				<b>864.81</b>	
PRUDENTIAL OVERALL SUPPLY	50720625	111-7010-421.61-20	MAT CLEANING SERVICES	16.85	N
				<b>16.85</b>	
PURCHASE POWER	4/14/15	111-1010-411.56-41	ACCT #8000-9090-0355-8108	78.83	N
				<b>78.83</b>	
QUALITY CODE PUBLISHING LLC	2015-82	111-1010-411.56-41	SUPPLEMENTAL NO. 45	859.56	N
	2015-129	111-1010-411.56-41	SUPPLEMENTAL NO. 45	342.55	N
				<b>1,202.11</b>	
RAMCAST ORNAMENTAL SUPPLY CO, INC.	233271-IN	222-5030-431.70-01	STEEL FOR NEW PARKLET	163.51	N
	232794-IN	222-5030-431.70-01	STEEL FOR NEW PARKLET	757.56	N
	232460-IN	222-5030-431.70-01	STEEL FOR NEW PARKLET	836.95	N
	234061-IN	222-5030-431.70-01	STEEL FOR NEW PARKLET	200.83	N
				<b>1,958.85</b>	
RESOURCE BUILDING MATERIALS	1703174	535-6090-452.61-20	HILLTOPPER-DRYING AGENT	1,469.32	N
				<b>1,469.32</b>	
RICOH USA, INC.	45233654	111-6010-451.56-41	COPIER LEASE APRIL 15	222.76	N
				<b>222.76</b>	

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RIO HONDO COLLEGE	1415-RANGE-HUNT	111-7010-421.59-20	TRAINING	1,200.00	N
				<b>1,200.00</b>	
RONALD R. BATES	3	220-8070-431.56-41	TRANSPORTATION SERVICES	3,900.00	N
				<b>3,900.00</b>	
RUTAN & TUCKER, LLP	712765	111-0220-411.32-70	STORMWATER REGULATORY	60.00	N
				<b>60.00</b>	
S & S WORLDWIDE, INC.	8538220	111-6020-451.61-35	FACE PAINTING SUPPLIES	57.76	N
				<b>57.76</b>	
SAFETY KLEEN	66399058	741-8060-431.43-20	5-G BRAKE CLEANER	536.98	N
				<b>536.98</b>	
SC FUELS	2709104	741-8060-431.62-30	FUEL PURCHASE	16,382.79	N
				<b>16,382.79</b>	
SECURITAS SECURITY SERVICES USA INC	W4756538	111-7022-421.56-41	SECURITY SERVICES	495.00	N
	W4766664	111-7022-421.56-41	SECURITY SERVICES	550.00	N
	W4738483	111-7022-421.56-41	SECURITY SERVICES	343.75	N
				<b>1,388.75</b>	
SERGIO BENITEZ	4/13/15	111-7010-421.59-30	MILEAGE REIMBURSEMENT	61.15	N
				<b>61.15</b>	
SEVERN TRENT ENVIRONMENTAL SERVICES	STES2078384	681-8030-461.56-41	CONTRACTUAL SRVCS WATER	94,196.68	N
	STES2078384	283-8040-432.56-41	CONTRACTUAL SRVCS WATER	12,074.10	N
				<b>106,270.78</b>	
SMITH PAINT & SUPPLY INC	745233	222-5030-431.70-01	SEALER-NEW PARKLET	85.00	N
				<b>85.00</b>	
SONIA MAURICIO	51900/52644	111-0000-228.20-00	DEPOSIT REFUND-SLP SOCIAL	500.00	N
				<b>500.00</b>	

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SOUTH COAST AIR QUALITY MGMT DISTR.	2819056	741-8060-431.43-20	HOT SPOTS PROGRAM FEE	120.84	N
	2818266	741-8060-431.43-20	EMISSIONS FEES	119.76	N
	2818096	741-8060-431.43-20	EMISSIONS FEES	119.76	N
	2816856	741-8060-431.43-20	ANNUAL OPERATING FEES	331.81	N
	2817057	741-8060-431.43-20	ANNUAL OPERATING FEES	331.81	N
				<b>1,023.98</b>	
SOUTHERN CALIFORNIA EDISON	2/5-3/9/15	221-8014-429.62-10	ACCT # 2-23-189-3090	3,470.39	N
	3/6-4/6/15	231-3024-415.62-10	ACCT # 2-15-735-6825	789.81	N
	3/9-4/7/15	221-8014-429.62-10	ACCT # 2-15-895-7720	147.16	N
	2/17-4/6/15	535-8016-431.62-10	ACCT # 2-28-120-2671	6,039.42	N
	2/17-4/6/15	681-8030-461.62-20	ACCT # 2-28-120-2671	17,673.79	N
	3/6-4/17/15	111-7020-421.62-10	ACCT # 2-27-682-4422	4,329.97	N
				<b>32,450.54</b>	
SPARKLETTS	14430181040215	111-0230-413.61-20	WATER-HUMAN RESOURCES	9.66	N
	4532412040215	111-1010-411.61-25	WATER-CITY CLERKS	4.00	N
	4533656040215	111-0210-413.61-20	WATER-COUNCIL/ADMIN	31.11	N
	4533656040215	111-0110-411.61-20	WATER-COUNCIL/ADMIN	31.11	N
				<b>75.88</b>	
SPRINT	LCI-230074	111-7030-421.61-20	MESSAGE RETRIEVAL	30.00	N
				<b>30.00</b>	
STAPLES ADVANTAGE	8033883600	111-0230-413.61-20	OFFICE SUPPLIES	135.49	N
	8033883600	111-1010-411.61-20	OFFICE SUPPLIES	60.54	N
	8033883600	111-3010-415.61-20	OFFICE SUPPLIES	625.92	N
	8033883600	111-7030-421.61-20	OFFICE SUPPLIES	112.07	N
	8033883600	111-7022-421.61-24	OFFICE SUPPLIES	382.64	N
	8033883600	111-7040-421.61-31	OFFICE SUPPLIES	253.49	N
	8033883600	239-7055-424.61-23	OFFICE SUPPLIES	461.27	N
				<b>2,031.42</b>	
STAPLES CREDIT PLAN	32072	111-6020-451.61-35	MEMORIAL DAY SUPPLIES	47.13	N
				<b>47.13</b>	

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STATE CONTROLLER'S OFFICE	44574	221-8014-429.56-41	ANNUAL STREET REPORT	1,104.68	N
				<b>1,104.68</b>	
STATE OF CALIFORNIA - MILITARY DEPT	5/17-5/24/15 1	111-7010-421.61-21	LEAD MEALS	3,806.25	N
				<b>3,806.25</b>	
SUSAN CRUM	123684	111-0210-413.64-00	CITY MANAGE SUPPLIES	67.88	N
				<b>67.88</b>	
SUSAN SAXE CLIFFORD PHD	14-0127-2	111-7010-421.56-41	PSYCHOLOGICAL EVALUATIONS	450.00	N
	15-0330-1	111-7010-421.56-41	PSYCHOLOGICAL EVALUATIONS	450.00	N
				<b>900.00</b>	
TELEPACIFIC COMMUNICATIONS	66147120-0	111-9010-419.53-10	CITY INTERNET SERVICES	2,069.57	N
	66147120-0	111-7010-421.53-10	CITY INTERNET SERVICES	973.91	N
				<b>3,043.48</b>	
TERESA GARCIA	15-MAR	111-3010-415.64-00	MONTHLY EXPENSES	1,766.90	N
				<b>1,766.90</b>	
THE FLAG SHOP	17617	111-8022-419.43-10	CITY HALL FLAGS	677.45	N
				<b>677.45</b>	
THE GAS COMPANY	3/11-4/9/15	681-8030-461.62-20	ACCT # 024-400-5700	32.65	N
	3/11-4/9/15	111-6022-451.62-10	ACCT # 038-340-0782	33.35	N
	3/11-4/9/15	111-6022-451.62-10	ACCT # 057-261-1221	24.00	N
	3/11-4/9/15	111-8020-431.62-10	ACCT # 128-200-7700	146.40	N
	3/11-4/9/15	111-7020-421.62-10	ACCT # 158-400-4800	370.85	N
	3/11-4/9/15	111-6022-451.62-10	ACCT # 161-800-7700	170.24	N
	3/11-4/9/15	111-8022-419.62-10	ACCT # 162-600-4800	228.61	N
	3/11-4/9/15	111-6022-451.62-10	ACCT # 164-700-4800	100.86	N
	3/11-4/9/15	111-6022-451.62-10	ACCT # 180-797-9760	33.33	N
				<b>1,140.29</b>	
THE LAW OFFICES OF ANTONIO GALLO &	1854616	745-9031-413.52-30	CLAIM SETTLEMENT	5,000.00	Y

**CITY OF HUNTINGTON PARK  
DEMAND REGISTER  
5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
				<b>5,000.00</b>	
THE LIGHTHOUSE INC	0103094	741-8060-431.43-20	MISC. VEHICLE LIGHTS	249.18	N
				<b>249.18</b>	
TRIANGLE SPORTS	30990	111-6030-451.61-35	LITTLE DRIBBLERS UNIFORMS	1,144.50	N
				<b>1,144.50</b>	
TYCO INTEGRATED SECURITY	24093236	111-7010-421.56-41	CN # 130010504334 ALARM	3,163.42	N
				<b>3,163.42</b>	
U.S. BANK	PPE 4/26/15	802-0000-217.30-20	PARS-PART TIME	1,722.34	Y
	PPE 4/26/15	802-0000-217.30-20	HP-PARS CITY CONTRIBUTION	2,481.44	Y
	PPE 4/26/15	802-0000-218.10-05	HP-PARS CITY CONTRIBUTION	7,908.63	Y
	PPE 4/26/15	802-0000-218.10-05	CITY OF HP PARS REP	3,275.00	Y
				<b>15,387.41</b>	
U.S. HEALTH WORKS	2672898-CA	111-0230-413.56-41	MAINT WORKER PHYSICALS	1,392.00	N
	2680331-CA	111-0230-413.56-41	NEW EMPLOYEE PHYSICALS	727.00	N
	2685526-CA	111-0230-413.56-41	NEW EMPLOYEE PHYSICALS	557.00	N
				<b>2,676.00</b>	
UNDERGROUND SERVICE ALERT OF SO CAL	320150123	221-8014-429.56-41	DIG ALERT SERVICE	138.00	N
				<b>138.00</b>	
UNIFIED NUTRIMEALS	849	111-6055-451.57-42	3/16-3/31/15 USDA PROGRAM	976.50	N
	899	111-6055-451.57-42	4/1-4/15/15 USDA PROGRAM	781.20	N
				<b>1,757.70</b>	
UNITED STATES/MEXICO SISTER CITIES	2015	111-0110-411.65-19	SISTER CITIES MEMBERSHIP	150.00	N
				<b>150.00</b>	
UNITED WAY OF GREATER	PPE 4/26/15	802-0000-217.60-20	UNITED WAY	15.00	N
				<b>15.00</b>	
US BINGO INC	366038	111-6020-451.61-35	SENIOR PROGRAM BINGO CARD	132.70	N

**CITY OF HUNTINGTON PARK**  
**DEMAND REGISTER**  
**5/4/2015**

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
				<b>132.70</b>	
VALENTIN PALOS AMEZQUITA	5/14-5/17/2015	111-0110-411.58-20	PER DIEM	40.00	N
				<b>40.00</b>	
VERIPIC INC	32251	111-7022-421.56-41	VERIPIC SOFTWARE LICENCE	3,573.02	N
				<b>3,573.02</b>	
VISION SERVICE PLAN-CA	MAY 2015	802-0000-217.50-30	VISION SRVC PREM APR 2015	3,772.92	N
	MAY 2015	802-0000-217.50-30	VISION SRVC PREM APR 2015	254.62	N
				<b>4,027.54</b>	
WASTE MANAGEMENT	OCT-14	112-8026-431.56-59	REPLACE CK#189394	142,493.20	N
	OCT-14	111-0000-318.10-00	REPLACE CK#189394	-7,124.66	N
				<b>135,368.54</b>	
WAXIE SANITARY SUPPLY	75201631	535-6090-452.61-20	TOILET TISSUE	535.41	N
				<b>535.41</b>	
WELLS FARGO	0309	111-7022-421.61-29	CITY PURCHASES- PD	174.89	N
	109156916449834	111-6020-451.61-35	CITY PURCHASES- PARKS	10.00	N
	109208234107194	111-6020-451.61-35	CITY PURCHASES- PARKS	147.00	N
	109378059197114	111-6020-451.61-35	CITY PURCHASES- PARKS	323.40	N
	109556876931378	111-6020-451.61-35	CITY PURCHASES- PARKS	182.53	N
	309	111-7010-421.59-10	CITY CARD PURCHASES- PD	131.20	N
	74856202J26T1P9	111-0110-411.66-05	CITY COUNCIL MEET 4/20/15	20.00	N
	24275392KBTXT84	111-0230-413.54-00	APA JOBS ONLINE	150.00	N
	24692162S00JQFS	111-0110-411.66-05	CM/COUNCIL EXPENSES	109.95	N
	24692162S00JQFS	111-0210-413.53-10	CM/COUNCIL EXPENSES	5.55	N
	24692162X0023YM	111-0110-411.66-05	COUNCIL EXPENSES	29.75	N
	24431063161D1BB	111-0110-411.66-05	COUNCIL MEETING 4/6/15	119.90	N
	247445531474LWE	111-0110-411.66-05	COUNCIL MEETING 4/6/15	20.00	N
	241215732DATSWY	111-0210-413.53-10	SQUARE TRADE WARRANTIES	4.58	N
	241215732DBPLJH	111-9010-419.53-10	SQUARE TRADE WARRANTIES	4.58	N
	241215732DL3VLP	111-9010-419.53-10	SQUARE TRADE WARRANTIES	4.58	N
	241215732DPV2B2	111-9010-419.53-10	SQUARE TRADE WARRANTIES	4.58	N
	241215732EQAP5T	111-9010-419.53-10	SQUARE TRADE WARRANTIES	4.58	N

## CITY OF HUNTINGTON PARK

## DEMAND REGISTER

5/4/2015

Payee Name	Invoice Number	Account Number	Description 1	Transaction Amount	Prepaid Y/N
	241215732QMQQK	111-9010-419.53-10	SQUARE TRADE WARRANTIES	4.58	N
	246921633005AH3	111-0110-411.66-05	COUNCIL EXPENSES	14.16	N
	2435756360001HM	111-0110-411.66-05	COUNCIL EXPENSES	126.00	N
	4/11/15	111-9010-419.44-10	CASH ADVANCE PURCHASE	21.50	N
				<b>1,613.31</b>	
WELLS FARGO BANK-FIT	PPE 4/26/15	802-0000-217.20-10	WELLS FARGO BANK FIT	49,683.45	Y
				<b>49,683.45</b>	
WELLS FARGO BANK-MEDICARE	PPE 4/26/15	802-0000-217.10-10	WELLS FARGO BANK MEDICARE	6,718.30	Y
				<b>6,718.30</b>	
WELLS FARGO BANK-SIT	PPE 4/26/15	802-0000-217.20-20	WELLS FARGO BANK SIT	17,562.17	Y
				<b>17,562.17</b>	
WEST GOVERNMENT SERVICES	831576482	111-7030-421.56-41	MAR 15 WEST INFORMATION	437.67	N
				<b>437.67</b>	
YAZMIN CHAVEZ	4/23/2015	111-0230-413.61-20	PURCHASE REIMBURSEMENT	96.98	N
	04/15/2015	111-0230-413.61-20	PURCHASE REIMBURSEMENT	103.58	N
	04/22/2015	111-0230-413.61-20	PURCHASE REIMBURSEMENT	57.75	N
				<b>258.31</b>	
				<b>1,267,673.74</b>	





# CITY OF HUNTINGTON PARK

Parks and Recreation Department  
City Council Agenda Report

May 4, 2015

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:

## **APPROVE AGREEMENT WITH PYRO ENGINEERING INC. dba BAY FIREWORKS FOR 4<sup>TH</sup> OF JULY FIREWORKS DISPLAY SERVICES**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve the agreement with PYRO Engineering Inc. DBA Bay Fireworks to provide pyrotechnic services for the City of Huntington Park's 2015 4<sup>th</sup> of July Celebration; and
2. Authorize the Interim City Manager to execute the agreement.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

City staff has completed a public bid process to contract for pyrotechnic services related to the City's annual 4<sup>th</sup> of July Celebration. The public event is scheduled to take place on Saturday, July 4, 2015, at Salt Lake Park.

The fireworks display to be provided under the terms of the agreement includes the following components:

- a. Opening: 3" Sky Concert Opening Salutes (Quantity: 15 shots)
- b. Main Body: 3" Sky Concert Selections (Quantity: 10,000 shots)
- c. Pyrotechnic Devices: Sousa Platinum Line Custom Multishot Device (Quantity: 700 shots)
- d. Grand Finale: 2.5" Sky Concert Finale Shells (Quantity: 270 shots)
- e. Full sound reinforcement
- f. Total bombardments: 11,683

PYRO Engineering Inc. has not only met the bid specifications outlined on the RFP, but has exceeded them by furnishing the city with a \$10 million insurance policy (instead of a \$5 million policy), providing larger fireworks shells for a longer show that will be choreographed with enhanced sound system that will provide music throughout Salt Lake Park.

**APPROVE AGREEMENT WITH PYRO ENGINEERING INC. dba BAY FIREWORKS FOR 4<sup>TH</sup> OF JULY FIREWORKS DISPLAY SERVICES**

Page 2 of 2

**FISCAL IMPACT/FINANCING**

The funding of \$25,000 for this service is included in the FY 15-16 budget in account number 111-0240-466.55-40, Special Events / Fourth of July.

**LEGAL AND PROGRAM REQUIREMENTS**

Per the City's procurement policy, a Request for Proposal (RFP) for the 2015 fireworks display was released on March 2, 2015. The RFP was subsequently advertised in the newspaper, published on the City website, and distributed directly to qualified pyrotechnic companies.

A total of two bids were submitted to the city by the April 6, 2015 RFP deadline, which include bids from:

Vendor	Insurance Amount	Bid Amount
Pyro Engineering Inc.	\$10 million	\$25,850
Exposhow Inc.	\$5 million	\$25,000

Although Exposhow Inc. came in as the lowest bidder, PYRO Engineering Inc's bid was determined to meet and exceed all requirements stated in the RFP and thus qualifying as the more responsible bidder by: (1) providing a \$10 million insurance policy, instead of \$5 million policy; (2) exceeding the sound requirements, and (3) have reduced their original bid to \$25,000.

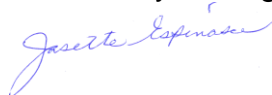
**CONCLUSION**

Once approved City Manager to execute agreement.

Respectfully submitted,



JOHN A. ORNELAS  
Interim City Manager



JOSETTE ESPINOSA  
Director of Parks and Recreation

**ATTACHMENTS**

- A. Request for Proposal – Production of 2015 4<sup>th</sup> of July Fireworks Display
- B. Vendor Proposal – PYRO Engineering Inc. DBA Bay Fireworks
- C. Personal Services Agreement

ATTACHMENT A

# REQUEST FOR PROPOSALS

## Production of 2015 4<sup>th</sup> of July Fireworks Display

Proposals Due by 2 p.m. on Monday, April 6, 2015

Submit Proposals to:

City of Huntington Park

City Clerk

Re: 4<sup>th</sup> of July Fireworks Display

6550 Miles Avenue

Huntington Park, CA 90255



## City of Huntington Park Department of Parks & Recreation

6550 Miles Avenue  
Huntington Park, CA 90255

**ATTACHMENT A**

**(323) 584-6216**

## **ATTACHMENT A**

### **INTRODUCTION**

The City of Huntington Park is seeking a contractor to provide a professional fireworks display for the City's 2015 4<sup>th</sup> of July Celebration, as described in the Scope of Required Services section of this Request for Proposals (RFP).

This RFP describes the required scope of services and the minimum information that must be included in the proposal. Failure to submit information in accordance with the RFP requirements may be cause for disqualification.

All inquiries concerning this RFP should be directed to:

Josette Espinosa  
Director of Parks & Recreation  
(323) 584-6216  
jespinosa@huntingtonpark.org

### **EVENT LOCATION**

The 4<sup>th</sup> of July fireworks display will be held on Saturday, July 4, 2015, at Salt Lake Park, 3401 E. Florence Ave., Huntington Park, CA 90255.

### **TERM OF AGREEMENT**

The term of the Agreement shall be from **April 20, 2015**, and will continue until the agreed services have been completed unless sooner terminated pursuant to the terms of the Agreement.

### **LATE SUBMITTALS**

It is strongly recommended that proposals be delivered in-person or via personal courier by or before the submission deadline. Proposals received after the specified submission deadline will be disqualified and not considered. Proposals postmarked prior to the applicable deadline date but received after the deadline will also be disqualified and not considered. Proposers are responsible to ensure the timely submission of their proposal. Proposals may not be submitted by facsimile or electronic mail.

### **WITHDRAWAL or MODIFICATIONS**

A proposal may be withdrawn or changed by a written and signed request by a Proposer prior to the final deadline. If the Proposer does not make this request before the final deadline, the Proposer shall be obligated to fulfill the terms of its proposal as submitted. In the event a Proposer seeks to withdraw and modify a proposal, the modified proposal must be submitted before the applicable submission deadline.

## **ATTACHMENT A**

### **RESPONSIVENESS**

All submittals will be reviewed by the City to determine compliance with all requirements and instructions as specified in the RFP. Firms are notified that failure to comply with any part of the RFP may result in the rejection of the submittal as non-responsive.

The City also reserves the right, at its sole and absolute discretion, to waive minor administrative irregularities or errors.

### **COST**

The City will not be liable for any costs incurred by the Proposer in preparing and responding to this RFP. The Proposer shall not include any pre-contractual expenses as part of the proposed cost.

### **LEGAL AUTHORIZATION**

All forms and documentation included in this RFP must be signed and dated by a person authorized to legally bind the Proposer to a contractual relationship with the City.

### **NO GUARANTEE OF CONTRACT**

No guarantee is made that any contract will be awarded in response to this RFP.

### **INSURANCE COVERAGE**

If a Proposer is selected, all insurance documentation will be provided to the City prior to the execution of a contract at the expense of the Proposer. All insurance requirements are included as a provision of the contract.

### **SUB-CONSULTANTS**

Proposer shall identify any sub-consultants and describe the responsibilities that will be assigned to them. The same level of references and background information required for Proposers shall be required of sub-consultants.

### **PUBLIC RECORD**

All proposals submitted in response to this RFP will become the property of the City upon submission and a matter of public record pursuant to applicable law. City reserves the right to make copies of all proposals available for inspection and copying by interested members of the public as records of the City, and City shall be under no obligation to the Proposer to withhold such records. Insofar as a proposal contains information that the Proposer regards as proprietary and confidential, it shall be the responsibility of the Proposer (and not the City) to specifically identify which items of information are proprietary and clearly identify in writing which specific pieces of information are proprietary. It shall be insufficient for the Proposer to merely identify

## **ATTACHMENT A**

the entire proposal or an entire page or set of pages as proprietary. With respect to information deemed proprietary, the procedures set forth under the Confidential Information section below shall be observed. Not-to-exceed sums, hourly rates and the like that may be set forth in a proposal shall not constitute proprietary information nor shall any information readily available to the general public or any other information not regarded as proprietary and confidential under federal or state law.

### **RIGHT TO REQUEST ADDITIONAL INFORMATION**

During the evaluation process the City reserves the right, where it may serve the City's best interest, to request additional information or clarifications from Proposers, or to allow corrections of errors or omissions. At the discretion of the City, firms submitting proposals may be requested to make oral presentations as part of the evaluation process.

### **ADDITIONAL SERVICES**

The Scope of Work describes the minimum baseline level of services required for the services contemplated under this RFP; however, cost-effective proposals that exceed the minimum levels of service are welcome. Upon final selection of the firm, the Scope of Work may be modified and refined during negotiations with the City to account for the performance of services that exceed the baseline level called for under this RFP.

### **CONFLICT OF INTEREST**

By signing the Agreement, the successful Proposer declares and warrants that no elected or appointed official, officer or employee of the City has been or shall be compensated, directly or indirectly, in connection with the award of the Agreement or any work for the proposed project. For the term of the Agreement, no elected or appointed official, officer or employee of the City, during the term of his/her service with the City and for two (2) years following his/her termination of office or employment with the City, shall have any direct interest in the Agreement, or obtain any present, anticipated or future material benefit arising therefrom.

### **CONFIDENTIAL INFORMATION**

City reserves the right to make copies of a Proposer's proposal available for inspection and copying by members of the public (including proposals which may contain information the Proposer regards as proprietary in nature), unless the City's legal counsel determines that the information which the Proposer regards as proprietary may be withheld pursuant to applicable provisions of the California Public Records Act (Govt. Code section 6250 et seq.) or other applicable state or federal law. In the event City proposes to disclose records containing information the Proposer has specifically identified as being proprietary and confidential, City shall notify the Proposer in writing of its intent to release such information and the Proposer shall have five (5) working days after City's issuance of its notice to give City written notice of Proposer's objection to the City's release of proprietary information. City will not release the proprietary information after receipt of the objection notice from the Proposer unless: (i) the

## **ATTACHMENT A**

objection notice is not received by the City until after the close of business on the 5th day following City's issuance of the notice of intent to disclose; (ii) the City is ordered to release the information by a court of competent jurisdiction; or (iii) the Proposer's objection notice fails to include a fully executed indemnification agreement wherein the Proposer agrees to indemnify, defend and hold harmless the City, and its elected and appointed officials, officers, directors, employees and agents from and against all liability, loss, cost or expense (including attorneys' fees) arising out of any legal action brought to compel the release of records containing the proprietary information which the Proposer wishes to withhold. Again, the Proposer must specifically identify the information it deems proprietary.

### **RESERVATION**

The City reserves the right to revise or amend these specifications prior to the date set for opening proposals. Revisions and amendments, if any, will be announced by an addendum to this proposal. If the revisions require additional time to enable proposing company or individual to respond, the City may postpone the opening date accordingly. In such case, the addendum will include an announcement of the new opening date. All addenda must be attached to the proposal. Failure to attach any addendum may render the proposal non-responsive and cause it to be rejected. The City Council reserves the right to reject any and all proposals received, to take all proposals under advisement for a period not to exceed ninety (90) days after the date of the opening, to waive any informality on any proposal, and to be the sole judge of the relative merits of the material and/or service mentioned in the respective proposals received. The City reserves the right to reject any proposal not accompanied with all data or information required. This request for proposal does not commit the City to award a contract or to pay any cost incurred in the preparation of a proposal. All responses to this request become the property of the City of Huntington Park.

### **REQUIREMENTS**

Contractor shall maintain policies of comprehensive public liability and property damage insurance with limits of not less than \$5,000,000 per occurrence.

Contractor shall add the City, its officers, employees and agents as additional insured on any policy of insurance required under this Agreement.

Contractor shall provide the City evidence of the insurance required herein satisfactory to the City consisting of certificates of insurance that attach separate additional insured endorsement pages (form CG 20 10 11 85) that will show the City of Huntington Park, its officers, employees, and agents as additional insured.

Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the City or any employee or agent of the City. Certificates of insurance are to reflect that such coverage provides 30 days prior notice to the City by certified mail of any cancellation or reduction in available limits or changes in the terms of coverage.



## ATTACHMENT A

Contractor shall assume all responsibility for damages to property or injuries to persons, including accidental death, which may be caused by the Contractor's performance, whether such performance be by itself, its sub-consultant, or anyone directly or indirectly employed by it and whether such damage shall accrue or be discovered before or after termination of the contract. The City shall be provided a certificate of insurance verifying the Contractor's liability insurance coverage.

The Contractor agrees to maintain at its expense, during the term of this Agreement, all necessary insurance for its employees engaged in the performance of this Agreement, including, but not limited to, workers' compensation insurance, and to provide the City with satisfactory evidence of such insurance coverage upon the City's request.

The Contractor agrees that no person shall be excluded from employment in the performance of this Agreement on grounds of race, creed, color, sex, age, marital status, or place of national origin. In this connection, the Contractor agrees to comply with all County, State and Federal laws relating to equal employment opportunity rights.

Contractor agrees to comply with all City, County, State and Federal requirements for the use of pyrotechnic devices and displays.

The Contractor agrees to comply with all requirements of the Immigration Reform and Control Act of 1986 ("Act"). The Contractor agrees to defend, indemnify and hold the City of Huntington Park harmless from any penalties imposed as a result of non-compliance with the Act.

### SCOPE OF REQUIRED SERVICES

The scope of required services will include the components listed below. Throughout this RFP, references to "director" shall mean "director of parks and recreation" and references to "Contractor" shall mean "fireworks display contractor."

***The Contractor must include the following information/items in its bid package:***

- All required permit filings
- Description of plans for storage and delivery of fireworks
- Itemized list of all equipment to be used to produce the display, including list of shell sizes
- Detailed show description with number and type of shells for show and finale
- Description of low-level display and aerial show
- Description of electronically fired display
- Description of fireworks display to be choreographed to music

## ATTACHMENT A

- Two CDs of music to be used in display for approval (to be provided to director 10 days before the fireworks display)
- Two CDs of music to be used in display (to be provided to director on July 4)
- Provide no fewer than two technicians, including a duly licensed pyrotechnic operator, to deliver, set up, and take charge of, along with sufficient helpers, the safe and orderly discharge and display of live pyrotechnical devices; including but not limited to the removal and disposal of any debris, trash, or residue from such display, any active but unused pyrotechnical devices, any defective or partially discharged pyrotechnical devices and all equipment, wires or tools used to present and explode such devices (to be provided July 4).
- Upon award of bid, Contractor shall supply the director with a detailed plan including designated fall out area.

Description	Qty/Shots
<b>Multi-shot barrage units (body and finale)</b>	
372 shot "W" shape gold willow comet w/blue pistil	2/744
200 shot "V" shape rapid fire blue stars	2/400
210 shot "Z" shape rapid fire zig-zag red stars	2/420
210 shot "Z" shape rapid fire zig-zag blue stars	2/420
300 shot titanium salutes	2/600
372 shot Blue Bijou w/ brocade crown	2/744
100 shot Dou Lai Mi	2/200
210 shot five lake four sea	2/420
144 shot peacock begin	2/288
400 shot whistle and fire flower	2/800
600 shot peacock shape silver barrier	1/600
1,300 shot alternating color comets w/ silver trails	4/5,200
<b>Subtotal shots:</b>	<b>25/10,836</b>
<b>Opening section</b>	
Two-and-a-half-inch shells	50
Three-inch shells	20
<b>Body of program</b>	
Two-and-a-half-inch shells	288
Three-inch shells	225
<b>Grand finale</b>	
Two-and-a-half-inch shells	270
Three-inch shells	160
Sound reinforcement included	Yes
<b>Show total shots:</b>	<b>11,849</b>

### Business License

## ATTACHMENT A

Contractor must be properly licensed with the Huntington Park Finance Department.

### **Payment**

City shall pay Contractor 50% of the total compensation on **Friday, June 19, 2015**. The final 50% of the total compensation shall be paid on **Monday July 6, 2015**, the first business day following the fireworks display date. Payment shall be made payable to the Contractor.

### **TIME SCHEDULE**

Following is the anticipated timeline for the selection of the contractor:

March 2, 2015	RFP is released
April 6, 2015	Proposals due
April 20, 2015	City Council awards contract

### **PROPOSAL REQUIREMENTS**

**Format** – Proposals shall be made using the worksheets contained in this RFP plus a separate Statement of Qualifications. Bidders are to submit three sets of the following documents.

1. **Bid Sheet** – Completed “Bid Sheet.”
2. **Itemized Price List** – See “Bid Sheet” for more information.
3. **Show Description** – Provide all descriptions of fireworks display as required in Scope of Services section of this RFP.
4. **Statement of Qualifications** – On a separate sheet of paper, describe your company’s experience in producing fireworks displays. Include information about how many years of experience your company has in providing services similar to those described in the Scope of Services section of this RFP.
5. **References** – Completed “References” sheet. Include references for work your company has performed that is relevant to this RFP.
6. **False Claims Sheet** – Complete “False Claims Sheet” attached hereto as Exhibit “A.”
7. **Civil Litigation Sheet** – Complete “Civil Litigation Sheet” attached hereto as Exhibit “B.”

Blank spaces in the proposal must be properly filled in and the phraseology of the proposal form must not be changed. Any unauthorized conditions, limitations, or provisos attached may render it unacceptable and cause its rejection. Alterations by erasure or interlineations must be

## **ATTACHMENT A**

explained or noted in the proposal over the signature of the bidder. Contractors are invited to be present at the opening of proposals. A corporation submitting a proposal may be required, before the contract is fully awarded, to furnish a certificate as to its corporate existence and satisfactory evidence as to the authority of the officer or officers authorized to execute the contract on behalf of the corporation.

### **SELECTION PROCESS**

Proposals will be evaluated by City staff on the basis of the areas listed in the "Proposal Requirements" section of this RFP. Contractors may be invited to make an oral presentation. Evaluation and subsequent selection of a qualified contractor is competitive.

The contract will be awarded to the lowest responsible bidder, except if the City deems acceptance of the lowest responsible bid is not in the best interest of the Agency, it may reject all bids and advertise for other bids, in accordance with all applicable laws and/or other provisions of this Request For Proposal and the incorporated document of the same.

The award of the contract, if it be awarded, will be made within sixty (60) days after the opening of the proposals, or according to the Time Schedule listed above herein (whichever is sooner), to the lowest responsible and qualified bidder whose proposal complies with all the prescribed requirements. However, until an award is made, the right will be reserved to City to reject any or all bids and to waive technical errors or discrepancies if to do so is deemed to best serve the interest of the City. In no event will an award be made until all necessary investigations are made as to the responsibility and qualifications of the bidder who is proposed to receive such an award.

The City shall be the exclusive judge as to the responsibility of a bidder, and in ascertaining that fact the City will take into consideration the business integrity, financial resources, facilities for performing the work, and experience in similar public works operation of the various bidders.

A Contractor may withdraw its bid at any time prior to the time fixed in the public notice for the opening of bids by filing with the City, its clerk or secretary, a written request for the withdrawal of the bid. The Contractor or its duly authorized representative shall execute the request. The withdrawal of a bid shall not prejudice the right of the Contractor to file a new bid within the time limit.

### **SUBMITTAL REQUIREMENTS**

**Quantity** – Three original copies of the proposal must be submitted. No faxed or electronically mailed versions will be accepted. Envelopes must state the company name.

**Deadline for Submittal** – Proposals *must be received* by the City Clerk's office by:

**2 p.m. on Monday, April 6, 2015**

**ATTACHMENT A**

Please remit the documents to (address envelopes exactly as follows):

City of Huntington Park  
City Clerk  
Re: 4<sup>th</sup> of July Fireworks Display  
6550 Miles Avenue  
Huntington Park, CA 90255

**ATTACHMENT A**

**BID SHEET**

(This page must be completed and submitted as part of your proposal package)

Company Name: \_\_\_\_\_

Primary Contact Name/Title: \_\_\_\_\_

Company Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

The term of the agreement shall be from **April 20, 2015**, and will continue until the agreed services have been completed unless sooner terminated pursuant to the terms of the Agreement.

Total program price inclusive of insurance,  
operator, and transportation:

\$ \_\_\_\_\_

**PLEASE NOTE:** Contractor's bid must include an itemized price list for all costs associated with the fireworks display.

## ATTACHMENT A

### REFERENCES

(This page must be completed and submitted as part of your proposal package)

**Company name:**\_\_\_\_\_

1. Organization/Agency:\_\_\_\_\_

Address:\_\_\_\_\_

Contact Person:\_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work Performed:\_\_\_\_\_

Term of Contract:\_\_\_\_\_

2. Organization/Agency:\_\_\_\_\_

Address:\_\_\_\_\_

Contact Person:\_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work Performed:\_\_\_\_\_

Term of Contract:\_\_\_\_\_

3. Organization/Agency:\_\_\_\_\_

Address:\_\_\_\_\_

Contact Person:\_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work Performed:\_\_\_\_\_

Term of Contract:\_\_\_\_\_

4. Organization/Agency:\_\_\_\_\_

Address:\_\_\_\_\_

Contact Person:\_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work Performed:\_\_\_\_\_

## ATTACHMENT A

Term of Contract: \_\_\_\_\_

### EXHIBIT "A"

#### (False Claims Sheet)

CITY OF HUNTINGTON PARK  
CITY HALL  
6550 MILES AVENUE  
HUNTINGTON PARK, CALIFORNIA 90255

### **FALSE CLAIMS/ FALSE CLAIMS ACT CERTIFICATION** (4<sup>TH</sup> OF JULY FIREWORKS DISPLAY RFP)

Proposer shall provide either the certification requested below or the information requested on the next page. **Failure to certify or provide the requested information may result in a determination that the Proposer is non-responsive and City may reject the proposal on this basis. Failure to fully and accurately provide the requested certification or information may result in a determination that the Proposer is not responsible and City may reject the proposal on this basis as well.** "False Claims Act", as used herein, is defined as either or both the Federal False Claims Act, 31 U.S.C. section 3729 et seq., and the California False Claims Act, Government Code section 12650 et seq.

#### FALSE CLAIMS ACT CERTIFICATION

If the Proposer has no False Claims Act violations as described above, complete the following:

I, \_\_\_\_\_, am the \_\_\_\_\_  
(Print name of person responsible for submitting proposal) (Title with proposing entity)

of \_\_\_\_\_ (hereinafter, "Proposer").  
(Print Name of Proposing Entity)

In submitting a proposal to the City of Huntington Park, I, hereby certify that neither Proposer nor any person who is an officer of, in a managing position with, or has an ownership interest in Proposer has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act as defined above.

**I declare under penalty of perjury that the foregoing is true and correct.**

Executed this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_  
(month and year) (city and state)

by \_\_\_\_\_  
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)



FALSE CLAIMS ACT VIOLATIONS INFORMATION

- (1) Date of Determination of Violation: \_\_\_\_\_  
\_\_\_\_\_
- (2) Identity of tribunal or court and case name or number, if any: \_\_\_\_\_  
\_\_\_\_\_
- (3) Government Contract or project involved: \_\_\_\_\_  
\_\_\_\_\_
- (4) Government agency involved: \_\_\_\_\_  
\_\_\_\_\_
- (5) Amount of fine imposed: \_\_\_\_\_  
\_\_\_\_\_
- (6) Exculpatory Information: \_\_\_\_\_  
\_\_\_\_\_

DECLARATION

I, \_\_\_\_\_, the \_\_\_\_\_  
(Print name of person responsible for submitting proposal) (Title with proposing entity)

of \_\_\_\_\_ (hereinafter, "Proposer")  
(Print Name of Proposing Entity)

declare under penalty of perjury that the above information is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_  
(month and year) (city and state)

by \_\_\_\_\_  
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

END OF DOCUMENT

EXHIBIT "B"

(Civil Litigation Sheet)

CITY OF HUNTINGTON PARK

CITY HALL

6550 MILES AVENUE

HUNTINGTON PARK, CALIFORNIA 90255

**CIVIL LITIGATION HISTORY/  
CIVIL LITIGATION CERTIFICATION  
(4<sup>TH</sup> OF JULY FIREWORKS DISPLAY RFP)**

Proposer shall provide either the certification requested below or information requested on the next page. **Failure to provide such certification or information may result in a determination that the Proposer is nonresponsive. Failure to fully and accurately provide the requested certification or information may result in a determination that the Proposer is not responsible.** For the five (5) years preceding the date of submittal of this Proposal, identify any civil litigation arising out of the performance of a procurement contract within the State of California in which any of the following was a named plaintiff or defendant in a lawsuit brought by or against the entity soliciting Proposals: the Proposer submitting the instant Proposal, including any person who is an officer of, or in a managing position with, or has an ownership interest in the entity submitting the Proposal. Do not include litigation which is limited solely to enforcement of mechanics' liens or stop notices. Provide on the following page labeled "Civil Litigation History Information:" (i) the name and court case identification number of each case, (ii) the jurisdiction in which it was filed, and (iii) the outcome of the litigation, e.g., whether the case is pending, a judgment was entered, a settlement was reached, or the case was dismissed.

CIVIL LITIGATION CERTIFICATION

**If the Proposer has no civil litigation history to report as described above, complete the following:**

I, \_\_\_\_\_, am the \_\_\_\_\_  
(Print name of person responsible for submitting Proposal) (Title with Proposing Entity)

of \_\_\_\_\_ (hereinafter, "Proposer").  
(Print Name of Proposing Entity)

In submitting a Proposal to the City of Huntington Park for the 4<sup>th</sup> of July Fireworks Display RFP, I, hereby certify that neither Proposer nor any person who is an officer of, in a managing position with, or has an ownership interest in Proposer has been involved in civil litigation as described, above.

**I declare under penalty of perjury that the foregoing is true and correct.**

Executed this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_  
(month and year) (city and state)

by \_\_\_\_\_  
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

### CIVIL LITIGATION HISTORY INFORMATION

(1) Name of Case: \_\_\_\_\_

Court case identification number: \_\_\_\_\_

(2) Jurisdiction in which case was filed: \_\_\_\_\_

(3) Outcome of the case \_\_\_\_\_

(1) Name of Case: \_\_\_\_\_

Court case identification number: \_\_\_\_\_

(2) Jurisdiction in which case was filed: \_\_\_\_\_

(3) Outcome of the case \_\_\_\_\_

### DECLARATION

I, \_\_\_\_\_, the \_\_\_\_\_  
(Print name of person responsible for submitting Proposal) (Title with Proposing Entity)

of \_\_\_\_\_ (hereinafter, "Proposer")  
(Print Name of Proposing Entity)

declare under penalty of perjury that the above information is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_  
(month and year) (city and state)

by

\_\_\_\_\_  
\_\_\_\_\_

(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

END OF DOCUMENT

## ATTACHMENT B

### BID SHEET

(This page must be completed and submitted as part of your proposal package)

Company Name: Pyro Engineering Inc Db a Bay Fireworks

Primary Contact Name/Title: Kevin Crews / Event Producer

Company Address: 999 So. Oyster Bay Rd. Bethpage, NY 11714

Telephone #: (530) 304-6424 Fax #: \_\_\_\_\_

E-mail Address: KevinThePyroGuy@aol.com

The term of the agreement shall be from **April 20, 2015**, and will continue until the agreed services have been completed unless sooner terminated pursuant to the terms of the Agreement.

Total program price inclusive of insurance,  
operator, and transportation:

\$ 25,850

**PLEASE NOTE:** Contractor's bid must include an itemized price list for all costs associated with the fireworks display.

**Price includes:**

- Cost of fireworks
- Comp general liability insurance
- Workers compensation
- Storage of fireworks and show materials at company facility until July 3<sup>rd</sup>. Then transported to Hutington Park morning of July 4<sup>th</sup>.
- Transportation
- All Labor
- All electric equipment required to produce fireworks event
- All hardware, mortars, and racks required to produce fireworks event
- Permit filings and notifications to all required government agencies
- Soundtrack production for fireworks show
- Sound support package including sound technician



# City of Huntington Park

## AERIAL SHELL SEGMENT

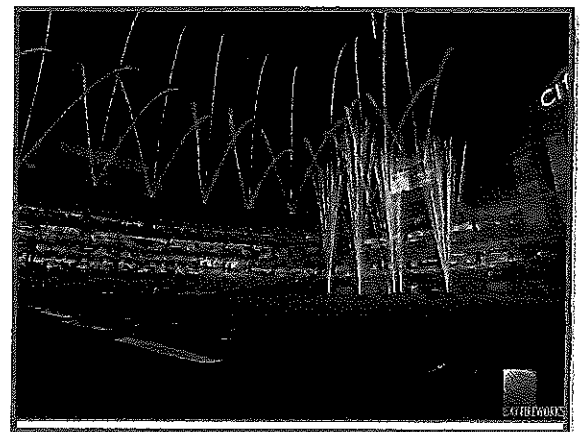
OPENING SEGMENT	
2 1/2"-3" Fancy Shells	50
2 1/2"-3" Designer Multi Effect Shells	20

**Proposed Inventory**  
**Aerial Shell Segment**  
**July 4th, 2015**  
**Program Value: \$25, 850**  
**Includes Sound Reinforcement**

BODY OF PROGRAM	
2 1/2"- 3" Fancy Shells	288
2 1/2"- 3" Designer Multi Effect Shells	225
GRAND FINALE	
2.5"-Inch Shells	270
2 1/2"- 3" Designer Multi Effect Shells	160



Bay Fireworks at Kennedy Space Center,  
NASA's 50th Anniversary



Bay Fireworks at CitiField / NY Mets



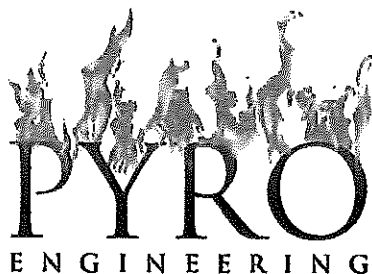
# City of Huntington Park

## GRAND ILLUMINATIONS

"Multi-Theater Performances"

(any combination of effects below may be utilized)

SPECIAL EFFECT BARRAGES & ILLUMINATIONS	Formation	Quantity
100s White Glittering with Blue Pistil	\\	
100s "Z" Shape Multi Color Falling Leaves with Blue Pistil	\\\\\\	
372s "W" Shape Gold Willow Comet w/Blue Pistil	\\	2/ 744
200 Shot "V" Shape Rapid Fire Blue Stars	V	2/400
210s "Z" Shape Rapid Fire Zig-Zag Red Stars	\\V\\	2/ 420
210s "Z" Shape Rapid Fire Zig-Zag Blue Stars	\\V\\	2/420
665s Shot Peacock Shape Silver Barrier		1/ 600
300 Shot Titanium Salutes		2/600
372s Blue Bijou w/Brocade Crown	\\	2/ 744
100s Color Strobe Willow		
100s Dou Lai Mi	\\\\\\	2/ 200
210s Five Lake Four Sea	\\\\\\	2/ 420
144s Peacock Begin	\\V\\	2/ 288
1,300s Alternating Color Comets w/Silver Tails: (R,B,G,Y,P)	\\\\\\	4/ 5,200
100s Re Comet to Horse Tail		
590s Fan Brocade Crown to Variegated Color	\\V\\	
100s Brocade Crown w Green Strobe & Brocade Crown Tail		
400s Whistle and Fire Flower	\\\\\\	2/ 800
SELECTED COMETS / CANDLES MULTI SHOT	Type	Shots
25mm 5 Times Variegated Color & Multi Effect Comet, Candles	Single \\	0
50mm 8 Times Multi Effect: Candles	Single	0
25mm 5 Times Multi Effect Candle: Bombette, Comet, Candles	Single \\	0
64mm 8 Times Multi Effect: Star, Crossette, Mosaic Candles	Single	0
64mm 8 Times Multi Effect: Star, Kamuro Candles	Single \   /	0
SELECETED VARIAGATED MINE EFFECTS	Size	Quantity
Multi Effect Mines: Color Crossettes w/Strobe	3"	0
Multi Effect Mines: Tourbillions to Color & Salute	4"	0
Multi Effect Mines: Scattering, Color w/Strobe	5"	0
ALL SELECETED ABOVE EFFECTS	TOTAL	25/ 10,836



[www.peifx.com](http://www.peifx.com)

999 South Oyster Bay Road • Suite 111  
Bethpage, NY 11714  
T: 516.597.5500 • F: 516.597.5507



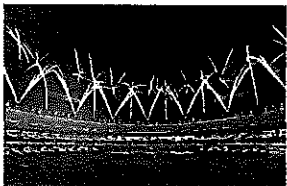
[www.bayfireworks.com](http://www.bayfireworks.com)

#### World Class Productions



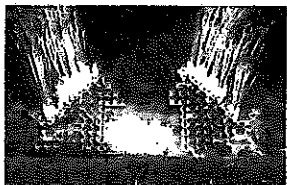
Fireworks Symposium  
at Walt Disney World  
America's 400th Anniversary  
Casinos - Bally's, Caesars, Claridge  
Major Theme Parks  
NASA's 50th Anniversary  
Universal Orlando Resort  
Centennial / Milestone Events

#### Major Sporting Events



Major League Baseball  
U.S. Olympic Committee  
State Games of America  
National Football League  
Minor League Baseball  
PGA / LPGA Courses & Events  
Goodwill Games

#### Concert Tours - Close Proximity



Ultra Music Fest - Miami  
Electric Daisy Carnival - Las Vegas  
Katy Perry - One Direction  
Alice Cooper - Swedish House Mafia  
Stadium, Stage, Concerts  
Theatrical Events  
Theme Park Design - Consultation

Fireworks Selection Committee  
City of Huntington Park  
6550 Miles Ave  
Huntington Park, Ca. 90255

2 Apr 15

RE: Statement of Qualifications

Dear Esteemed Committee Members,

With great pride, Pyro Engineering Inc (Dba Bay Fireworks) presents you with a fireworks program which will be truly memorable.

Our company first started as Bay Fireworks in 1985. However, as we expanded into the effects market we reorganized into a more fitting name of Pyro Engineering Inc. We are now the premiere fireworks, pyrotechnics, and special effects provider to the US festival industry today. Please see our website [www.peifx.com](http://www.peifx.com)

Bay Fireworks is a full service fireworks production company, producing many of the largest World Class fireworks performances in America and hometown fireworks shows. Our state-of-the-art pyro-musical programs are choreographed to music and other media utilizing the Fire One computerized firing system, for split-second accuracy in every display. Our World Class programs feature broadcast ready music soundtracks for simulcast that are mixed and produced in our own digital in-house studio to your exact criteria.

Our specially designed effects have been featured at such prestigious events and venues such as The International Fireworks Symposium at Walt Disney World, Anheuser-Busch Theme Parks, Universal Orlando Resort, Kennedy Space Center, "America's 400<sup>th</sup> Anniversary" at Jamestown VA, Professional Baseball & Football, as well as, many nationally renowned events and the City of Huntington Park. We are pleased to provide these unique fireworks shell effects in your program listing.

Respectfully Submitted,

Kevin C. Crews  
Event Producer  
Pyro Engineering  
and Bay Fireworks  
1 (530) 304-6424



## REFERENCES

(This page must be completed and submitted as part of your proposal package)

**Company name:** Pyro Engineering Inc Dbay Fireworks

1. Organization/Agency: City of Huntington Park

Address: 6550 Miles Ave. Huntington Park, Ca. 90255

Contact Person: Josette Espinosa Telephone #: (323) 584-6216

Type of Work Performed: Fireworks Show

Term of Contract: 4<sup>th</sup> of July 2011, 2013, 2014

2. Organization/Agency: Celebrate Antioch Foundation

Address: PO Box 121 Antioch, Ca. 94509

Contact Person: Jeff Warrenburg Telephone #: (925) 381-0359

Type of Work Performed: Kevin Crews (event producer) has produced the 4<sup>th</sup> of July

Fireworks for approx. 20 years

Term of Contract: Annual 4<sup>th</sup> of July contract

3. Organization/Agency: Conejo Recreation & Park District

Address: 4801 Borchard Rd, Newbury Park, Ca. 91320

Contact Person: Tamara Tornero Telephone #: (805) 375-1003

Type of Work Performed: 4th of July Fireworks

Term of Contract: 3 year contract

4. Organization/Agency: Simi Valley Rotary Club

Address: % Lewis Galleries 1140 Carmel Dr. Simi Valley, Ca. 93065

Contact Person: Mary Ann Lewis Telephone #: (805) 579-9818

Type of Work Performed: 4<sup>th</sup> of July Fireworks

Term of Contract: every year since 2011

EXHIBIT "A"

(False Claims Sheet)

CITY OF HUNTINGTON PARK  
CITY HALL  
6550 MILES AVENUE  
HUNTINGTON PARK, CALIFORNIA 90255

**FALSE CLAIMS/  
FALSE CLAIMS ACT CERTIFICATION**  
(4<sup>TH</sup> OF JULY FIREWORKS DISPLAY RFP)

Proposer shall provide either the certification requested below or the information requested on the next page. **Failure to certify or provide the requested information may result in a determination that the Proposer is non-responsive and City may reject the proposal on this basis. Failure to fully and accurately provide the requested certification or information may result in a determination that the Proposer is not responsible and City may reject the proposal on this basis as well.** "False Claims Act", as used herein, is defined as either or both the Federal False Claims Act, 31 U.S.C. section 3729 et seq., and the California False Claims Act, Government Code section 12650 et seq.

FALSE CLAIMS ACT CERTIFICATION

If the Proposer has no False Claims Act violations as described above, complete the following:

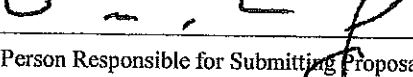
I, Dennis Brady Jr., am the CEO  
(Print name of person responsible for submitting proposal) (Title with proposing entity)

of Pyro Engineering Inc Dba Bay Fireworks (hereinafter, "Proposer").  
(Print Name of Proposing Entity)

In submitting a proposal to the City of Huntington Park, I, hereby certify that neither Proposer nor any person who is an officer of, in a managing position with, or has an ownership interest in Proposer has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act as defined above.

**I declare under penalty of perjury that the foregoing is true and correct.**

Executed this 31 day of March at Bethpage, NY  
(month and year) (city and state)

by   
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

FALSE CLAIMS ACT VIOLATIONS INFORMATION

- (1) Date of Determination of Violation: \_\_\_\_\_  
\_\_\_\_\_
- (2) Identity of tribunal or court and case name or number, if any: \_\_\_\_\_  
\_\_\_\_\_
- (3) Government Contract or project involved: \_\_\_\_\_  
\_\_\_\_\_
- (4) Government agency involved: \_\_\_\_\_  
\_\_\_\_\_
- (5) Amount of fine imposed: \_\_\_\_\_  
\_\_\_\_\_
- (6) Exculpatory Information: \_\_\_\_\_  
\_\_\_\_\_

DECLARATION

I, \_\_\_\_\_, the \_\_\_\_\_  
(Print name of person responsible for submitting proposal) (Title with proposing entity)

of \_\_\_\_\_ (hereinafter, "Proposer")  
(Print Name of Proposing Entity)

declare under penalty of perjury that the above information is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_  
(month and year) (city and state)

by \_\_\_\_\_  
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

END OF DOCUMENT



## NOTIFICATION OF FIREWORKS DISPLAY

When submitting an application for a fireworks event, it is your responsibility to fill out this form and return it asap.

Effective immediately, the Los Angeles County Fire Department is requesting that the city and local police department be notified of all firework events in their jurisdiction. Please provide us with the name and date of person contacted. We need this information in order to process the permit application.

Date of Event: July 4, 2015 Time: 9:00 pm

Location of Event: Salt Lake Park, Huntington Park, CA

Event to take place in the City of: Huntington Park

Name of Person Notified: \_\_\_\_\_ Date: \_\_\_\_\_

Title of person Notified: \_\_\_\_\_

Local Police Department: \_\_\_\_\_

Name of Person Notified: \_\_\_\_\_ Date: \_\_\_\_\_

Title of Person Notified: \_\_\_\_\_

Please return to [Amy.Mawson@fire.lacounty.gov](mailto:Amy.Mawson@fire.lacounty.gov) asap, and we will process your application for this event. Once your event is "Approved" we will send you a confirming "Approved" email.

This form is being submitted by: \_\_\_\_\_ Date: \_\_\_\_\_



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

### APPLICATION FOR PERMIT – OUTDOOR FIREWORKS DISPLAY

**Complete the following:**

Licensed Pyrotechnic Company: Pyro Engineering Inc. Phone: 516-597-5500  
Address: 999 S. Oyster Bay Rd. Suite 111, Bethpage, NY 11714  
Company Contact Person: Jo-Anne Triolo E-Mail: joanne@bayfireworks.com

Organization sponsoring display: City of Huntington Park  
Address: 6550 Miles Avenue, Huntington Park, CA 90255

Location of Display: Salt Lake Park, Huntington Park, CA  
Date of Display: 7/4/15 Time of Display: 9:00 pm

Detailed diagram is required and shall comply with NFPA 1123, and Regulation 13.

Pyrotechnic Operators: Jeff Pardee (CA Operator # 3091-02) Assistants: tbd

Operator in Charge: Jeff Pardee License #: 3091-02 Cell Phone #: 805-330-0609  
Assistant Operators:

TBD

List the size and number of all fireworks to be discharged including the number of set pieces, shells and other items. Shells shall be designated by diameter specifying single, multiple break or salute.

Fireworks wholesaler: Pyro Engineering Inc. License #: W-1364

How are fireworks being transported? Budget Truck day of display.

How are fireworks being stored on site? Delivery day of display

Attach proof of workers compensation insurance.

Attach a copy of the appropriate State Fire Marshal's license for the display. (General, Limited, Special)

Attach proof of a policy of public liability and property damage insurance in the required amounts. The policy may have a deductible not to exceed \$15,000.00. The following is required:

- Certificate shall provide at least 15 days prior notice of cancellation.
- Certificate shall provide that the pyrotechnic operator and the State of California are included as additional insured's.
- Certificate shall provide that the State shall not be responsible for any premium or assessments on the policy.

# County of Los Angeles Fire Department



## FIRE PREVENTION DIVISION

5823 RICKENBACKER ROAD  
COMMERCE, CA 90040  
Phone (323) 890-4132 - Fax (323) 890-4169

### TO PERMIT APPLICANT:

Your permit application for the below listed fireworks display cannot be approved until the information identified in the item(s) checked below has been received.

Date of Display: 7/4/15

Location of Display: Salt Lake Park, Huntington Park, CA

### General Information

- ☐ Provide name of organization sponsoring the display
- ☐ Provide name and license number(s) of person(s) who will be in charge of display
- ☐ Pyrotechnic operator does not hold the proper classification of license; this display requires an operator who holds a \_\_\_\_\_ type of license
- ☐ Provide exact location of the display
- ☐ Provide name and public display license number (general, special or limited) that has been issued by the State Fire Marshal

### Fireworks Used in Display

#### Aerial Shows

- ☐ Provide name and license number of wholesaler who supplied all items used in display
- ☐ Designate whether sells are single break, multiple break, or salute
- ☐ Provide size (diameter) and number of shells
- ☐ Describe all set pieces, ground devices, or other items that will be discharged

### Storage Information

- ☐ Provide address (location) of storage of fireworks prior to the display
- ☐ Furnish departure date and time from storage location
- ☐ Describe transportation route from storage site to display site
- ☐ Describe storage arrangements for fireworks during display
- ☐ Describe provisions for return unused/unfired product after display

## Plot Plan

### Aerial Shows

- ☐ Identify point at which fireworks will be discharged
- ☐ Indicate dimensions of fall out area including distances to roads, buildings, trees, and overhead obstructions
- ☐ Fall out area is not adequate for size of shells being used. A minimum of \_\_\_\_\_ feet is required.
- ☐ Show on plot plan where audience will be located, indicating distance from firing site
- ☐ Show on plot plan distances to all buildings, roads, trees, telephone lines, or other overhead obstructions adjacent to firing area
- ☐ If show is electrically fired, show where pyrotechnic operator will be located, including distance from firing site

## Insurance Information

- ☐ Provide proof of worker's compensation insurance in compliance with California Labor Code § 3700
- ☐ Certificate of liability insurance
- ☐ Insurance certificate shall include a statement that the insurer will not cancel coverage without 15 days prior written notice to the State Fire Marshal
- ☐ Insurance certificate shall include a statement that the state of California, its officers, agents and employees are included as additionally insured
- ☐ Insurance certificate shall include a statement that the state of California shall not be responsible for any premium or assessment on the policy
- ☐ Insurance certificate shall include a statement that the duly licensed pyrotechnic operator required by law to supervise and discharge the public display is included as an additional insured
- ☐ Insurance certificate shall include, as an additional insured, the facility where the event will be located

## Department Approvals

- ☐ Approval from Los Angeles County Regional Planning is required
- ☐ Approval from Los Angeles County Parks and Recreation is required
- ☐ Approval from the \_\_\_\_\_ Planning Department

### RETURN TO:

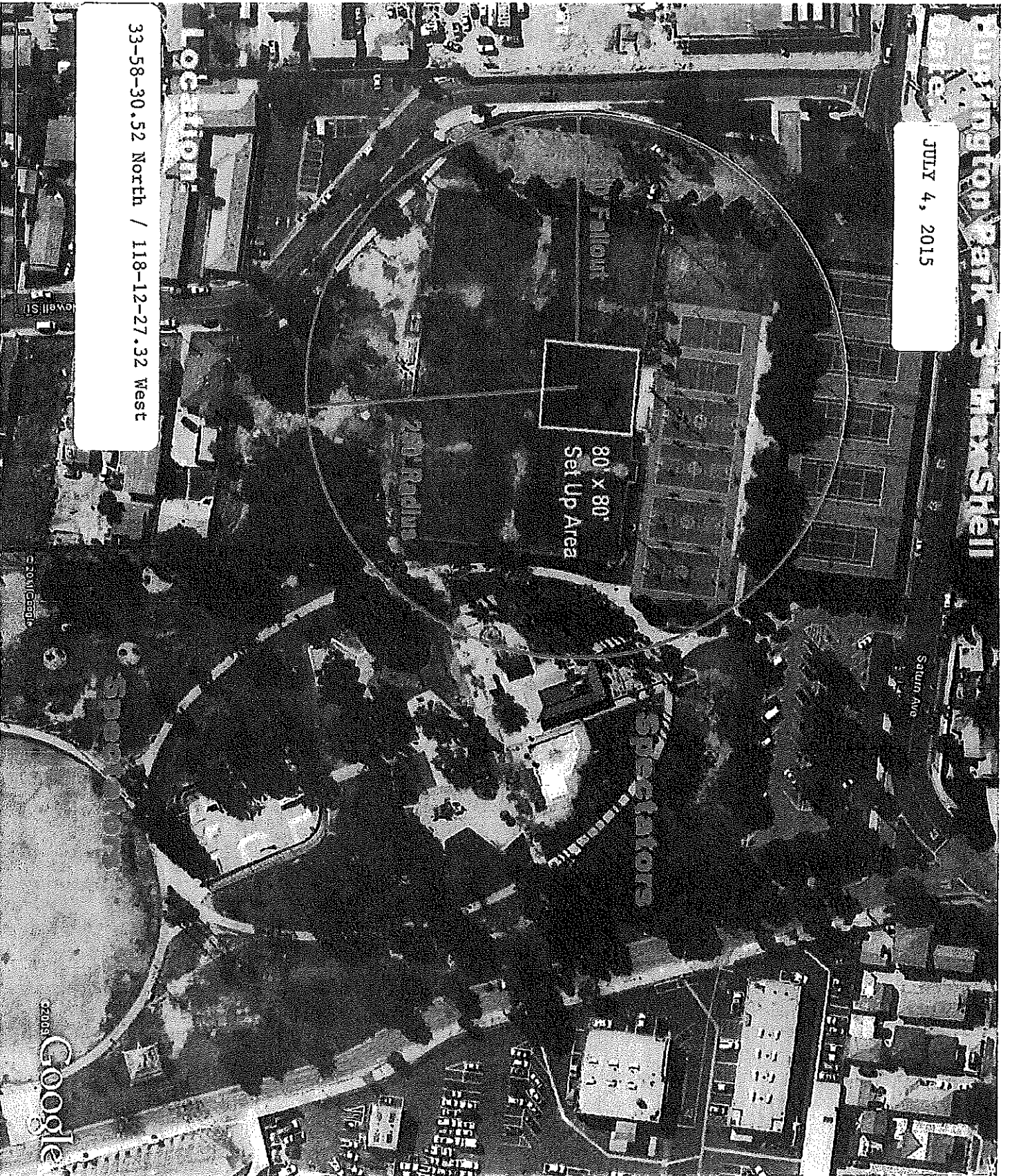
**Battalion Chief / Secretary  
Prevention Division – Firework Coordinator  
5823 Rickenbacker Road  
Commerce, CA 90040**

JULY 4, 2015

80' x 80'  
Set Up Area

250' Radius

33-58-30.52 North / 118-12-27.32 West





**SPONSOR: City of Huntington Park**

Fireworks Company

Pyro Engineering, Inc. dba Bay Fireworks  
999 S. Oyster Bay Rd., Suite 111  
Bethpage, NY 11714

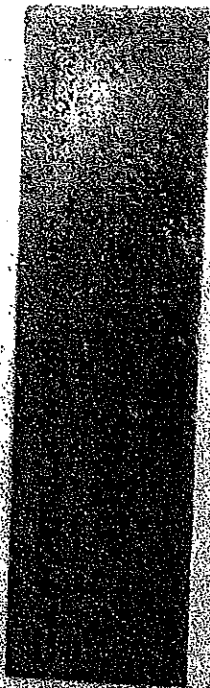
**Show Date(s): July 4, 2015**

**Rain Date(s): N/A**

**Location: Salt Lake Park, Huntington Park, CA**

1. Total number of Class B shells being used:  
Total Cakes =  
Sizes between: 2.5 inches and 3 inches in diameter.
2. All shells are DOT approved.
3. Display will be fired electrically.
4. All displays will comply with all requirements as set forth under California Title 19.
5. Pyro Engineering, Inc. has complete understanding of all rules and regulations governing public fireworks displays and this display will be in accordance with those rules and regulations.
6. Delivery of Product will be day of display
7. Personnel representing fireworks display company:  
Lead: Jeffrey Pardee (license attached)
8. Technician(s): tbd

Signed \_\_\_\_\_  
Fireworks Company Representative



**JEFF PARDEE**

Ht: 6' Hair: BLNDEyes: HZL

Wt 167 D.O.B

The bearer whose photo and signature  
appear hereon is authorized to perform  
as a Pyrotechnic Operator within the limits  
set forth on the reverse.



see reverse

Type: **EXOTIC COMMERCIAL**

Lic No: **300002**

This card is issued by the California State Fire Marshal for identification purposes only and shall NOT be used for advertising. State Fire Marshal recommendation is NOT given or implied.

IF FOUND RETURN TO

California State Fire Marshal  
Attn: Fire Engineering/Fireworks

10111 1st St  
Sacramento, CA 95814

June 30th

6:31

**STATE  
FIRE MARSHAL**

JULY 1  
2014



JUNE 30  
2015

**U0001384**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/27/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>Allied Specialty Insurance, Inc.</b> 10451 Gulf Boulevard Treasure Island, FL 33706-4814 1-800-237-3355	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b>	
<b>INSURED</b> <b>Pyro Engineering, Inc.</b> dba: Bay Fireworks 999 South Oyster Bay Rd., Suite 111 Bethpage, NY 11714	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A: T.H.E. Insurance Company</b>	<b>12866</b>
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		CPP0101284-05	02/15/2015	02/15/2016	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$ PRODUCTS - COM/POP AGG \$2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		CPP0101284-05	02/15/2015	02/15/2016	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		ELP0010292-05 (VL)	02/15/2015	02/15/2016	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	WCP0005167-001	02/15/2015	02/15/2016	WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A	<b>EXCESS LIABILITY/OCCUR</b>		ELP0010296-05 (GL)	02/15/2015	02/15/2016	EACH OCCURRENCE \$9,000,000 AGGREGATE \$9,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

DISPLAY DATE: 07/04/15 RAIN DATE: N/A LOCATION: Salt Lake Park, Huntington Park CA

RE: , THE FOLLOWING ARE NAMED AS ADDITIONAL INSURED IN RESPECTS TO THE GENERAL LIABILITY OPERATION OF THE NAMED INSURED ONLY ON A PRIMARY AND NON-CONTRIBUTORY BASIS: City of Huntington Park, its elected and appointed officers, employees and agents; Los Angeles County Fire Department. Hold harmless agreement between the named insured and the additional insured applies

**CERTIFICATE HOLDER**City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Cert #1983

**CANCELLATION**

Thirty (30) Days Notice of Cancellation Applies.  
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – DESIGNATED  
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

<b>Name Of Additional Insured Person(s) Or Organization(s)</b>
City of Huntington Park, its elected an appointed officers, employees and agents; Los Angeles County Fire Department but only as respects to the operations of the Named Insured
Location of Display: Salt Lake Park, Huntington Park CA, NY for July 4, 2015 (rain date: N/A
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A. In the performance of your ongoing operations; or
- B. In connection with your premises owned by or rented to you.



CALIFORNIA DEPARTMENT OF FORESTRY and FIRE PROTECTION  
OFFICE OF THE STATE FIRE MARSHAL  
**FIREWORKS LICENSE**

License Type: GPD-1362

Issue Date: 05/28/2014

Licensee: PYRO ENGINEERING INC DBA BAY FIREWORKS  
ATTN: DENNIS BRADY JR.  
999 SOUTH OYSTER BAY ROAD #111  
BETHPAGE, NY 11714

The named licensee is authorized to perform all acts permitted a fireworks

**PUBLIC DISPLAY (GENERAL)**

pursuant to Part II, Chapter I of the Health and Safety Code of the State of California.

Deputy State Fire Marshal

**Expires: 6/30/2015**

Federal Explosives License/Permit  
(18 U.S.C. Chapter 40)

ATF Form 5400.14-5400.15 Part 1  
Revised October 2011

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF  
Correspondence To  
ATF - Chief, FELC  
244 Noedy Road  
Martinsburg, WV 25405-9431

License/Permit  
Number

6-NY-059-51-7E-00129

Chief, Federal Explosives Licensing Center (FELC)

Expiration  
Date

May 1, 2017

Name

DBA BAY FIREWORKS & INTNTL PYRO IMPORTER (IPI)

Premises Address (Changes? Notify the FELC at least 10 days before the move.)

999 SOUTH OYSTER BAY RD SUITE 111  
BETHPAGE, NY 11714-

Type of License or Permit

51-IMPORTER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

PYRO ENGINEERING INC  
DBA BAY FIREWORKS & INTNTL PYRO IMPORTER  
(IPI)  
999 SOUTH OYSTER BAY RD SUITE 111  
BETHPAGE, NY 11714-

Licensee/Permittee Responsible Person Signature

Position/Title

Printed Name

Date

Previous Edition is Obsolete PYRO ENGINEERING INC 999 SOUTH OYSTER BAY RD SUITE 111 BETHPAGE, NY 11714-51-7E-00129 May 1, 2017-51-IMPORTER OF EXPLOSIVES

ATF Form 5400.14-5400.15 Part 1  
Revised October 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)  
244 Noedy Road  
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352  
Fax Number: (304) 616-4401  
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

**Change of Address (27 CFR 555.54(a)(1)).** Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

**Right of Succession (27 CFR 555.59).** (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here X

Federal Explosives License/Permit (FEL) Information Card

License Permit Name: PYRO ENGINEERING INC

Business Name: DBA BAY FIREWORKS & INTNTL PYRO  
IMPORTER (IPI)

License Permit Number: 6-NY-059-51-7E-00129

License Permit Type: 51-IMPORTER OF EXPLOSIVES

Expiration: May 1, 2017

Please Note: Not Valid for the Sale or Other Disposition of Explosives.



# ROUTE PLAN

DATE	7/4/15
------	--------

DESTINATION	HUNTINGTON PARK, CA
	FROM MOJAVE, CA

ROUTE	GO WEST ON FLIGHTLINE RD MAKE LEFT ON AIRPORT BLVD GO
	.8 MILE MAKE RIGHT ON CA-58BR/MOJAVE-BARSTOW HWAY GO
	.8 MILE MAKE LEFT ON CA-14S/SIERRA HWAY CONTINUE ON
	CA-14S GO 67.8 MILES MERGE ON I-5S (ON LEFT) TOWARD
	LOS ANGELES TAKE TO EXIT 134A GO .2 MILE MERGE ON S SOTO
	ST GO 2.8 MILES S SOTO BECOMES MILES AVE GO 1.1 MILE
	MAKE LEFT ON E FLORENCE AVE GO .8 MILE PARK IS ON LEFT
	SITE: SALT LAKE PARK
	3401 E FLORENCE AVE, HUNTINGTON PARK, CA

SPECIAL CONTACT	MS. JOSETTE ESPINOSA
	323-584-6216

SPECIAL INSTRUCTIONS	

EMERGENCY PHONES	
RYDER	800-327-7777
BUDGET	800-835-6469
DENNIS BRADY SR.	516-233-4132
CORPORATE OFFICE	516-597-5500
CA FACILITY	909-338-8791



ATTACHMENT C

**PERSONAL SERVICES AGREEMENT**

THIS AGREEMENT is made, entered into, and shall become effective this \_\_\_ day of \_\_\_, 2015, by and between the City of Huntington Park (hereinafter referred to as the "City") and Pyro Engineering, Inc., a New York Corporation doing business as Bay Fireworks (hereinafter referred to as the "Contractor").

**RECITALS:**

WHEREAS, City desires to retain the services of Contractor to provide an aerial firework display of the 4<sup>th</sup> of July Celebration; and

WHEREAS, Contractor is qualified by virtue of experience, training, education and expertise to accomplish such services.

NOW, THEREFORE, City and Contractor mutually agree as follows:

**Section 1. Scope of Work.**

The scope of work to be performed by Contractor shall consist of those tasks as set forth in the City's Request for Proposal (attached hereto as Exhibit "A" and incorporated herein by reference) and Contractor's Proposal (attached hereto as Exhibit "B" and incorporated herein by reference). In the event of any conflict between the provisions of this Agreement and the Exhibits, the provisions of this Agreement shall prevail over Exhibit A and B, and Exhibit A shall prevail over Exhibit B.

Each party warrants that all of its services shall be performed in a competent, professional and satisfactory manner and in accordance with the prevalent standards of its profession.

**Section 2. Term.**

This Agreement shall commence on the effective date and shall terminate, and all services required hereunder shall be completed, no later than July 4, 2015, as set forth in Exhibits "A" and "B."

**Section 3. Compensation.**

**3.1 Amount, Payment Schedule and Credit.**

Total compensation for the services hereunder shall not exceed \$25,000. Any remaining amount due shall be paid on Monday, July 13, 2015. Any Credit due the City shall be made as follows:

- In the event the fireworks display substantially complies with the Scope of Work as set forth in the Exhibit "A" but does not begin by 9:05 p.m., PDT on July 4, 2015, as a result of the sole negligence of Contractor, Contractor shall credit City \$50 for each full minute of delay up to \$2,000.
- In the event the fireworks display substantially complies with the Scope of Work as set forth in Exhibit "A," but is interrupted as a result of the sole negligence of Contractor, Contractor shall credit City \$50 for each full minute of interruption up to \$1,000. An interruption resulting from the malfunction of one or more fireworks devices, including interruptions resulting from injury or damage caused thereby shall not be considered to result from the negligence of Contractor for the purposes of this paragraph.
- In the event that the fireworks display fails to substantially comply with the Scope of Work as set forth in Exhibit "A," Contractor, shall credit City with up to 25% of the fireworks display price. Such credit shall be inclusive of any credits set forth in bullets 1, 2, and 3 above.
- Nothing in this paragraph shall prevent the parties from reaching agreement that all or a portion of the credit may be in the form of enhancements to future displays.

#### **Section 4. Independent Contractor.**

It is agreed that the Contractor shall act and be an independent Contractor and not an agent or employee of the City, and shall obtain no rights to any benefits which accrue to City's employees.

#### **Section 5. Limitations Upon Subcontracting and Assignment.**

The experience, knowledge, capability and reputation of Contractor, its principals and employees were a substantial inducement for the City to enter into this Agreement. Contractor shall not contract with any other entity to perform the services required without written approval of the City. This Agreement may not be assigned, voluntarily or by operation of law, without the prior written approval of the City. If Contractor is permitted to subcontract any part of this Agreement by City, Contractor shall be responsible to the City for the acts and omissions of its subcontractor as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationships between any subcontractor and City. All persons engaged in the work will be considered employees of Contractor. City will deal directly with and will make all payments to Contractor.

#### **Section 6. Familiarity with Work and/or Construction Site.**

By executing this Agreement, Contractor warrants that: (1) it has investigated the work to be performed; (2) if applicable, it has investigated the work site(s), and is aware

of all conditions there; and (3) it understands the facilities, difficulties and restrictions of the work to be performed under this Agreement. Should Contractor discover any latent or unknown conditions materially differing from those inherent in the work or as represented by City, it shall immediately inform the City of this and shall not proceed with further work under this Agreement until written instructions are received from the City.

**Section 7. Time of Essence.**

Time is of the essence in the performance of this Agreement.

**Section 8. Compliance with Law.**

Contractor shall comply with all applicable laws, ordinances, codes and regulations of federal, state and local government.

**Section 9. Conflicts of Interest.**

Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the services contemplated by this Agreement. No person having such interest shall be employed by or associated with Contractor.

**Section 10. Indemnity.**

To the fullest extent permitted by law, Contractor agrees to protect, defend, and hold harmless the City and its elective and appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury or death of any person, or damages of any nature, including to property or interference with use of property, arising out of, or in any way connected with the negligence, recklessness and/or intentional wrongful conduct of Contractor, Contractor's agents, officers, employees, subcontractors, or independent contractors hired by Contractor in the performance of the Agreement. The only exception to Contractor's responsibility to protect, defend, and hold harmless the City, is due to the sole negligence, recklessness or wrongful conduct of the City, or any of its elective or appointive boards, officers, agents, or employees.

This hold harmless agreement shall apply to all liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Contractor.

**Section 11. Insurance.**

On or before beginning any of the services or work called for by any term of this Agreement, Contractor, at its own cost and expense, shall carry, maintain for the duration of the agreement, and provide proof thereof that is acceptable to the City, the insurance specified below with insurers and under forms of insurance satisfactory in all respects to the City. Contractor shall not allow any subcontractor to commence work on any subcontract until all insurance required of the Contractor has also been obtained for the subcontractor. Insurance required herein shall be provided by Insurers in good standing

with the State of California and having a minimum Best's Guide Rating of A- Class VII or better.

#### **11.1 Commercial General Liability.**

Throughout the term of this Agreement, Contractor shall maintain in full force and effect Commercial General Liability coverage in an amount not less than five million dollars per occurrence (\$5,000,000.00), combined single limit coverage for risks associated with the work contemplated by this agreement. If a Commercial General Liability Insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this agreement or the general aggregate limit shall be at least twice the required occurrence limit.

#### **11.2 Comprehensive Automobile Liability.**

Throughout the term of this Agreement, Contractor shall maintain in full force and effect Comprehensive Automobile Liability coverage, including owned, hired and non-owned vehicles in an amount not less than five million dollars per occurrence (\$5,000,000.00).

#### **11.3 Workers' Compensation.**

If Contractor intends to employ employees to perform services under this Agreement, Contractor shall obtain and maintain, during the term of this Agreement, Workers' Compensation Employer's Liability Insurance in the statutory amount as required by California law.

#### **11.4 Proof of Insurance Requirements/Endorsement.**

Prior to beginning any work under this Agreement, Contractor shall submit the insurance certificates, including the deductible or self-retention amount, and an additional insured endorsement naming City, its officers, employees, agents, and volunteers as additional insured as respects each of the following: Liability arising out of activities performed by or on behalf of Contractor, including the insured's general supervision of Contractor; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired, or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded City, its officers, employees, agents, or volunteers.

#### **11.5 Notice of Cancellation/Termination of Insurance.**

The above policy/policies shall not terminate, nor shall they be cancelled, nor the coverage reduced, until after thirty (30) days' written notice is given to City, except that ten (10) days' notice shall be given if there is a cancellation due to failure to pay a premium.

#### **11.6 Terms of Compensation.**

Contractor shall not receive any compensation until all insurance provisions have been satisfied.

**Section 12. Termination.**

City shall have the right to terminate this Agreement without cause by giving thirty (30) days' advance written notice of termination to Contractor.

In addition, this Agreement may be terminated by any party for cause by providing ten (10) days' notice to the other party of a material breach of contract. If the other party does not cure the breach of contract, then the agreement may be terminated subsequent to the ten (10) day cure period.

**Section 13. Notice.**

All notices shall be personally delivered or mailed to the below listed addresses, or to such other addresses as may be designated by written notice. These addresses shall be used for delivery of service of process:

To City:                      City of Huntington Park  
                                    6550 Miles Avenue  
                                    Huntington Park, CA 90255  
                                    Attn: Josette Espinosa, **Director of Parks and Recreation**

Contractor:                Pyro Engineering Inc  
                                    999 South Oyster Bay Rd Suite 111  
                                    Bethpage, NY 11714  
                                    Attn: Dennis Brady Jr., CEO

**Section 14. Entire Agreement**

This Agreement and Exhibits "A" and "B" constitute the entire understanding and agreement between the parties and supersedes all previous negotiations between them pertaining to the subject matter thereof.

**Section 15. Governing Law**

This Agreement is made and entered into and shall be interpreted in accordance with the applicable laws of the State of California. The Parties hereby consent to the jurisdiction and venue of the courts located in the County of Orange, State of California, in resolving any dispute arising under or concerning this Agreement. \

**Section 16. Attorney's Fees.**

In the event of any litigation between the parties hereto involving the terms or conditions of this Agreement, the prevailing party shall be entitled to recover reasonable

expenses of litigation, including but not limited to attorney's fees and court costs.

**Section 17. Counterparts.**

This Agreement may be signed in counterparts, and once so executed facsimile or electronic copies of the executed agreement may be used as an original for all purposes.

**[SIGNATURES ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

CITY OF HUNTINGTON PARK

By: \_\_\_\_\_  
Karina Macias, Mayor

PYRO ENGINEERING, INC. dba  
BAY FIREWORKS

By: \_\_\_\_\_  
Dennis Brady Jr., CEO

ATTEST:

\_\_\_\_\_  
Donna Schwartz, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Arnold Alvarez- Glasman, City Attorney

Exhibit "A": Request for Proposals, Production of 2015 4<sup>th</sup> of July Fireworks Display  
Exhibit "B": Bay Fireworks Proposal, Scope of Work



# CITY OF HUNTINGTON PARK

Police Department  
City Council Agenda Report

May 4, 2015

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:

## **AUTHORIZATION TO EXPEND AWARDED FUNDS FOR THE LEADS PROGRAM**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Authorize the Chief of Police to appropriate and expend \$60,000 in awarded funds for the LEAD's program; and
2. Direct the Finance Department to create an account code to facilitate these expenditures.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

In an effort to divert young children away from gangs and delinquent behavior the Huntington Park Police Department developed the Leadership, Empowerment, and Discipline Program (LEAD). With the Support of the California National Guard, the Huntington Park and South Gate Park Police Departments are able to offer a structured, safe and positive environment for juveniles ages 12-16 that places emphasis on five core components: Confidence Building, Physical Fitness, Communication, Leadership Skills, Character, and Discipline.

The LEAD program, previously known as the Juveniles at Risk Program (JAR), is a 20-week program that hosts a weekly regimen of structured activities and educational field trips. The program includes a week-long juvenile boot camp held at the military base Camp San Luis Obispo, and a follow up curriculum that involves juvenile and parent activities. The program targets young men and women, who are walking the fine line of serious delinquency and have been identified as ones who are truly "at-risk." Throughout the program, facilitators engage in teen character building, physical fitness, confidence training, life skills training, art workshops and field trips.

Recently, the state of California awarded the California Police Chiefs Association forty million dollars to address AB109 realignment. The Los Angeles County Police Chiefs Association was awarded twelve million dollars of those funds. The Los Angeles



## **AUTHORIZATION TO EXPEND AWARDED FUNDS FOR THE LEADS PROGRAM**

**May 4, 2015**

**Page 2 of 2**

County Police Chiefs Association designated 25% of those funds were to be used for prevention and intervention programs to reduce recidivism.

The Los Angeles County Police Chief Association has awarded the LEAD program sixty thousand dollars as a county wide program.

Based on the overwhelming demand by the community, coupled with the recent availability of funding, a second LEADs class will be added in May of 2015.

### **FISCAL IMPACT/FINANCING**

This activity is being funded by the awarded amount of \$60,000. We are requesting an appropriation from Account # 122-7010-421.13-19 in the amount of \$35,000 for the remainder of FY 14-15 specifically for overtime purposes. There is no General Fund impact as the expenditure will be fully offset by the award. The City expects receipt of these funds during the first week in May.

The Department will request appropriation for the remaining \$25,000 in its FY 15-16 budget as a part of the City's overall budget adoption process.

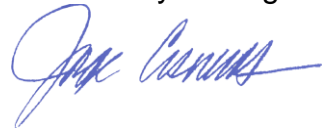
### **CONCLUSION**

Authorize the Chief of Police to appropriate and expend awarded funds for the LEAD's program

Respectfully submitted,



JOHN A. ORNELAS  
Interim City Manager



JORGE CISNEROS  
Chief of Police



# **CITY OF HUNTINGTON PARK**

Community Development Department  
City Council Agenda Report

May 4, 2015

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 2015/16-2019/20 CONSOLIDATED PLAN, 2015/16 ANNUAL ACTION PLAN, AND CITIZEN PARTICIPATION PLAN**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Conduct a public hearing;
2. Take public testimony;
3. Adopt the Fiscal Year 2015/16-2019/20 Consolidated Plan, the 2015/16 Annual Action Plan, and the Citizen Participation Plan at the close of tonight's public hearing, inclusive of any comments received during the 30-day public review period and during this evening's hearing;
4. Authorize the City Manager to execute all required documents for transmittal to the U.S. Department of Housing and Urban Development Department (HUD); and
5. Authorize the City Manager to execute, "HUD Approval/Agreement HUD form 7082", between the Department of Housing and Urban Development and City for the Community Development Block Grant and HOME Investment funds for Fiscal Year 2015-2016.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

Tonight's public hearing is the second public hearing to discuss the Fiscal Year 2015/16-2019/20 Consolidated Plan, the Fiscal Year 2015/16 Annual Action Plan, and the Citizen Participation Plan. The first public hearing was held on March 2, 2015 to solicit the City's housing and community development needs. Subsequently, on April

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20, 2015 a council meeting was held to accept the Draft FY 2015/16-2019/20 Consolidated Plan, the Draft FY 2015/16 Annual Action Plan, and the Draft Citizen Participation Plan. Furthermore, a public hearing notice was published on April 2, 2015 to begin a thirty day public review for the proposed Plans.

The purpose of tonight's public hearing is to further elicit public comment and afterwards act on the staff recommendation to adopt and authorize submittal to HUD of the Fiscal Year 2015/16-2019/20 Consolidated Plan, the Fiscal Year 2015/16 Annual Action Plan, and the Citizen Participation Plan.

**FISCAL IMPACT/FINANCING**

The City will have available in Fiscal Year 2015/16 an estimated \$2,352,636 in CDBG and HOME funds comprised accordingly:

The City will have available an estimated \$1,509,863 in CDBG funds that includes:

- a) Fiscal Year 2015/16 entitlement allocation of \$1,273,451; and
- b) Estimated carryover (the unexpended balance of funds from Fiscal Year 2014/15) of \$236,412.

Additionally, the City will have available an estimated \$842,773 in HOME comprising:

- c) Fiscal Year 2015/16 entitlement allocation of \$432,150; and
- d) Estimated unbudgeted carryover of \$410,623 from FY 2014/15.

This funds will be incorporated into the City's budget for FY 2015/16.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Consolidated Plan provides a strategic framework for the City's housing and community development goals over the next five-year period and sets the vision for allocating federal resources to housing, homelessness, community development and special needs. 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 and HOME Activities.*** Described below are the priorities, goals, activities, and funding allocations that have been established in the City's Five-Year Consolidated Plan and FY 2015/16 Annual Action Plan. The proposed activities will

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further the purpose of the CDBG and HOME programs 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.

<b>1. PRIORITY HOUSING NEEDS</b>		
<b>GOAL</b>	<b>IMPLEMENTING PROGRAM(S)</b>	<b>ALLOCATION</b>
<b>Sustain and Strengthen Neighborhoods</b>	<b>Code Enforcement:</b> 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.	\$330,000 (CDBG)
	<b>Tenant-Based Rental Assistance:</b> The City and a nonprofit agency operate a city-wide Tenant-Based Rental Assistance Program using tenant selection policies and criteria consistent with the City's Consolidated Plan. The City is currently under contract with 17 households to continue tenant-based rental assistance through March 2016.	\$90,000 (HOME)
<b>Preserve Existing and Create New Affordable Housing</b>	<b>Acquisition / Rehabilitation / New Construction:</b> HOME funds will be used to gap finance an affordable housing project at a location yet to be determined. The implementing agency is the City's Community Development Department.	\$509,558 (HOME)
	<b>Residential Rehabilitation:</b> 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 implementing agency is the City's Community Development Department.	\$200,000 (HOME)
	<b>Minor Home Repair:</b> The program provides on a citywide basis free exterior minor home repairs, energy conservation activities, security and safety improvements, exterior refurbishing and painting to eligible low and moderate-income households. The program offers a grant of up to \$5,000 to the homeowner for labor and materials and minor repairs to the property.	\$75,000 (CDBG)

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<b>2. PRIORITY HOMELESS NEEDS</b>		
<b>GOAL</b>	<b>IMPLEMENTING PROGRAM(S)</b>	<b>ALLOCATION</b>
<b>Support Social Service Agencies that Assist Homeless Populations</b>	<b><u>Southeast Churches Service Center:</u></b> This program provides a delivery system of essential food products to low and moderate income persons via grocery bags to homeless and at-risk of becoming homeless persons.	\$10,000 (CDBG)
<b>3. PRIORITY SPECIAL NEEDS POPULATIONS</b>		
<b>GOAL</b>	<b>IMPLEMENTING PROGRAM(S)</b>	<b>ALLOCATION</b>
<b>Support Social Service Agencies that Assist Special Needs Populations</b>	<b><u>Huntington Park Senior Program:</u></b> The HP Senior Program promotes the benefits of leading a healthier lifestyle among older adults through educational workshops, coordinated physical activities, excursions and other recreation-based events and activities.	\$14,940 (CDBG)
<b>4. PRIORITY COMMUNITY FACILITIES</b>		
<b>GOAL</b>	<b>IMPLEMENTING PROGRAM(S)</b>	<b>ALLOCATION</b>
<b>Preserve Existing Public Facilities</b>	<b><u>Salt Lake Park Splash Pad Project:</u></b> The development of the Salt Lake Park Splash Pad project addresses the recreational needs identified by community residents during the 2008 Parks and Recreation Master Plan process and subsequent park planning meetings. The construction of this water play facility will responsibly consider the state of California's limited water resources and will feature an eco-friendly water filtration system. Low-income families residing in Huntington Park and the surrounding cities of southeast Los Angeles County, will therefore enjoy and benefit from an amenity that will be built with full consideration to future generations.	\$150,000 (CDBG)

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	<p><b><u>Soccer Field Lighting Project:</u></b> The Huntington Park Department of Parks and Recreation requests CDBG funding to install an energy efficient lighting system on the Kevin De Leon Soccer Field. The lighting system forms part of a larger development effort, which includes the construction of a synthetic turf soccer field and a walking/running trail at Salt Lake Park. Both the soccer field and trail were identified among the top 5 outdoor amenities most desired by Huntington Park residents, per the 2008 Parks and Recreation Master Plan. The new lighting system will serve to augment the City's service delivery to low-income families as it relates to soccer play, by increasing the hours of operation of the field during the months when school-aged children are on summer vacation.</p>	<p>\$100,000 (CDBG)</p>
<b>5. PRIORITY INFRASTRUCTURE NEEDS</b>		
<b>GOAL</b>	<b>IMPLEMENTING PROGRAM(S)</b>	<b>ALLOCATION</b>
<b>Provide for Needed Infrastructure Improvements</b>	No programs proposed in this category for FY 2015/16.	N/A
<b>6. PRIORITY COMMUNITY SERVICES</b>		
<b>GOAL</b>	<b>IMPLEMENTING PROGRAM(S)</b>	<b>ALLOCATION</b>
<b>Provide Needed Community Services to Low/Mod Persons</b>	<p><b><u>Parks and Recreation After School Program:</u></b> 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.</p>	<p>\$81,060 (CDBG)</p>
	<p><b><u>HP Library Homework Center:</u></b> 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.</p>	<p>\$5,000 (CDBG)</p>

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	<b>HPPD Leadership Empowerment and Discipline (L.E.A.D.) Program:</b> This is a 20-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.	\$15,000 (CDBG)
<b>Sustain and Strengthen Neighborhoods</b>	<b>Community Beautification Program (Graffiti Removal):</b> 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.	\$65,000 (CDBG)
	<b>Fair Housing Services:</b> 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.	\$10,000 (CDBG)
<b>7. ECONOMIC DEVELOPMENT</b>		
<b>GOAL</b>	<b>IMPLEMENTING PROGRAM(S)</b>	<b>ALLOCATION</b>
<b>Economic Opportunity</b>	<b>Commercial Rehabilitation Program:</b> 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.	\$384,173 (CDBG)
	<b>Business Assistance and Economic Development:</b> 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.	\$25,000 (CDBG)

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<b>8. OTHER COMMUNITY DEVELOPMENT NEEDS</b>		
<b>GOAL</b>	<b>IMPLEMENTING PROGRAM(S)</b>	<b>ALLOCATION</b>
<b>Planning for Housing and Community Development</b>	<b>CDBG Administration:</b> 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.	\$244,690 (CDBG)
	<b>HOME Administration:</b> Funds provide for the overall development, management, coordination and monitoring of the HOME program as implemented by the Community Development Department.	\$43,215 (HOME)

**CONTRACTING PROCESS**

The City followed protocols established in the HUD-mandated Citizen Participation Plan. The City held an initial public hearing on March 2, 2015, 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 Consolidated Plan, Draft Annual Action Plan, and the Draft Citizen Participation 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 2015/16-2019/20 Consolidated Plan, the FY 2015/16 Annual Action Plan, and the Citizen Participation Plan, completes the submission process. The second public hearing before the City Council will provide citizens with another opportunity to comment on the Plans.

**NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORTS**

Neither this public hearing nor a subsequent action by the City Council to adopt the Fiscal Year 2015/16-2019/20 Consolidated Plan, the 2015/16 Annual Action Plan, or the Citizen Participation 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.



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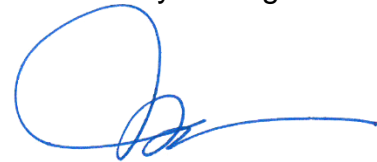
**CONCLUSION**

Following tonight's public hearing the Fiscal Year 2015/16-2019/20 Consolidated Plan, the 2015/16 Annual Action Plan, and the Citizen Participation Plan will be submitted to the U.S. Department of Housing and Urban Development Department (HUD) by the May 15, 2015 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 Plans.

Respectfully submitted,



John A. Ornelas  
Interim City Manager



Manuel Acosta  
Economic Development Manager

**ATTACHMENTS**

- A. FY 2015/16-2019/20 Consolidated Plan
- B. FY 2015/16 Annual Action Plan
- C. Citizen Participation Plan



# **CITY OF HUNTINGTON PARK**

## **CONSOLIDATED PLAN 2015/16 - 2019/20**

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**MAY 2015**

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

**CITY OF HUNTINGTON PARK**  
**2015/16-2019/20 CONSOLIDATED PLAN**

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## **Executive Summary**

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

#### **1. Introduction**

The Executive Summary of the Consolidated Plan is intended to provide the U.S. Department of Housing and Urban Development (HUD), housing and service providers, City residents and businesses with an overview of Huntington Park's housing and community development needs, and the City's priorities and strategies to address those needs.

The City of Huntington Park receives Community Development Block Grant (CDBG) and HOME funds each year from the federal government to support housing and community development activities that principally benefit low and moderate-income households. To receive these federal funds, the City must adopt a five-year strategic plan that identifies local needs, and how these needs will be prioritized and addressed using federal funds. On June 30, 2015, the City's current five-year (FY 2010/2011–2014/2015) Consolidated Plan will terminate requiring a new five-year Consolidated Plan to be adopted by the City Council.

Huntington Park's new five-year (2015/2016-2019/2020) Consolidated Plan builds upon several other related planning documents, including: City's 2010 - 2015 Consolidated Plan; City's 2015-2019 Analysis of Impediments to Fair Housing Choice; City's Capital Improvement Program 5-Year Project Schedule; LAHSA's 2013 Point in Time Homeless Count; City's General Plan and Housing Element.

Huntington Park's Consolidated Plan and Annual Action Plan for program year 2015/2016 (Action Plan) have been developed using HUD's new electronic Consolidated Planning Suite (eCon) launched in May 2012. The new system is a set of online tools to assist entitlement jurisdictions in creating market-driven, leveraged housing and community development plans. A new tool featured in the eCon is a Consolidated Plan template allowing the City to develop and submit their Consolidated Plan online through the Integrated Disbursement and Information System (IDIS). IDIS Online is a nationwide database in which the City reports accomplishment and financial activities related to entitlement grants.

Benefits of the Consolidated Plan template in IDIS OnLine include:

- Uniformity by the use of a web-based format to ensure that a City's Consolidated Plan includes all required elements per HUD regulations.

- Pre-populated data and tables with the most up-to-date housing and economic data available. This data is provided to help grantees develop their funding priorities in the Strategic Plan.

The Consolidated Plan template in IDIS Online consists of the following major components:

- Executive Summary
- The Process
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- One-Year Action Plan

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment**

### **Overview**

The City's Consolidated Plan strategy includes general priorities to meet the needs of the community and the City's rationale for investment of federal funds. In order to address the needs, the City identified the following priorities as having the greatest need in the community:

1. Sustain and Strengthen Neighborhoods
2. Preserve Existing and Create New Affordable Housing
3. Public/Community Services
4. Public Facilities
5. Infrastructure Improvements
6. Planning for Housing and Community Development

These priorities were formed based on the national objectives and outcomes supported by HUD as described below.

- Provide decent affordable housing. The activities that typically would be found under this objective are designed to cover a wide range of housing possibilities under HOME and CDBG.
- Creating a suitable living environment. In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Creating economic opportunities. This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

## National Objective Outcomes

The outcomes reflect what the grantee seeks to achieve by the funded activity. The City of Huntington Park associates the national objectives to these outcomes.

- Availability/Accessibility;
- Affordability; and
- Sustainability.

The City's strategy to meet HUD's national objectives and outcomes are described in Table 1 below.

<b>Huntington Park 2015/16 – 2019/20 Consolidated Plan Programs By HUD Objectives and Outcomes</b>			
<b>OBJECTIVE/ OUTCOMES</b>	<b>AVAILABILITY/ ACCESSIBILITY</b>	<b>AFFORDABILITY</b>	<b>SUSTAINABILITY</b>
<b>DECENT HOUSING</b>	<i>Implementing Programs:</i> <ul style="list-style-type: none"><li>• Residential Rehabilitation</li></ul>	<i>Implementing Programs:</i> <ul style="list-style-type: none"><li>• Affordable Housing Development</li></ul>	
<b>SUITABLE LIVING ENVIRONMENT</b>	<i>Implementing Programs:</i> <ul style="list-style-type: none"><li>• Minor Home Repair</li><li>• Commercial Rehabilitation</li><li>• Homeless Services</li><li>• Youth Services</li><li>• Senior Services</li><li>• Community Beautification</li><li>• Fair Housing Services</li></ul>		<i>Implementing Programs:</i> <ul style="list-style-type: none"><li>• Code Enforcement</li><li>• Infrastructure Improvements</li><li>• Community Facility Improvements</li></ul>
<b>ECONOMIC OPPORTUNITY</b>	<ul style="list-style-type: none"><li>• Economic Development Program</li></ul>		

**Table 1 - 2015/16 – 2019/20 Consolidated Plan Programs**

### 3. Evaluation of past performance

HUD requires that grantees provide an evaluation of past performance. Since the current year, 2014-2015 is still in progress, the City of Huntington Park will measure performance outputs and outcomes for CDBG and HOME under the Consolidated Annual Performance Evaluation Report (CAPER) which captures progress towards meeting five-year goals and objectives. Through the annual monitoring of CDBG and HOME sub-recipients, contractors, community-based organizations and developers, the City ensures federal compliance of CDBG and HOME, as well as reporting on outcomes of activities and programs.



#### 4. Summary of citizen participation process and consultation process

The City developed its 2015/16–2019/20 Consolidated Plan through extensive consultation and coordination with housing, social service and healthcare providers; public agencies; and the local public housing agency as presented in Table 2. As a means of gaining input from these agencies, the City conducted a consultation workshop, public hearings, surveys, and invited local grantees to provide comments on the draft Consolidated Plan and Action Plan. In addition, consultation in the development of the Consolidated Plan involved several City departments.

Consulted Agencies		
Fair Housing Foundation	Huntington Park Library (L.A. County)	L.A. Legal Community Center
Oldtimers Housing Development Corporation	Southeast Churches Service Center	Wilshire Bank
City of Huntington Park Departments and Councils		
Community Development Department	Parks and Recreation Department	Public Works Department
Huntington Park Police Department	Huntington Park City Council	
Other Public Agencies		
Los Angeles County Health Department	Los Angeles Area Homeless Services Authority	

**Table 2 – Citizen Participation Consultation**

The City followed HUD’s guidelines for citizen and community involvement in preparation of the Consolidated Plan and Action Plan to encourage citizen participation in the preparation of the documents. The City also undertook several activities such as focus groups, community meetings, and a Community Needs Survey.

A draft of the five year Consolidated Plan and 2015/16 Annual Action Plan will be available for public comment for a minimum 30 day period (April 2 – May 4, 2015). City Council public hearings were held on March 2 and May 4, 2015, providing residents and interested parties a final opportunity to comment on the Consolidated Plan prior to adoption and submittal to HUD.

#### 5. Summary of public comments

To be provided.

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

The City of Huntington Park responded to all relevant comments. All comments received were accepted.

## 7. Summary

Key findings of the Needs Assessment include:

- Housing overpayment is the most prevalent housing problem, with 64% of Huntington Park's low and moderate income renter households (<80% AMI) facing a cost burden (>30% of income on housing costs), and over one-third facing a severe cost burden (>50% of income towards housing). As depicted in Figure 4 (Appendix B), high levels of severe renter overpayment are located in neighborhoods throughout the City, and generally correspond to areas with high levels of poverty, senior households, and renter overcrowding.
- Household overcrowding, defined as greater than one person per room, has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. Figure 5 depicts several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.
- An estimated 15% of the City's housing is in substandard condition (2,300 units). The biggest contributors to substandard housing are the City's aging housing stock, household overcrowding, and absentee landlords.
- For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of Redevelopment Housing funds. For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who often struggle with physical and mental health problems in addition to substance abuse issues.
- Priority community facility needs include park facility upgrades, including soccer field lighting and a splash pad at Salt Lake Park. The Consolidated Plan community needs survey named the need for youth centers and general parks and recreation facilities within the top ten priority needs.
- Priority infrastructure needs include streets and alleys, and bicycle transportation improvements in the City's low and moderate income neighborhoods. The City's 2015 Pavement Management Plan reviews the existing street conditions within the transit system and identifies a cost-to-improve each segment of the transit system. Street and alley improvements ranked within the top ten priority needs in the community needs survey.
- Priority public service needs include services for youth, seniors, homeless and anti-crime services. These needs were determined by the public via the Community Needs Survey, comments received at a Consultation Workshop with various public service and housing providers, and specific comments received from the Huntington Park City Council at a Needs and Priorities public hearing on March 2, 2015.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HUNTINGTON PARK	Community Development Department
CDBG Administrator	Manuel Acosta, Economic Development Manager	Community Development Department
HOME Administrator	Manuel Acosta, Economic Development Manager	Community Development Department

**Table 3 – Responsible Agencies**

#### Narrative

The Lead Agency for the five year (2015/2016 - 2019/2020) Consolidated Plan is the City of Huntington Park, Community Development Department.

#### Consolidated Plan Public Contact Information

**Manuel Acosta, Economic Development Manager**

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Email: macosta@hpca.gov

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

### **1. Introduction**

The City developed its five-year (2015/2016 - 2019/2020) Consolidated Plan through consultation with City departments; housing and public service providers; and adjacent local governments. As a means of gaining input from housing, homeless and social service providers, the City conducted a consultation workshop in August 2014. Approximately 20 agencies were invited to attend (refer to mailing list in Appendix C), with eight agencies/departments participating in the workshop. The purpose of the workshop was to discuss what each of these agencies define as the key housing and social service issues in Huntington Park, to identify gaps in service, and to brainstorm potential recommendations. Another function of the workshop was to establish a dialogue among agencies/departments to enhance collaboration and sharing of information.

In addition to those agencies/departments participating in the workshop, additional agencies were contacted as necessary to gain comprehensive information on the community's needs, such as the Los Angeles County Housing Authority and Los Angeles Homeless Services Authority.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City participates in Service Planning Area (SPA) 7 of the Continuum of Care for Los Angeles City and County, and coordinates with the LAHSA, local communities and various service agencies to provide a continuum of services and facilities for the homeless and persons at-risk of becoming homeless.

#### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Huntington Park does not receive ESG funds so this is not applicable.

### **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
City of Huntington Park	Other government - Local	Housing Need Assessment Homeless Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy Lead-based Paint Strategy	Agency Consultation Workshop. Interdepartmental Workshop. City will maintain its strong relationship with service providers and local jurisdictions to implement the 5- year strategy.
Huntington Park City Council	Civic Leaders	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy	Public hearings. City Council members reflect the needs of their constituents in the community, which have been reflected in the needs and priorities identified in the Plan.
Los Angeles County Housing Authority	PHA	Housing Need Assessment Public Housing Needs Market Analysis	Email correspondence. The City will continue its strong partnership with the Housing Authority.
Los Angeles County - Huntington Park Library	Services - Children	Non-Housing Community Development Strategy Anti-Poverty Strategy	Special Needs Service Provider Survey. The City will continue supporting the Library's educational programs for Huntington Park youth.
Old Timers Housing Development Corporation	Housing	Housing Needs Non-Homeless Special Needs	Agency Consultation Workshop. The City will continue supporting housing programs targeted to low income and at-risk families.
Fair Housing Foundation	Services-Fair Housing	Housing Needs Assessment	Agency Consultation Workshop. The City will continue to provide fair housing and tenant/landlord services to residents.
Southeast Churches Service Center	Services - Homeless	Homeless Needs: Chronically Homeless, Families with Children, Veterans, Unaccompanied youth Homeless Strategy	Agency Consultation Workshop. The City will continue supporting programs for homeless and persons and families at risk of homelessness.

**Table 4 – Agencies, groups, organizations who participated**

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

The City of Huntington Park developed its Consolidated Plan through consultation with housing, social and health service providers; local agencies/governments; and the Los Angeles County Housing Authority. The City is unaware of any Agency types relevant to the Consolidated Plan that were not consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care for Los Angeles County and City	Los Angeles Homeless Services Authority	LAHSA uses housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps LAHSA to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. Huntington Park participates with LAHSA in building the regional continuum of care to address the homeless and persons at-risk of homelessness.
Huntington Park Housing Element	City of Huntington Park Planning Division	The City is currently updating its Housing Element for the 2013-2021 period. All housing-related programs in the Consolidated Plan will be directly reflected within the Housing Element.

**Table 5 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Huntington Park notified the adjacent local governments of Bell, Cudahy, Los Angeles, Maywood, Southgate, and Vernon of the availability of the draft Consolidated Plan for 30 day review and comment. Huntington Park coordinates with the city of Bell and Los Angeles County in implementation of the Consolidated Plan's homeless strategy.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

The City followed HUD's guidelines for citizen and community involvement in preparation of the Consolidated Plan and Action Plan. To encourage citizen participation in the preparation of the documents, the City undertook several activities as summarized below.

#### **Housing and Community Development Needs Survey**

In order to evaluate public opinion of specific housing and community development needs, the City utilized an on-line Needs Survey in which the respondent was asked to rank the level of need for a particular service, capital improvement, and public benefit. Hard copies of the survey were also made available at the Community Development Department, the Clerk's Office, and were emailed to the Parks and Recreation Department's resident contact list. Questions about specific needs were grouped into these areas:

- Housing Needs;
- Homeless Needs;
- Public Service Needs;
- Infrastructure Needs; and
- Economic Development Needs.

A total of 88 residents completed the Needs Survey. Survey responses were then totaled to provide an overall average need rating for each of the 36 identified activities. The top needs identified (in rank order) were as follows, with the complete survey results included in Appendix C of the Consolidated Plan:

- Anti-Crime Services
- Youth Centers
- Youth Services
- Job Creation/Retention
- Employment Training
- New Affordable Ownership Housing
- Street/Alley Improvements
- Park and Recreation Facilities
- Property Maintenance/Code Enforcement
- Child Care Services

#### **Focus Groups**

On August 27, 2014, key City stakeholders and representatives of housing and social service organizations participated in a focus group meeting that covered the following:

- Barriers to fair housing and access to affordable housing
- Housing, homeless and public service needs and gaps in service
- Community priorities

Attendees of the focus group expressed the immediate needs to serve the community, with the need for additional affordable housing opportunities, services for seniors and families, homeless housing and services, and code enforcement most commonly cited as Huntington Park's priority needs. A summary of the input received at the meeting is included in Appendix C.

### **Community Meetings**

The City Council conducted a Needs Assessment Public Hearing on March 2, 2015. The meeting was advertised in the El Aviso and noticed per the Ralph M. Brown Act. Invitations were also included as part of the Housing and Community Development Needs Survey.

At the Needs Assessment Public Hearing, City staff provided background on the Consolidated Plan, and the process for preparation of Huntington Park's 2015/16-2019/20 Plan. Three members of the public spoke, citing the dire need for additional affordable housing, especially for seniors and persons with disabilities; the impact of rising rents on household overcrowding and added stress on families; the need to consider high rise housing as a means of addressing the housing shortage; and opposition to additional high density housing around the downtown as the area is already too crowded and schools impacted. Each member of the City Council provided input on community needs and priorities for the Plan, summarized in Appendix C of the Consolidated Plan.



## Citizen Participation Outreach

<b>Citizen Participation Outreach Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Internet Outreach	Non-targeted/ broad community	A total of 88 Community Needs Assessment surveys were received.	See attached results in Appendix C.	N/A	N/A
Public Meeting	Housing and Service providers representing low/moderate income, special needs and homeless population	Ten individuals representing City staff and housing and service providers attended and participated in the morning meeting. (8/27/14)	See attached summary of comments in Appendix C.	All comments received were accepted.	N/A
Public Meeting	Non-targeted/ broad community	A public meeting was held before the City Council to solicit input on needs and priorities for the Consolidated Plan. (3/2/15)	See attached summary of comments in Appendix C.	All comments were received and accepted.	N/A
Public Meeting	Non-targeted/ broad community	A public meeting will be held before the City Council to present the draft 2015/16-2019/20 Consolidated Plan and initiate the 30 day public review of the Draft Plan.	This information will be added after the public hearing is held.	N/A	N/A

<b>Citizen Participation Outreach Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement will be made soliciting public comment on the draft 2015/16-2019/20 Consolidated Plan.	This information will be added after the close of the public comment period.	N/A	N/A
Public Meeting	Non-targeted/ broad community	A final public meeting will be held before the City Council for adoption of the 2015/16-2019/20 Consolidated Plan.	This information will be added after the public hearing is held.	N/A	N/A

**Table 6 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Consolidated Plan's Housing and Community Development Needs Assessment was conducted in a variety of ways, including data review and analysis<sup>1</sup>; consultation with housing, homeless and service providers, and City Departments; Community Needs Assessment Survey available on-line and at community locations; and community meetings to take public input on community needs. Key findings of the Needs Assessment include:

- Housing overpayment is the most prevalent housing problem, with 64% of Huntington Park's low and moderate income renter households (<80% AMI) facing a cost burden (>30% of income on housing costs), and over one-third facing a severe cost burden (>50% of income towards housing). As depicted in Figure 4 (Appendix B), high levels of severe renter overpayment are located in neighborhoods throughout the City, and generally correspond to areas with high levels of poverty, senior households, and renter overcrowding.
- Household overcrowding, defined as greater than one person per room, has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. Figure 5 depicts several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.
- An estimated 15% of the City's housing is in substandard condition (2,300 units). The biggest contributors to substandard housing are the City's aging housing stock, household overcrowding, and absentee landlords.
- For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of Redevelopment Housing funds. For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who

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<sup>1</sup> The American Community Survey (ACS), performed by the U.S. Census Bureau, is an ongoing Census statistical survey that samples a small percentage of the population every year, and publishes five year averages of this data. Many of the tables in the Consolidated Plan are "pre-populated" by HUD with data from the 2007-2011 ACS, and thus the City has utilized the 2007-2011 ACS as the primary data source throughout the Plan.

often struggle with physical and mental health problems in addition to substance abuse issues.

- Priority community facility needs include park facility upgrades, including soccer field lighting and a splash pad at salt Lake Park. The Consolidated Plan community needs survey named the need for youth centers and general parks and recreation facilities within the top ten priority needs.
- Priority infrastructure needs include streets and alleys, and bicycle transportation improvements in the City's low and moderate income neighborhoods. The City's 2015 Pavement Management Plan reviews the existing street conditions within the transit system and identifies a cost-to-improve each segment of the transit system. Street and alley improvements ranked within the top ten priority needs in the community needs survey.
- Priority public service needs include services for youth, seniors, homeless and anti-crime services. These needs were determined by the public via the Community Needs Survey, comments received at a Consultation Workshop with various public service and housing providers, and specific comments received from the Huntington Park City Council at a Needs and Priorities public hearing on March 2, 2015.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	61,348	58,465	-5%
Households	14,893	14,454	-3%
Median Income	\$28,941.00	\$36,788.00	27%

**Table 7 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,355	3,700	3,725	940	1,735
Small Family Households *	2,040	1,960	1,965	550	850
Large Family Households *	885	1,190	970	265	695
Household contains at least one person 62-74 years of age	620	415	580	130	495
Household contains at least one person age 75 or older	445	220	210	35	115
Households with one or more children 6 years old or younger *	1,644	1,370	1,095	255	390
* the highest income category for these family types is >80% HAMFI					

**Table 8 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	20	55	0	155	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen/plumbing)	975	785	660	125	2,545	4	45	135	30	214
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	930	680	375	90	2,075	40	205	135	40	420
Housing cost burden greater than 50% of income (and none of the above problems)	1,310	200	40	0	1,550	230	310	240	30	810
Housing cost burden greater than 30% of income (and none of the above problems)	455	1,000	270	20	1,745	45	115	345	145	650
Zero/negative Income (and none of the above problems)	80	0	0	0	80	25	0	0	0	25

**Table 9 – Housing Problems Table**

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,290	1,690	1,130	215	6,325	275	560	510	100	1,445
Having none of four housing problems	600	1,230	1,305	250	3,385	90	220	780	375	1,465
Household has negative income, but none of the other housing problems	80	0	0	0	80	25	0	0	0	25

**Table 10– Housing Problems 2**

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,815	1,190	230	3,235	105	355	445	905
Large Related	725	470	60	1,255	105	260	240	605
Elderly	645	109	14	768	80	49	55	184
Other	475	170	95	740	30	0	35	65
Total need by income	3,660	1,939	399	5,998	320	664	775	1,759

**Table 11 - Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,410	160	10	1,580	105	260	170	535
Large Related	550	135	0	685	105	185	85	375
Elderly	460	14	0	474	45	39	20	104
Other	295	40	30	365	20	0	25	45
Total need by income	2,715	349	40	3,104	275	484	300	1,059

**Table 12 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,760	1,200	820	140	3,920	44	105	130	34	313
Multiple, unrelated family households	95	240	200	70	605	0	145	140	30	315
Other, non-family households	95	35	65	0	195	0	0	0	0	0
Total need by income	1,950	1,475	1,085	210	4,720	44	250	270	64	628

**Table 13 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 14 – Crowding Information – 2/2**



### **Describe the number and type of single person households in need of housing assistance.**

As depicted in Tables 9 and 10, "other" households (non-senior, single-person households) are less impacted by renter cost burden than family households and elderly households, comprising just 12% of Huntington Park's 5,998 low and moderate income renters spending greater than 30% of income on housing costs. "Other" households are also least impacted by severe cost burden (spending greater than 50% of income on housing costs) among low and moderate income renters, comprising 12% of the total. Family households have a far greater need for housing assistance than do single person households in Huntington Park.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Among the 458 Huntington Park residents reported by the Housing Authority of the County of Los Angeles (HACoLA) as receiving Housing Choice Vouchers, over half (265) have a disabled member. These statistics confirm the significant need for housing assistance among the City's disabled population.

### **What are the most common housing problems?**

Based on the CHAS tables provided by HUD (extrapolated from 2007-2011 ACS data), the following summarizes two key housing problems in Huntington Park:

- Among Huntington Park's approximately 9,325 low and moderate income (<80% AMI) renter households, 5,998 (64%) face a cost burden of spending greater than 30% of income on rent. Over one-third of the City's low and moderate income renters face a severe cost burden, with 3,104 spending more than 50% of income on rent. As depicted in Figure 4, high levels of severe renter overpayment are located in neighborhoods throughout the City, and generally correspond to areas with high levels of poverty, senior households, and renter overcrowding.
- Household overcrowding, defined as greater than one person per room, has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. Figure 5 depicts several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.
- An estimated 15% of the City's housing is in substandard condition (2,300 units). The biggest contributors to substandard housing are the City's aging housing stock, household overcrowding, and absentee landlords.

For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of Redevelopment Housing funds.

For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who often struggle with physical and mental health problems in addition to substance abuse issues. The recent opening of Mosaic Gardens in Huntington Park provides 24 units of transitional housing for lower income families and transition-age youth linked with mental health and other needed services.

**Are any populations/household types more affected than others by these problems?**

As reflected in Table 11, small related households are most impacted by renter cost burden, comprising 54% of Huntington Park's 5,998 low and moderate income renters spending greater than 30% of income on housing costs. Small related households are also most impacted by severe cost burden (spending greater than 50% of income of housing costs) among low and moderate income renters, comprising 51% of the total.

As a group, 69% of Huntington Park's low to moderate income small family households (renter and owner) experience a housing cost burden, compared to 61% of large family households, and 59% of senior households.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Rising rents in Huntington Park have placed many lower-income persons at greater risk of homelessness. In particular, family households and single mothers are vulnerable due to the high costs associated with childcare. Rent increases have also hurt those with low-wage jobs. A lack of funding and limited Section 8 vouchers also places households at risk.

Low income (<50% AMI) renter households facing extreme cost burden (>50% income on rent) with low paying jobs or unemployed and with family members with serious health problems are at particular risk of becoming homeless.

In May 2009, the City of Huntington Park received \$656,000 in Homelessness Prevention and Rapid-Rehousing funds through the 2009 American Recovery and Reinvestment Act. Partnering with the Los Angeles Homeless Services Authority (LAHSA) and Volunteers of America Greater Los Angeles (VOALA), Huntington Park provided services that prevented 255 Huntington Park persons and 95 Huntington Park households from becoming homeless (Homelessness Prevention), and assisted in re-housing 44 persons and 21 households to change their homeless status (Rapid Re-Housing). Services provided included: rent subsidies; monetary assistance to pay back-due rent and/or utilities; motel vouchers; security deposits; emergency eviction assistance; and supportive services such as referrals for employment services, food and

clothing, public benefits, and financial planning. The status of the persons and households assisted is unknown.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not applicable.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As shown in Table 12, an estimated 3,104 low and moderate income renter households and 1,059 owner households in Huntington Park are paying more than half of their gross monthly income for housing costs. Food, transportation, healthcare, utilities and other costs reduce disposable income and the ability to save, and thus make these households vulnerable to eviction and homelessness if their income is suddenly reduced for any reason (e.g., job loss, cut in work hours or government benefits) or they encounter an unexpected expense (e.g., medical emergency, major car repair) or experience serious illness and cannot work.

## **Discussion**

As discussed above, housing affordability is a critical issue among Huntington Park's renter population. With over one-third of low and moderate income (<80% AMI) renter households spending more than half their incomes on housing, severe housing cost burden is the most pervasive housing problem in the community. The need far exceeds the resources available through the Consolidated Plan, and is further exacerbated by the loss of Redevelopment funding which has historically served as Huntington Park's primary source of funds for affordable housing.

Furthermore, increases in families with children and larger household sizes, combined with an existing housing stock dominated by smaller one and two bedroom units, results in nearly half of Huntington Park's renters living in overcrowded conditions.

The City's focus in supporting affordable housing is to provide housing for large families; offer a mix of renter and owner opportunities and income levels; and provide deeper affordability for assisted rental housing.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following tables identify the presence of one or more housing problems among households of differing race/ethnicities and income levels, with the analysis that follows identifying any racial/ethnic group evidencing a disproportionate housing need.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,625	250	94
White	120	4	0
Black / African American	0	4	0
Asian	10	15	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	20	0
Hispanic	3,475	190	94

**Table 15 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,290	400	0
White	50	10	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	3,220	390	0

**Table 16 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,225	1,320	0
White	10	65	0
Black / African American	0	10	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	2,185	1,225	0

**Table 17 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	710	0
White	0	4	0
Black / African American	0	0	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	590	685	0

**Table 18 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

Tables 15-18 above identify the presence of one or more housing problems (lacks complete kitchen, lacks complete plumbing, overcrowding at > 1 person per room, or overpayment at > 30%) for different racial/ethnic group within a given income category. The following summarizes the results of these CHAS tables, and identifies groups experiencing disproportionate housing need in Huntington Park.

**Extremely Low Income (0-30% AMI)**

- 91% of extremely low income households in Huntington Park have one or more housing problems, ranging from 40% to 100% by racial or ethnic group.
- The highest incidence of housing problems (100%) is experienced by American Indian/Alaska Natives. However, at just 25 households, the total number of extremely low income American Indian/Alaska Natives households in Huntington Park is minimal, representing less than one percent of the total 3,969 extremely low income households in the City.
- 92% of Hispanic households and 97% of White households earning extremely low incomes experience one or more housing problems. Hispanic households represent 95% of Huntington Park's extremely low income households, whereas White households represent just 3% of this income group.

**Low Income (30-50% AMI)**

- 89% of low income households in Huntington Park have housing problems, ranging from 63% (Whites) to 89% (Hispanics) to 100% (Asian and American Indian/Alaskan Native).
- While HUD's CHAS data identifies both Asians and American Indian/Alaskan Natives as having a disproportionate housing need, at 10 and 15 households respectively, the actual number of such low income households is extremely limited.

**Moderate Income (50-80% AMI)**

- 63% of moderate income households in Huntington Park have housing problems, ranging from 0% (African Americans) to 64% (Hispanics) to 100% (Pacific Islanders) by racial or ethnic group.
- While moderate Pacific Islanders face a disproportionate housing need, they total just 20 households.

**Median Income (80-100% AMI)**

- 45% of all households in Huntington Park in the median income bracket have housing problems, ranging from 0% to 46% by racial or ethnic group.
- Among households earning median incomes, Hispanic households were the only racial/ethnic group in Huntington Park identified as having one or more of the four housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following tables identify the presence of *severe* housing problems among households of differing race/ethnicities and income levels, with the analysis that follows identifying any racial/ethnic group evidencing a disproportionate housing need.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,170	700	94
White	60	65	0
Black / African American	0	4	0
Asian	10	15	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	20	0
Hispanic	3,075	585	94

**Table 19 - Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,970	1,715	0
White	30	30	0
Black / African American	0	0	0
Asian	0	10	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,935	1,675	0

**Table 20 - Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,620	1,925	0
White	10	65	0
Black / African American	0	10	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	1,600	1,810	0

**Table 21 - Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	465	830	0
White	0	4	0
Black / African American	0	0	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	465	815	0

**Table 22 - Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

Tables 19-22 above identify the presence of one or more *severe* housing problems (lacks complete kitchen, lacks complete plumbing, overcrowding at > 1.5 person per room, or overpayment at > 50%) for different racial/ethnic group within a given income category. The following summarizes the results of these CHAS tables, and identifies groups experiencing disproportionate housing need in Huntington Park.



**Extremely Low Income (0-30% AMI)**

- 80% of all extremely low income households in Huntington Park experience one or more of the identified severe housing problems, ranging from 0% to 100% by racial or ethnic group.
- The highest incidence of severe housing problems (100%) is experienced by American Indian/Alaska Natives, representing a disproportionate need. However, at just 25 households, the total number of extremely low income American Indian/Alaska Native households in Huntington Park is minimal, representing less than 1% of the total extremely low income households in the City.
- While not a disproportionate need, 82% of Hispanic households earning extremely low incomes experience severe housing problems, compared to just 48% of White households.

**Low Income (30-50% AMI)**

- 54% of low income households in Huntington Park have severe housing problems, ranging from 0% to 100% by racial or ethnic group.
- At 100%, low income American Indian/Alaska Native households evidence a disproportionate housing need, although at just 15 households, American Indian/Alaska Natives represent less than 1% of Huntington Park's total low income households.

**Moderate Income (50-80% AMI)**

- 46% of moderate income households in Huntington Park have severe housing problems, ranging from 0% to 47% by racial or ethnic group. No group evidences a disproportionate housing need.

**Median Income (80-100% AMI)**

- 36% of median income households in Huntington Park experience severe housing problems, ranging from 0% to 36% by racial or ethnic group.
- Hispanic households represent 98% of all median income households in Huntington Park, with 36% experiencing one or more severe housing problems. Among the other two racial groups in this income category - Whites and Asians - no households are identified as experiencing severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,605	4,070	3,970	149
White	170	90	90	0
Black / African American	40	20	0	0
Asian	80	30	20	0
American Indian, Alaska Native	0	0	35	0
Pacific Islander	20	20	0	0
Hispanic	6,255	3,890	3,830	149

**Table 23 - Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. Table 23 above identifies cost burden for each racial and ethnic group in Huntington Park, including no cost burden (<30% income towards housing), cost burden (30-50%), severe cost burden (>50%), and not computed due to no/negative income. According to the CHAS data on which this table is based, 28% of Huntington Park households experience a cost burden, with an additional 27% experiencing a severe cost burden. In comparison with this citywide average, Pacific Islander households experience a disproportionate housing cost burden, and American Indian/Alaska Natives experience a disproportionate severe housing cost burden. However, with a total of just 40 Pacific Islander households and 35 American Indian/Alaska Native households identified as residing in Huntington Park by the 2007-2011 American Community Survey (ACS), combined with the sampling methodology utilized by the ACS, the results for such a small sample size are less than statistically significant.

Hispanics comprise Huntington Park's primary racial/ethnic group, as reflected in Table 23 which identifies 96% of the City's total 14,739 households as Hispanic origin. While housing needs are significant among the City's Hispanic population, because Hispanics represent the vast majority of the population, the needs of this group closely reflect the Citywide average and are thus not considered a disproportionate need.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The analysis of housing problems and severe housing problems in sections NA-15 and NA-20 identify Asian, American Indian/Alaska Native and Pacific Islander households as evidencing a disproportionate housing need. Tables 24A and 24B below identify the specific income categories among these racial groups where disproportionate need is apparent:

Income Category	% Households with Housing Problems (# Households with Housing Problems)					
	Citywide	Hispanic	White	Asian	American Indian/ Alaska Native	Pacific Islander
<b>0-30%</b>	91% 3,625	92% 3,475	97% 120	40% 10	100% 25	--
<b>30-50%</b>	89% 3,290	89% 3,220	83% 50	100% 10	100% 15	--
<b>50-80%</b>	63% 2,225	64% 2,185	13% 10	33% 10	--	100% 20
<b>80-100%</b>	45% 590	45% 590	--	--	--	--

**Table 24A – Housing Problems: Greater Disproportionate Need**

Income Category	% Households with Severe Housing Problems (# Households with Severe Housing Problems)				
	Citywide	Hispanic	White	Asian	American Indian/ Alaska Native
<b>0-30%</b>	80% 3,170	82% 3,075	48% 60	40% 10	100% 25
<b>30-50%</b>	54% 1,970	54% 1,935	50% 30	--	100% 15
<b>50-80%</b>	46% 1,620	47% 1,600	13% 10	33% 10	--
<b>80-100%</b>	36% 465	36% 465	--	--	--

**Table 24B – Severe Housing Problems: Greater Disproportionate Need**

As illustrated in the above tables, the actual number of households within the Asian, American Indian/Alaska Native and Pacific Islander racial groups identified by the HUD CHAS data as experiencing disproportionate housing problems is extremely limited. As previously mentioned, given this small number of households, combined with the sampling methodology utilized by the American Community Survey, the results in such a small sample size are less than statistically significant.

**If they have needs not identified above, what are those needs?**

Not applicable.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Because Hispanics comprise over 97 percent of Huntington Park's population, analysis of ethnic or racial concentrations is not applicable. Of Huntington Park's Hispanic or Latino population, the vast majority are from Mexico (84%), followed by Central America (13%, including 7% from El Salvador and 5% from Guatemala), South America (1%), and Cuba (1%). Figure 7 in Appendix B depicts the distribution of Hispanic households by national origin, and illustrates little variation among the national origin mix at the census tract level.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Choice Voucher (HCV) program, formerly called the Section 8 program, is HUD's largest program that helps low-income families, the elderly, and the disabled find affordable decent, safe, and sanitary housing in the private market. Participants receive federally subsidized vouchers that they can use to rent the home or apartment of their choosing, provided that it meets the requirements of the program and agreement of the landlord. The funding assistance is provided to the family or individual, the voucher holder, and can move with the family or individual rather than being tied to the property or unit.

The Housing Authority of the County of Los Angeles (HACoLA) is the local public agency providing Housing Choice Vouchers within Huntington Park. According to a special data run conducted by HACoLA for the City, as of September 2014, there were a total of 458 Huntington Park households receiving tenant-based Housing Choice Vouchers. Nearly 90% of the City's Section 8 recipients are of Hispanic origin, consistent with the ethnic make-up of the City's population, which is 97% Hispanic. Elderly households comprise approximately two-thirds of the City's Section 8 recipients (295 households), indicative of several large senior housing complexes with significant numbers of Section 8 tenants. The City also has a high proportion of disabled households receiving Section 8 (265 households), although many of these households are also likely to be seniors. There are no public housing projects located within Huntington Park.

### Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers in use	0	0	0	458	0	458	0	0	0

**Table 25 - Public Housing by Program Type (Huntington Park only)**

**Data Source:** Housing Authority of County of Los Angeles, September 2014.

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 26 – Characteristics of Public Housing Residents by Program Type (entire HAcOLA jurisdiction)**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
White	0	0	0	426	0	426	0	0	0
Black/African American	0		0	25	0	25	0	0	0
Asian	0		0	1	0	1	0	0	0
American Indian/Alaska Native	0		0	3	0	3	0	0	0
Pacific Islander	0			3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

**Table 27 – Race of Public Housing Residents by Program Type (Huntington Park only)**

**Data Source:** Housing Authority of County of Los Angeles, September 2014.

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Hispanic	0	0	0	405	0	405	0	0	0
Not Hispanic	0	0	0	53	0	53	0	0	0

**Table 28 - Ethnicity of Public Housing Residents by Program Type (Huntington Park only)**

**Data Source:** Housing Authority of County of Los Angeles, September 2014.

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Not applicable - there is no public housing in Huntington Park.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Safe, decent, affordable housing.

**How do these needs compare to the housing needs of the population at large**

High rents and low vacancy rates in metropolitan Los Angeles effect the population at large, not just low and extremely low income residents. The increase in home prices has led to a decline in housing affordability, contributing additional demand for rental housing.

**Discussion**

The impact of the high cost of rentals and low vacancy rates is evidenced in the increase in renter overpayment over the past decade. The 2008-2012 American Community Survey (ACS) documents 63% of renters spending greater than 30% of their income on rent, compared to 47% in 2000. Furthermore, the ACS documents 27.7% of Huntington Park's population as below the poverty level, compared to a poverty rate of 17.1% countywide. These conditions have contributed to a lengthy waiting list for housing assistance, both for Housing Choice Vouchers from HACoLA and for occupancy within one of the eleven affordable rental projects within Huntington Park.



## NA-40 Homeless Needs Assessment – 91.205(c)

The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. For purposes of reporting homeless count data to HUD, all Continuum of Care use a “literal homeless” definition: “Men, women, and children who are:

- Sleeping in places not meant for human habitation, including on the street, in parks, along rivers, in backyards, unconverted garages, cars and vans, along freeways or under overpasses, and the like; or
- Sleeping in emergency shelters, safe havens, or transitional housing programs and were homeless upon entry to the program.”

LAHSA’s 2013 “point in time” count enumerated 58,423 homeless individuals in the County, reflecting a 16% increase from the 2011 count. Specifically for the Los Angeles CoC (LA CoC excludes the cities of Glendale, Pasadena and Long Beach), LAHSA reports a population of 53,798 homeless individuals, up by over 8,000 persons in comparison to the 2011 point in time count (refer to Table 29). Of this number, 12,934 are sheltered, 22,590 are unsheltered, and 18,274 are “hidden homeless,” meaning homeless persons who would not have been seen in the street or shelter count.

**Table 29 – Changes in Homeless Population in LA CoC (Including Hidden Homeless) 2011-2013**

	Sheltered Homeless		Unsheltered Homeless		Hidden Homeless		Total	
	#	%	#	%	#	%	#	% of County
<b>2011</b>	16,882	37%	17,740	39%	10,800	24%	45,422	
<b>2013</b>	12,934	24%	22,590	42%	18,274	34%	53,798	93%
<b>Changes</b>	-3,948	-23%	+4,850	27%	+7,474	69%	+8,376	18%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

As shown in Table 30, 46,303 of the homeless counted in 2013 are single adults, 6,678 are families with children, and 817 are unaccompanied youth. This reflects a significant decline in the numbers of homeless in families and an increase in the numbers of unaccompanied youth.

**Table 30 – Changes in LA CoC Homeless Population, 2011-2013**

	Single Adults		Family Members		Unaccompanied Youth		Total	
	#	%	#	%	#	%	#	%
<b>2011</b>	35,838	79%	9,218	20%	366	1%	45,422	100%
<b>2013</b>	46,303	86%	6,678	12%	817	2%	53,798	100%
<b>Changes</b>	+10,465	+29%	-2,540	-28%	+451	+123%	+8,376	18%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

Table 31 depicts the number of shelter beds within the Los Angeles Continuum of Care, and indicates a 23% decline the total number of shelter beds between 2011 and 2013. More specifically, emergency shelter beds fell 34% from 9,855 in 2011 to 6,468 in 2013; transitional shelters fell 8% from 6,982 in 2011 to 6,445 in 2013; and the limited number of safe haven shelter beds declined by 53% from 45 in 2011 to just 21 in 2013.

**Table 31 – Changes in LA CoC Shelter Counts, 2011-2013**

	Emergency Shelters		Transitional Shelters		Safe Haven Shelters		Total	
	#	%	#	%	#	%	#	%
<b>2011</b>	9,855	58%	6,982	41%	45	.3%	16,882	100%
<b>2013</b>	6,468	50%	6,445	50%	21	.2%	12,934	100%
<b>Changes</b>	-3,387	-34%	-537	-8%	-24	-53%	-3,948	-23%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

According to LAHSA, the increase in the homeless population over just the last few years can be attributed to a continuing, persistent recession; loss of critical resources under the American Recovery and Reinvestment Act; a lack of affordable housing options for low income households and increasing rental rates; prison realignment which released prisoners without adequate funding and coordination of services and housing options; reduced Federal McKinney-Vento funding due to use of the new CDBG funding formulas; and in-migration of homeless persons to Los Angeles County.

While the homeless counts display an increase from 2011 to 2013 in the LA CoC as a whole, certain smaller geographic areas show differing trends. To explain, LAHSA has further divided the County into eight geographic areas designated as Service Planning Areas (SPA's) to provide better local control and planning efforts. The East Los Angeles Service Planning Area (SPA 7) which includes the City of Huntington Park, had a 2013 homeless population count of 2,430 persons, down 24% from 3,208 persons in 2011 (excludes hidden homeless). Of this population, 78% (1,901) are single adults, 21% (499) are family members, and 1% (30) are unaccompanied youth. Additionally, 37% (897) are sheltered, and 63% (1,533) are unsheltered. The 2013 shelter counts for SPA 7 include the following:

- Emergency Shelters: 151 beds, 111 units
- Transitional Housing: 679 beds, 517 units
- Permanent Supportive Housing: 924 beds, 361 units
- Winter Shelter Program: 64 beds, 64 units

Included in the Permanent Supportive Housing count is Huntington Park's recently opened Mosaic Gardens which includes 34 beds in 23 units. The project was developed by LINC Housing with the assistance of Federal HOME dollars from the City of Huntington Park.

The Huntington Park Code Enforcement Department estimates the City's daytime homeless population consists of approximately 30-50 chronically homeless persons (November 2014). A

large majority of the City's homeless are chronic substance abusers, many suffering from mental health issues, have been homeless for several years and are more service resistant than those who have only been homeless for a short period of time. While City staff report no "visible" homeless families, the City is the only jurisdiction in the immediate area that allows overnight street parking, and as a result temporarily homeless individuals and families from the greater area come to Huntington Park to sleep in their cars overnight.

In addition to the currently visible homeless, a much larger segment of the community is at risk of becoming homeless. Over one-quarter of the City's residents live below the poverty line, with 44 percent of female-headed households with children in poverty, placing them at particular risk of homelessness. Another at-risk group includes the approximately 450 households in Huntington Park receiving Section 8 vouchers. While many of the aforementioned households are not living in shelters or on the street, many face problems of overcrowding and overpayment in an effort to afford housing. Others may live with friends or relatives or in substandard units such as converted garages.

Rising rents in Huntington Park have placed many lower-income persons at greater risk of homelessness. In particular, family households and single mothers are vulnerable due to the high costs associated with childcare. Rent increases have also hurt those with low-wage jobs. A lack of available Section 8 vouchers as well as a decline in apartment owners willing to accept these vouchers also places households at risk.

Almost all service agencies cited a need for more affordable housing in Huntington Park. Affordable housing for special needs groups such as large families and single mothers with children was seen as critical to alleviating overcrowding and preventing homelessness.

**Table 32 - 2013 Total Counts and Demographics by Program Type for Los Angeles CoC**

Population	Est. # experiencing homelessness on a given night		Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate # days persons experience homelessness
	Unsheltered	Sheltered				
<b>Persons in HH with Adults &amp; Children</b>	2,071	4,607				
<b>Persons in HH with only Children</b>	716	101				
<b>Persons in HH with only Adults</b>	38,077	8,226				
<b>Chronically Homeless</b>	12,790	823				
<b>Veterans</b>	4,798	1,450				
<b>Unaccompanied Youth</b>	716	101				
<b>Persons with HIV</b>	347	164				

Data Source: Los Angeles Homeless Services Authority, March 2014.

**Table 33 - 2013 Total Counts and Demographics by Program Type for SPA-7 – East Los Angeles**

Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in HH with Adults & Children	184	315				
Persons in HH with only Children	29	1				
Persons in HH with only Adults	1,319	581				
Chronically Homeless	443	48				
Veterans	173	103				
Unaccompanied Youth	29	1				
Persons with HIV	13	12				

Data Source: Los Angeles Homeless Services Authority, March 2014.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

In their 2013 Greater Los Angeles Homeless Count Report, LAHSA estimates 13,613 chronically homeless persons on any given night, representing over 25% of the Los Angeles CoC total homeless population. Of this number, 12,790 are unsheltered, and 823 are sheltered. Chronically homeless family members have decreased from 2,730 adults and children in 2011, to 1,227 adults and children (339 family units) in 2013, down 55%. In SPA-7, which encompasses the City of Huntington Park, 491 chronically homeless are estimated to exist, with 443 being unsheltered and 48 that are sheltered. There are also 29 chronically homeless family units, comprised of 105 homeless family members (79 unsheltered and 26 sheltered).

While LAHSA reports challenges in estimating homeless families, the Los Angeles Continuum of Care was still able to enumerate 6,678 persons living in households comprised of both adults and children, representing 2,223 total homeless households with children, compared to 9,218 homeless family members in 4,970 families in 2011. The vast majority of homeless families are sheltered (4,607 or 69%) in either emergency shelters or transitional housing programs or are

using hotel/motel vouchers, and 2,071 are unsheltered. Compared to 2011, the number of unsheltered families remained relatively unchanged, however there was a reduction in sheltered families likely due to successful transitions to permanent housing or because of out-migration to areas with lower unemployment rates. In SPA-7, there were 499 homeless persons belonging to a family reported in the homeless count, with the majority, 63%, being sheltered, and 184 unsheltered. The 499 homeless persons make up 166 total household units.

Another subpopulation of homeless in the LA CoC area are veterans and their families. LAHSA estimates 6,248 homeless veterans live in the LA CoC area (nearly 12% of the homeless population), 4,798 of whom are unsheltered, and 1,450 who are sheltered. This is a reduction of over 23% from the 8,131 total veterans in 2011. Among the 6,248 homeless veterans, 352 (approximately 6%) are estimated to be female veterans, and 36% are estimated to be chronically homeless. In the east side of Los Angeles County (SPA-7), there were 276 total homeless veterans, 16 of which were female veterans. Most of these, 63% or 173, are unsheltered, with the remaining living in either emergency or transitional housing.

Los Angeles is one of the only jurisdictions to conduct a separate Youth Count in order to target hard to reach youth. Along with the 2013 Point in Time count, provider agencies and homeless youth counters identified neighborhoods to count, based on places where homeless youth are known to frequent. In 2013, there were 6,019 homeless youth not part of a family household unit in the LA CoC, compared to 3,959 in 2011. Of these, 5,202 single adults are considered “transitional aged youth” because they are between the ages of 18 and 24. The remaining 817 are unaccompanied youth under the age of 18. Of these, only 101, or 12%, have shelter. Thirty of these 817 live in SPA-7 which encompasses the City of Huntington Park.

As previously stated, Huntington Park’s homeless population is estimated to range between 30-50 chronically homeless individuals. The majority of Huntington Park’s visible homeless population is made up of single, adult males, many who appear to have mental health or substance abuse issues. Homeless individuals may be well served by SRO units and transitional housing. Transitional housing facilities offer personal development programs, often augmented with health maintenance and professional counseling. Personal skills must be developed if true self-sufficiency is to be achieved.

## Nature and Extent of Homelessness:

**Table 34 – LA CoC Homeless Population by Race/Ethnicity**

Race	#	%
White	31,444	58%
Black or African American	20,450	38%
Asian	692	1%
American Indian or Alaska	621	1%
Multi-Racial	591	1%
Ethnicity	#	%
Hispanic	11,753	22%
Not Hispanic	42,045	78%

Data Source: Los Angeles Homeless Services Authority, January 2014.

### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

There are many factors that contribute to homelessness in Los Angeles County, and Huntington Park specifically. Unemployment, mental illness, family problems, and substance abuse are a few common factors. Individuals and families experience homelessness for a variety of reasons, and therefore a homeless population may have a variety of needs. A homeless person may need medical care, job training, childcare assistance, mental health care, credit counseling, substance abuse treatment, and/or English language education, among other services.

According to the data collected by LAHSA, there are an estimated 2,223 homeless families with children living in the LA CoC area, representing an estimated 6,678 adults and children (166 homeless families in SPA-7). While the exact number of homeless families in Huntington Park is unknown, it is probable that many homeless families were missed in the January 2013 Point in Time Count, as many families temporarily double-up or triple-up with other families due to economic hardship.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The January 2013 Point in Time (PIT) Count identified 53,798 homeless persons in the Los Angeles CoC (all of LA County with the exception of Glendale, Pasadena, and Long Beach). As depicted in Table 34, 58% of the homeless counted are identified as White/Caucasian and 38% are Black/African American, with Asians, American Indian/Alaskan Native, and Multi-Racial persons making up a combined 3% of homeless persons. Persons of Hispanic ethnicity comprise 22% of the 2013 PIT count. In comparison to the 2011 PIT Count, there was a 64% increase in homelessness among the White/Caucasian population (non-Hispanic), a 6% decrease in Hispanic homeless populations, and a 28% decrease in the Asian homeless populations.

## Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Within the Los Angeles CoC area, LAHSA identified a total of 12,934 sheltered homeless, 22,590 unsheltered homeless, and 18,274 “hidden homeless” in January 2013 (53,798 total), compared to 45,422 counted in 2011. In addition to the 53,798 literally homeless persons in the LA CoC, the 2013 Homeless Count telephone survey identified an estimated 14,146 people who are precariously housed and an additional 6,204 who are at risk of being homeless. HUD defines a “precariously housed” person as one who is staying with a household because he or she has no other regular or adequate place to stay due to lack of money or other means of support and who is sleeping inside the house and will be allowed to stay for 15-90 days. Furthermore, HUD defines “at-risk of literal homelessness” as a person who is staying with a household because he or she has no other regular or adequate place to stay due to lack of money or other means of support and who is sleeping inside the house, and will have to leave in 14 days or less.

The shelter counts are comprised of 6,468 homeless persons in emergency shelters, 6,445 in transitional housing, and 21 in safe havens, reflecting a decrease of 23% from 2011. LAHSA reports that the number of families utilizing motel vouchers on the nights of the count resulted in a significant reduction in the Emergency Shelter count. Additionally, the economic downturn has resulted in a number of shelters closing and a reduced capacity for crisis housing since 2011.

In terms of the unsheltered homeless, the table below shows that 82% of the homeless single adult population is unsheltered, 31% of homeless families are unsheltered, and 88% of unaccompanied youth under 18 years are unsheltered. Compared to 2011, total unsheltered counts rose by 43% in 2013.

**Table 35 - Comparison of LA CoC Homeless Shelter Status by Household Type, 2011 - 2013**

	2011					2013				
	Sheltered		Unsheltered		Total	Sheltered		Unsheltered		Total
<b>Single Adults</b>	9541	27%	26,297	73%	35,838	8,226	18%	38,077	82%	46,303
<b>Family Members</b>	7,254	79%	1,964	21%	9,218	4,607	69%	2,071	31%	6,678
<b>Unaccompanied Youth</b>	87	24%	279	76%	366	101	12%	716	88%	817
<b>LA CoC Overall</b>	<b>16,882</b>	<b>37%</b>	<b>28,540</b>	<b>63%</b>	<b>45,422</b>	<b>12,934</b>	<b>24%</b>	<b>40,864</b>	<b>76%</b>	<b>53,798</b>

Data Source: Los Angeles Homeless Services Authority, January 2014.

## Discussion

In HUD’s 2013 Continuum of Care Dashboard Report, which provides an overview of a CoC’s performance in serving homeless individuals, a total of 23,800 beds are recognized as being available within the LA CoC for a variety of target populations:

**Table 36 - 2013 LA CoC Housing Inventory Summarized by Target Population and Bed Type**

	<b>Emergency Shelter</b>	<b>Permanent Supportive Housing</b>	<b>Safe Haven</b>	<b>Transitional Housing</b>
<b>Youth</b>	81	0	0	12
<b>Mixed (any population)</b>	426	25	0	1,143
<b>Individual</b>	2,885	10,938	25	5,166
<b>Adult &amp; Child(ren)</b>	591	904	0	1,604

Data Source: U.S. Department of Housing and Urban Development (HUD)

The data collected by LAHSA identifying 53,798 homeless persons within the Los Angeles County CoC, coupled with a total bed count of 23,800 suggests the overall need for additional housing for homeless. The prevalence of health related conditions such as substance abuse, mental health, alcoholism, and other issues experienced by homeless persons also suggest a need for public services to assist with these conditions. Public outreach to housing, homeless, and public service providers conducted in support of the Consolidated Plan echoes this need.



## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Certain segments of the population may have greater difficulty finding adequate and affordable housing due to their unique special needs and circumstances. Such circumstances range from fixed incomes to limited mobility to the need for supportive services. The groups that categorically fall under special needs are the elderly and frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with substance abuse problems. These groups represent a significant part of Huntington Park's population, and efforts must be made to ensure that decent, affordable and accessible housing is available to all such special needs populations.

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly and Frail Elderly**

Approximately 7% of Huntington Park residents are over age 65, comprising approximately 3,900 senior citizens. Among the City's households, 13% are headed by seniors, translating to nearly 2,000 senior households. While most of Huntington Park's seniors are renters (60%), a substantial proportion (40%) own their homes. About 18% of the City's elderly live alone, and 28% live below the poverty level. Approximately 44% of elderly residents in Huntington Park have some type of disability.

#### **Persons with Disabilities**

Approximately 8% (4,425 persons over the age of 5) of Huntington Park residents report having some type of disability (*source: 2008-2012 American Community Survey*). Over one-third of these residents are unable to live independently. More specifically, the City's disabled population have the following types of disabilities:

- 56% Ambulatory
- 37% Cognitive
- 27% Hearing
- 26% Self Care
- 23% Vision

Just over half of Huntington Park's disabled population of general working age (18-64 years old) are employed. In general, many persons with disabilities have lower-incomes since the disability may affect their ability to work.

#### **Victims of Domestic Violence**

Individuals fleeing domestic violence are generally women and children. It is difficult to estimate the number of victims of domestic violence, as many victims do not call the police or seek services. Women between the ages of 18 and 44 are at an increased risk for domestic violence, with lower-income and immigrant women particularly vulnerable to abuse. This needs group needs transitional housing with counseling and supportive services.

### **Persons with HIV/AIDS**

Persons with HIV/AIDS are considered a special needs group due their need for affordable housing, health care, counseling and other supportive services. Based upon *An Epidemiologic Profile of HIV and AIDS in LA County* prepared by the Los Angeles County Public Health Department in 2009, a cumulative total of 3,184 HIV/AIDS cases have been reported in the “East” Service Planning Area. The East SPA is one of eight areas LA County has developed in an effort to characterize local health needs regionally. The East SPA includes the cities of Huntington Park, South Gate, Bell, Bell Gardens, Walnut Park, Maywood, and Florence to name a few. The population is mostly male (84%) and the majority of cases were Latino (75%). Whites accounted for 14 percent of the total number of cases, and Blacks accounted for seven percent. The number of cases in the East SPA were widely dispersed, with the exception of South Gate and Huntington Park that had the highest totals, with 90 and 499 cases respectively.<sup>2</sup>

### **Alcohol/Other Drug Abuse**

According to the National Council on Alcoholism and Drug Dependence, 18 million Americans suffer from alcohol dependencies, while five to six million Americans suffer from drug addictions. Furthermore, more than nine million children live with a parent dependent on alcohol and/or illicit drugs.

Persons with drug and or alcohol addictions often need a supportive living environment to break their habit. Supportive housing for persons with substance addictions is typically transitional housing programs that also offer counseling and job training. The County serves as the primary funding source for these types of programs.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

#### **Elderly and Frail Elderly**

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly are on fixed incomes. As housing expenses rise, they may have less money available for medical costs and other vital services. Huntington Park has four senior housing projects providing 650 units, with approximately 360 of these units restricted to occupancy by lower income households at affordable rents.

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<sup>2</sup> While updated numbers are not currently available for the Huntington Park city limits, the 2013 LA County HIV Surveillance Report identifies a total of 3,065 persons in the East Service Planning Area (including Huntington Park) living with the HIV infection as of December 31, 2013.

The frail elderly (85 years of age and above) have specialized needs as they become increasingly unable to perform daily functions and take care of themselves without assistance. These needs may include additional health care needs, modifications to housing, or more specialized housing in a 24-hour care environment. An estimated half of the frail elderly population require personal assistance to perform daily functions.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City offers a Residential Rehabilitation Program which provides for deferred loans of up to \$50,000, with a forgivable component of up to \$25,000 for repairs that correct for health and safety violations. The City is also planning to re-initiate its Minor Home Repair Program to provide grants for minor repairs and accessibility improvements to seniors and persons with disabilities.

### **Persons with Disabilities**

In addition to health care services, persons with disabilities need affordable and accessible housing and transportation. In order to provide accessible housing, special designs and/or accommodations may be necessary. These may include ramps, holding bars, wider doorways, lower sinks and cabinets, and elevators. Housing should be accessible through the use of special design features to accommodate wheelchairs and persons with mobility limitations.

Due to their specific housing needs, persons with disabilities are vulnerable to discrimination by landlords, who may not be familiar with the reasonable accommodation protections contained in the Fair Housing Act. Similarly some landlords may be hesitant to rent to persons with an assistive animal such as a guide dog.

For those persons who may not be able to live on their own or with family members and require additional care and supervision, licensed community care facilities offer special residential environments for persons with disabilities including physical, mental, and emotional disabilities. Three licensed adult residential care facilities that serve disabled persons are located in Huntington Park, with capacity for 40 individuals.

### **Persons with HIV/AIDS**

Short-term housing needs for persons with AIDS may include hospice facilities, shelters or transitional housing. Long-term needs include affordable housing in close proximity to public transportation and health care facilities. As with other persons with disabilities, persons with HIV/AIDS may face discrimination that affects their access to housing due to fear, the need for reasonable accommodation, or other factors.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Refer to discussion above

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

The City of Huntington Park has a wide array of public facilities to serve the needs of its residents. These include six public parks ranging in scale from the 21 acre Salt Lake Park; Raul R. Perez Memorial Park and Freedom Park which each comprise approximately four acres; Civic Center Park at one and a half acres; and Senior Citizen and Chelsea Parks which are both less than one acre in size. Table 37 presents a summary of the City's park facilities.

**Table 37 - Park Facilities**

Amenities	Salt Lake Park	Civic Center Park	Raul R. Perez Park	Freedom Park	Senior Citizen Park	Chesley Park	Totals
Acreage	20.9	4.0	4.5	1.5	.5	.2	31.6
Community Bldgs	1		1	1	1		4
Lighted Baseball Fields	2						2
Lighted Softball Fields	3						3
Volleyball Courts				1			1
Unlit Multipurpose Fields	1		1	1			3
Lighted Soccer Fields	1						1
Lighted Tennis Courts	5						5
Indoor Volleyball Courts	1						1
Lighted Basketball Courts	4		4				4
Unlit Basketball Courts				2			2
Wading Pools	1						1
Tot Lot / Playgrounds	3	1	1	1		1	7
Swing Sets	1		2			1	4
Picnic Tables	66	17	10	6	13	3	115
Barbeques	37	5		3	4	3	52
Restrooms	Yes	Yes	Yes	Yes			
Skate Parks	1						1
Handball Courts				1			1
Parking Lot Spaces	490	94	50	3	120	O/S	757

Source: Huntington Park Parks and Recreation Master Plan, May 2008

Three of the City's parks (Salt Lake, Freedom and Raul R. Perez Parks) include community recreation centers, children's playgrounds, basketball courts, turf field areas, and in the case of Salt Lake Park, there is a gymnasium, baseball diamonds and a skate park. In addition, the Oldtimers Foundation owns and operates the Family Center on Gage Avenue which serves as a regional multi-generational community center for seniors, youth and families. The Family Center has the only public swimming pool in the area. All four of these facilities provide important services including after-school programs, childcare, senior meals, assistance/advocacy programs, educational programs, and a wide array of recreational activities. As discussed below, these facilities offer services to all residents, including special needs groups. In addition, many of these programs are provided free of charge or have scholarships that help offset the cost to lower-income residents.

Despite these many facilities, there is still demand for additional facilities, with the increase in the number of families with children placing added stress on recreational facilities. Apart from additional facilities, many existing community facilities need upgrades, rehabilitation, and in some cases replacement to keep up with demand. In order to address this need, the Parks and Recreation Department adopted a Parks and Recreation Master Plan (2008) that will serve as a roadmap to help guide future parks and recreation decisions in the City. The main areas of focus of the Master Plan include an assessment of current park facilities and recreation programming; an analysis of park maintenance; existing park opportunities and constraints; and a park facility action plan that identifies more than 80 park improvement projects.

Among the many improvements identified in the Master Plan for all six parks are: new walkways and restrooms, upgraded playground equipment to meet ADA requirements, parking lot repairs, new ADA drinking fountains, landscaping, lighting, and renovation of basketball courts. Discussions with the Parks and Recreation Department during the public outreach process revealed that most of the identified improvements have already been accomplished with the exception of Soccer Field Lighting Project and the Salt Lake Park Splash Pad Project for which CDBG funding will likely be requested during this Consolidated Plan timeframe.

The Soccer Field Lighting Project consists of the installation of an energy efficient lighting system on the Kevin de Leon Soccer Field. Soccer Field renovations was identified among the top 5 outdoor amenities most desired by Huntington Park residents, per the 2008 Parks and Recreation Master Plan.

The development of the Salt Lake Park Splash Pad project addresses the recreational needs identified by community residents during the 2008 Parks and Recreation Master Plan process and subsequent park planning meetings. The construction of this water play facility will responsibly consider the state of California's limited water resources and will feature an eco-friendly water filtration system. Low-income families residing in Huntington Park and the surrounding cities of southeast Los Angeles County, will therefore enjoy and benefit from an amenity that will be built with full consideration to future generations.

## **How were these needs determined?**

The Parks and Recreation Department was instrumental in determining the City's parks/recreation facility needs. This Department provided input as part of the City's public outreach efforts for this Consolidated Plan. Also, a Community Needs Survey made available on the City's website and on public counters described youth centers and general parks and recreational facilities as the top two public facility needs in the community.

## **Describe the jurisdiction's need for Public Improvements:**

Infrastructure improvements cover such issues as upgrades or expansion of streets, sidewalks, curbs and gutters, sewer and drainage systems, and street lights, and are in general an eligible expenditure for CDBG funds within low and moderate-income areas. Most of Huntington Park's low and moderate income neighborhoods are older, and many contain aging infrastructure. The Public Works Department has identified street resurfacing, water, sewer and storm drain system improvements as significant needs in these neighborhoods. Rehabilitation of the City's reservoirs were also identified as a current need as the roofs and liners are in need of replacement.

Other projects the Public Works Department may undertake during the Consolidated Plan timeframe, dependent on available CDBG or alternative funding, include street resurfacing, Safe Route to School, Pacific Boulevard Pedestrian Improvements, State Street Bike Lane, Randolph Street Rails-to-Trails Study, Downtown Huntington Park iPark, and the Signal Synchronization and Bus Speed Improvement Project.

In February 2014, the Public Work Department also completed a Bicycle Master Plan to implement the provisions of the State of California's Bicycle Transportation Account program as stipulated in the Streets and Highways Code (SHC) Section 890-894.2 – California Bicycle Transportation Act (BTA). The BTA's purpose is to establish a bicycle transportation system that is designed and developed to achieve the functional commuting needs of the employee, student, business person, and shopper as the foremost consideration in route selection, to have the physical safety of the bicyclist and bicyclist's property as a major planning component, and have the capacity to accommodate bicyclists of all ages and skills.

The overall goal of the Bicycle Master Plan is to "increase bicycling within the city of Huntington Park as a viable alternative to automobile travel through the coordinated planning and implementation of policies, programs, and infrastructure that support and facilitate bicycle travel for all user groups." To implement the Plan, a goal to identify and secure funding from various local, regional, state, and federal sources is also noted. To that effect, CDBG funds could be requested within the Consolidated Plan timeframe for bicycle related projects.

To help maintain and improve the appearance of neighborhoods, especially those in more blighted areas, the City provides a graffiti removal service. The Department of Public Works has

an active program that assists with the removal of graffiti on homes, businesses and in public places in the community.

### **How were these needs determined?**

The City's Capital Improvements Plan (CIP) identifies infrastructure and public improvements to be undertaken in Huntington Park. The City has generally relied on a variety of other non-CDBG funding sources to pay for infrastructure improvements, and is actively addressing water, sewer, storm drain and street deficiencies through ongoing projects. Nonetheless, the City may direct CDBG funds towards infrastructure improvements in low and moderate income neighborhoods as needed.

The Consolidated Plan Community Needs Survey also recognized street and alley improvements as some of the most critical community development needs in Huntington Park, followed by water/sewer improvements, sidewalk improvements, and draining improvements.

### **Describe the jurisdiction's need for Public Services:**

Huntington Park's special needs populations, as well as low and moderate income households in general, have a variety of public service needs. Consultation with community residents and social service providers conducted as part of this Consolidated Plan identify the following key service needs in Huntington Park:

- Anti-crime services
- Youth services (after-school programs and teen services)
- Child care services
- Health care and mental health services
- Tenant/landlord counseling
- Services for seniors and disabled populations
- Transportation services
- Services for the homeless

The City of Huntington Park, as well as local non-profits, offer an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. The City actively supports the provision of services both through the Parks and Recreation Department, Public Works Department, Police Department, and through support of public service providers.

### **How were these needs determined?**

Consultation with social service providers active in Huntington Park and distribution of a Community Survey provided extensive input on the needs of the populations they serve. The Community Development Department has also provided key direction in prioritizing public service needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Table 38 presents the City's housing unit mix, as documented by the 2007-2011 American Community Survey (ACS). The City has approximately 15,100 housing units, with a relatively even split between single-family and multi-family units. As a built-out community, housing growth in recent years has primarily been attributable to the introduction of housing in the downtown and on target opportunity sites, and is largely a result of City involvement in the provision of assisted housing (refer to Table 40 later in this Section for a complete listing of assisted housing projects).

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure reflects the relative cost of housing opportunities, and influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. As indicated in Table 39, 72% of Huntington Park's households are renters, consistent with 1990 and 2000 levels when 72% and 73%, respectively, of households were renters. As indicated in Figure 6 in Appendix B, the highest concentrations of renter households (over 85%) are generally located in the central part of the City surrounding Pacific Boulevard, and extending east and west along Gage and Florence; in the City's northern extension north of Slauson; the area on both sides of State in between Gage and Randolph; and the area bound by Saturn to the north, Florence to the south, State to the west, and Salt Lake to the east.

Another important characteristic of the City's housing supply is the size of units with respect to the number of bedrooms. Large households, defined as households with five or more members, generate the need for units with three or more bedrooms. With approximately 1,000 rental units with three or more bedrooms, compared to over 3,300 renter households having five or more members (as documented by the 2010 Census), the supply of large rental units is generally inadequate to meet the needs of the community's large renter households. Many of these large rental units may be occupied by smaller households, and/or consist of single-family homes which command higher rents, thus restricting availability for occupancy by lower income large families. The City emphasizes the inclusion of large family units in both owner and rental housing developments to meet this need. In addition, the City's Residential Rehabilitation Loan Program provides loans for room additions to provide adequately sized housing.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,021	40%
1-unit, attached structure	1,791	12%
2-4 units	2,010	13%
5-19 units	3,265	22%
20 or more units	2,041	13%
Mobile Home, boat, RV, van, etc	24	0%
<b>Total</b>	<b>15,152</b>	<b>100%</b>

**Table 38 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	58	1%	2,051	20%
1 bedroom	124	3%	4,355	42%
2 bedrooms	1,222	30%	2,938	28%
3 or more bedrooms	2,698	66%	1,008	10%
<b>Total</b>	<b>4,102</b>	<b>100%</b>	<b>10,352</b>	<b>100%</b>

**Table 39 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

#### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Huntington Park has an active history of supporting affordable housing development in its community. As illustrated in Table 40, the City has facilitated the development of eight residential developments, and the acquisition/rehabilitation of six projects with long-term affordability covenants on all or some of the units. These projects include: Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior Apartments, Casa Bonita, Rita Court, Santa Fe Village, and Casa Bella (new construction), and Bissell Apartments, Bissell II, Bissell III, 6700 Middleton Street, 6822 Malabar Street, and the Mosaic Gardens projects (acquisition/rehabilitation). These 14 projects provide a total of 557 affordable units, including 361 very low income (30% MFI), 149 low income (50% MFI) units, and 47 moderate income (80% MFI) units. Of the total 557 units, 361 are senior units, 185 are family units, and 11 are family, transitional age youth units.

**Table 40 - Assisted Housing Inventory**

<b>Date Built</b>	<b>Project Name and Location</b>	<b>Owner vs Renter</b>	<b>Senior vs Family</b>	<b>Total # Units</b>	<b>Restricted Affordable Units*</b>	<b>Affordability Period</b>	<b>Funding Sources</b>
1973	<b>Concord Huntington Park</b> 6900 Seville Ave	Renter	Senior	162	162 very low income	2029	Mortgage Revenue Bond, Tax Credit
1989	<b>Seville Gardens</b> 2701 Randolph St	Renter	Senior	223	45 very low income	2029	RDA, California Reinvestment Corp.
1995	<b>Casa Rita</b> 6508 Rita Ave	Renter	Family	103	21 very low income, 81 units low income	2050	Tax Credits, Mortgage Revenue Bond
1997	<b>Rugby Senior Apts</b> 6330 Rugby Ave.	Renter	Senior	184	37 very low income, 37 low income	2050	Section 108 loan, Tax Credits
2001	<b>Bissell Apartments</b> 6344 Bissell St (acquisition/rehab)	Renter	Family	4	4 low income	2021	HOME, CDFI
2002	<b>Casa Bonita</b> 6512 Rugby Ave	Renter	Senior	80	80 very low income	2030	HOME, City of Industry Set-aside, Tax Credits, AHP
2003	<b>Bissell II Apts</b> 6308-6312 Bissell (acquisition/rehab)	Renter	Family	7	1 very low income, 4 low income	2062	HOME, CDFI
2007	<b>Bissell III Apts</b> 6340 Bissell (acquisition/rehab)	Renter	Family	4	4 low income	2062	HOME
2008	<b>6700 Middleton St.</b> (acquisition/rehab)	Renter	Family	6	2 very low income, 4 low income	2063	HOME
2008	<b>6822 Malabar St.</b> (acquisition/rehab)	Renter	Family	10	2 very low income, 8 low income	2063	HOME
2014	<b>Mosaic Gardens</b> 6337 Middleton St. (acquisition/rehab)	Renter	Family, Transitional Aged Youth	24	11 very low income	2069	HOME, Tax Credits, MHSA
1996	<b>Rita Court**</b> 6900-30 Rita Ave	Owner	Family	64	39 moderate income	No resale controls	CDBG – land acquisition
2000	<b>Santa Fe Village**</b> 2400-12 Randolph	Owner	Family	17	8 moderate income	No resale controls	CDBG – land acquisition
2004	<b>Casa Bella</b> 6902-30 Rita Ave.	Owner	Family	15	7 low income	2025	HOME

Source: City of Huntington Park Community Development Department, June 2014.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The City's affordable projects are financed through a variety of funding sources, including tax credits and HOME funds, which require long-term affordability controls. None of these projects are at risk of conversion to market rate for at least 15 years.

In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and converted to market rate. However, the City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years.

**Does the availability of housing units meet the needs of the population?**

The available housing units do not meet the needs of low income City residents, as evidenced by the high rates of housing overpayment discussed in the following section on Cost of Housing, and the presence of nearly 300 Huntington Park families on the Los Angeles County Housing Authority waiting list for rental assistance.

**Describe the need for specific types of housing:**

The following types of housing are not being provided for in the market without some level of public assistance:

- Rental housing affordable to extremely low, very low and low income households.
- Rental housing with three or more bedrooms affordable to low and moderate income households.
- Homeownership housing affordable to the middle income workforce.
- Affordable, accessible housing for persons living with disabilities.
- Permanent supportive housing for persons with special needs, including homeless individuals and families, persons living with HIV/AIDS and their families, transition age (emancipated foster care) youth, persons with chronic mental illness, and others.

**Discussion**

The City of Huntington Park, the City's former Redevelopment Agency and non-profit partners have played an active role in providing affordable housing not otherwise being provided for in the market, including rental housing for seniors, families, and transitional age youth. With the elimination of Redevelopment Agency funds, and reductions in federal HOME funds, the City will be more reliant on outside sources of funds, such as Low Income Housing Tax Credits, to fund future affordable housing activities. As such, the City must also continue to support legislation changes that would address increased funding for affordable housing.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Many housing problems such as overcrowding and overpayment are directly related to the cost of housing in a community. If housing costs are high relative to household income, a corresponding high prevalence of housing problems occurs. This section evaluates the affordability of housing in Huntington Park to lower and moderate income households.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	162,700	351,900	116%
Median Contract Rent	546	834	53%

**Table 41 - Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	739	7.1%
\$500-999	7,150	69.1%
\$1,000-1,499	2,155	20.8%
\$1,500-1,999	265	2.6%
\$2,000 or more	43	0.4%
<b>Total</b>	<b>10,352</b>	<b>100.0%</b>

**Table 42 - Rent Paid**

**Data Source:** 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter		Owner	
	Units	Households	Units	Households
30% HAMFI	400	3,970	No Data	390
50% HAMFI	3,120	2,920	155	780
80% HAMFI	8,965	2,435	580	1,290
100% HAMFI	No Data	465	954	475
<b>Total</b>	<b>12,485</b>	<b>9,790</b>	<b>1,689</b>	<b>2,935</b>

**Table 43 - Housing Affordability**

**Data Source:** 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	924	1,008	1,212	1,391	1,533
Low HOME Rent	738	791	948	1,096	1,222

**Table 44 - Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

No; the greatest need remains for extremely low income households, but due to high rent levels, even low income households have a difficult time finding housing in Huntington Park.

Table 43, Housing Affordability, identifies the number of owner and renter housing units in Huntington Park affordable to households in each income range, based on an affordability standard of spending no greater than 30% of income on total housing costs. Incorporating information into the Table on the number of owner and renter households by income category (based on the 2007-2011 CHAS from Table 10) provides insight on the shortage of housing units affordable to low and moderate income households. For example, the Table identifies just 3,520 rental units in Huntington Park affordable to low income (<50% AMI) households, compared to the presence of 6,890 lower income renter households, indicating a need for low income rental housing nearly double the current supply. In terms of owner housing, the 2007-2011 CHAS identifies just 1,689 affordable homeowner units to meet the needs of 2,935 owner households earning less than 100% AMI. Such disparities in household incomes and housing costs results in a large segment of Huntington Park's population spending greater than 30% of income on housing costs.

### How is housing affordability likely to change considering changes to home values and/or rents?

High prices and low inventory keep home ownership out reach for many Huntington Park residents. Rents have been pushed to record high levels, at the same time there has been an increased demand for apartments.

The "Great Recession" and housing crisis at the end of the last decade resulted in many previous homeowners becoming renters. This increased demand for rental housing has placed upward pressure on rents, negatively impacting housing affordability.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

A rental survey conducted in October 2014 documented the following average apartment rents in Huntington Park: \$740 for studio units, \$975 for one-bedroom units, \$1,150 for two-bedroom units, and \$1,450 for three-bedroom units. As presented in Table 44, HUD Fair Market Rents (FMRs) are above rent levels in Huntington Park, at \$911 for a studio, \$1,101 for a one-bedroom, \$1,421 for a two bedroom, and \$1,921 for a three bedroom apartment. Market rents below FMR payment standards facilitates the participation of private landlords in the Housing Authority's Section 8 rental subsidy program, as evidenced by over 450 active Section 8 leases in Huntington Park (*source: Housing Authority County of Los Angeles, Sept 2014*).

## Discussion

### Rental Housing Market

With nearly three-quarters of the City's housing comprised of rentals, Huntington Park has a very active rental market. Table 45 presents the results of an October 2014 survey of apartments advertised as available for rent in Huntington Park.

**Table 45 - Huntington Park Apartment Rents 2014**

# Bedrooms	Rental Range	Average Rent
Studio	\$680 - \$795	\$740
One Bedroom	\$750 - \$1,150	\$975
Two Bedroom	\$925 - \$1,495	\$1,150
Three Bedroom	\$1,350 - \$1,650	\$1,450

Sources: Craigslist.com; Westside Rentals.com; Brabant Realty and Management.

Table 46 presents the maximum affordable rents for low, moderate and middle income households by household size, and compares with median apartment rents on vacant units in Huntington Park. As the table below indicates, citywide median rents are above the level of affordability for low income households. The monthly affordability gap for low income households ranges from \$22 for two-person households (one-bedroom units), up to \$515 for four-person households (three bedroom apartments). Moderate and middle income households are however still able to afford average apartment rents in Huntington Park.

**Table 46 - 2014 Maximum Affordable Rents<sup>1</sup> Los Angeles County**

Income Level <sup>2</sup>	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Low Income	\$753	\$847	\$935
Moderate Income	\$1,264	\$1,423	\$1,574
Middle Income	\$1,453	\$1,636	\$1,810
<b>Huntington Park Average Rents</b>	<b>\$975</b>	<b>\$1,150</b>	<b>\$1,450</b>

Source: Karen Warner Associates.

<sup>1</sup> Maximum rent reflects deduction of utility allowance per LACDC utility schedule.

<sup>2</sup> Income levels reflect the 2014 Official State Income Limits published by State HCD.

## Home Ownership Market

Table 47 documents all existing single-family home and condominium sales in Huntington Park during calendar year 2013. As indicated by this Table, the median single-family home price in Huntington Park over the past year was \$270,000, a 17% increase over the prior year. A total of 128 existing homes sold in the City during 2013, a relatively limited number given the City's housing stock of over 4,000 ownership units. In terms of condominium sales, 35 condos were sold in Huntington Park in 2013. At a median sales price of \$154,000, Huntington Park condominiums were more affordable than in other southeast Los Angeles County jurisdictions. However, condominium prices appreciated 28% over the past year in the City.

**Table 47 - Huntington Park Single-Family Home and Condominium Sales: 2013**

Community	Zip Code	# Homes Sold	Median Home Price	% Change from 2012	Home Price per sf	# Condos Sold	Median Condo Price	% Change from 2012
Huntington Park	90255	128	\$270,000	+17.4%	\$213	35	\$154,000	+28.3%

Source: www.dqnews.com, LA Times Sunday Edition charts – Data for Year 2013.

For purposes of evaluating home purchase affordability, Table 48 presents the maximum affordable purchase price for middle income households (110% AMI), and compares this with market sales prices for single-family homes and condominiums in Huntington Park as documented in Table 47. As illustrated below, the maximum affordable purchase price ranges from \$267,000 for a three-person household to \$300,900 for a four person household. With a median single-family sales price of \$270,000, many single-family homes in Huntington Park remain affordable to households earning middle incomes, and at a median price of \$154,000, condominiums are well within the level of affordability.

**Table 48 - 2013 Los Angeles County Maximum Affordable Housing Cost**

Middle Income (110% AMI) Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 110% Median	\$64,130	\$71,280
Income Towards Housing @ 35% Income	\$22,446	\$24,948
Maximum Monthly Housing Cost	\$1,870	\$2,079
HOA Fees	\$270	\$270
Utilities	\$91	\$112
Property Taxes (1.1% affordable hsg price)	\$245	\$276
Insurance (Property and Mortgage)	\$115	\$130
Monthly Income Available for Mortgage	\$1,149	\$1,291
Supportable 30 yr Mortgage @ 4.0% interest	\$241,000	\$270,800
Homebuyer Downpayment (10%)	\$26,700	\$30,100
<b>Maximum Affordable Purchase Price</b>	<b>\$267,000</b>	<b>\$300,900</b>
<b>Huntington Park Median Single-Family Sales Price</b>	<b>\$270,000</b>	
<b>Huntington Park Median Condominium Sales Price</b>	<b>\$154,000</b>	

Source: Karen Warner Associates.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

The City of Huntington Park defines “substandard” as units which do not meet the Section 8 Existing Housing Quality Standards and/or the Uniform Building Code as adopted by the City.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,058	50%	5,518	53%
With two selected Conditions	532	13%	2,684	26%
With three selected Conditions	0	0%	89	1%
With four selected Conditions	0	0%	15	0%
No selected Conditions	1,512	37%	2,046	20%
<b>Total</b>	<b>4,102</b>	<b>100%</b>	<b>10,352</b>	<b>100%</b>

Table 49 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	51	1%	211	2%
1980-1999	837	20%	1,527	15%
1950-1979	1,012	25%	4,089	40%
Before 1950	2,202	54%	4,525	44%
<b>Total</b>	<b>4,102</b>	<b>100%</b>	<b>10,352</b>	<b>101%</b>

Table 50 - Year Unit Built

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,214	78%	8,614	83%
Housing Units build before 1980 with children present	259	6%	620	6%

Table 51 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)



## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 52 - Vacant Units

## Need for Owner and Rental Rehabilitation

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to need rehabilitation work to major elements of the structure, such as roofing, siding, plumbing and electrical systems. As a mature community, the majority of Huntington Park's housing stock consists of units older than 30 years of age, as depicted in Table 50. Among owner-occupied housing, 79% of units were constructed prior to 1980, reflective of the community's numerous older single-family neighborhoods. Similarly, a substantial proportion of Huntington Park's rental housing is greater than 30 years in age (84%); this housing is typically of lesser quality and suffers more wear-and-tear from tenants than owner-occupied housing.

The Condition of Units in Table 49 presents the number of housing units in Huntington Park with one or more housing problems, including: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%. As presented, 63% of owner units have one or more of these problems (or "conditions"), and 80% of rental units have one or more problems. The vast majority of these problems are associated with household overcrowding and housing cost burden, rather than the physical condition of the unit, as confirmed by Table 9 Housing Problems (among households earning up to 100% AMI) which identifies just 155 units in Huntington Park as lacking complete plumbing or kitchen facilities, in comparison to approximately 5,200 overcrowded households and nearly 2,400 households experiencing overpayment.

As indicated in Table 52, given the low vacancy rates and strength of the housing market, City Code Enforcement staff are unaware of any homes sitting vacant or bank-owned in need of rehabilitation or replacement.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Starting in 1978, the use of lead based paint on residential property was prohibited. National studies estimate that 75% of all residential structures contain lead-based

paint and that older structures have the highest percentage of lead-based paint. As shown in Table 51, 78% of Huntington Park's owner-occupied units were built prior to 1980, and of these 3,214 units, just 6% or 259 units have occupants that include children. Similarly, among Huntington Park's rental housing, 83% was built prior to 1980 (8,614 units), with children present in just 6% or 620 of these units.

Pre-1980 housing units with children present pose the greatest threat of lead poisoning. With an estimated 879 such households in Huntington Park, lead exposure among children is not a sizable issue. Another risk factor is household income, with lower income households having a greater risk of exposure. The 2007-2011 CHAS identifies 82% of Huntington Park's households as earning less than 80% HAMFI (refer to Table 8), translating to an estimated 9,700 low and moderate households residing in the City's approximately 11,800 pre-1980 housing units.

## **Discussion**

The biggest contributors to substandard housing in Huntington Park are the aging housing stock, household overcrowding, and absentee landlords. According to code enforcement staff, the primary issues with substandard housing pertain to inadequate space heating, leaking windows, and aging plumbing and electrical systems. The City has a significant number of garages converted into living quarters, often commanding rents of \$800-\$1,000 per month. Code enforcement staff issue citations and fines on an ongoing basis requiring garage conversions to be "unconverted", but continually find new conversions occurring throughout the City.

Huntington Park has significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. In order to maintain adequate housing conditions, the City operates a pro-active code enforcement program combined with responding to resident complaints. Owners of properties in violation of codes are encouraged to participate in City-sponsored rehabilitation programs, though funding is inadequate to service the number of households in need.

## MA-25 Public and Assisted Housing – 91.210(b)

The following table presents information on the Housing Assistance Voucher (formerly Section 8) rental assistance program administered by the Los Angeles County Housing Authority (HACoLA). HACoLA's Housing Assistance Voucher program currently assists approximately 23,000 families through a partnership with over 13,000 property owners throughout the County. Within Huntington Park, HACoLA administers 458 tenant-based vouchers for low income households (November 2014). There is no public housing within Huntington Park. The inventory of 557 units of assisted rental housing in Huntington Park, and units at risk of conversion to market rate, is discussed in the earlier section MA-10.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	458	0	458	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 53 – Total Number of Units by Program Type (Huntington Park only)**

**Data Source:** Housing Authority of County of Los Angeles, November 2014.

### Describe the supply of public housing developments:

Not applicable.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable.

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable.

## **MA-30 Homeless Facilities and Services – 91.210(c)**

### **Introduction**

The emergency shelter, transitional, and permanent supportive housing facilities located in Service Planning Area 7 (SPA 7), which includes the city of Huntington Park, are presented in Table 54 which follows. Transitional housing is intended to facilitate the transition of homeless individuals and families to permanent housing. This type of housing limits the length of stay and re-circulates the assisted unit to another eligible individual or family. Supportive housing is defined as permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing. The 2013 shelter counts for SPA 7 include the following:

Emergency Shelters: 151 beds, 111 units

Transitional Housing: 679 beds, 517 units

Permanent Supportive Housing: 924 beds, 361 units

Winter Shelter Program: 64 beds, 64 units

The narrative which follows describes these facilities as well as homeless services available to Huntington Park's homeless population.

## Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	<p>Su Casa Crisis Shelter (Lakewood) – 20</p> <p>Women’s &amp; Children’s Crisis Center (Whittier) – 32</p>		<p>So. CA Alcohol and Drug Program, Inc. Angel Step II (Bellflower) – 30</p> <p>Su Casa Ending Domestic Violence Transitional Housing (Lakewood) – 24</p> <p>The Salvation Army SC Division La Santa Fe Springs TLC (Whittier) – 116</p> <p>The Whole Child TWC Family Housing Program (Whittier) – 39</p> <p>Whittier Area First Day Coalition Recovery from Homelessness Program II (Whittier) - 11</p>	<p>A Community of Friends Las Flores Apartments (Los Angeles) – 60</p> <p>Chicana Service Action Center HACLA (Los Angeles) – 19</p> <p>So. CA Alcohol and Drug Program, Inc. Shelter Plus Care Project (Downey) – 695</p> <p>The Serra Project CHOISS Program (Downey) - 53</p>	

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Only Adults	<p>JWCH Institute, Inc. (Recuperative Care) – 30</p> <p>The Salvation Army Emergency Shelter (Bell) - 52</p>	The Salvation Army Winter Shelter Program (Bell) - 64	<p>Homes for Life Foundation Cedar Street Homes (Norwalk) – 38</p> <p>Little House Residential Services (Bellflower) – 28</p> <p>The Salvation Army Bell Shelter / General TH / PSN / Bell Shelter II / Wellness Center (Bell) – 239</p> <p>Whittier Area First Day Coalition Recovery from Homelessness Program I (Whittier) - 45</p>	<p>Abode Communities Terra Bella (Bell Gardens) – 23</p> <p>Homes of Life Foundation Birch Grove Homes (Norwalk) - 40</p>	
Chronically Homeless Households					
Veterans	The Salvation Army Emergency Shelter (Bell) - 17				

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Unaccompanied Youth			<p>County of LA Department of Children and Family Services THP for Homeless Young People (Norwalk) – 30</p> <p>County of LA Department of Children and Family Services THP for Homeless Young People 2 (Los Angeles) – 38</p> <p>United Friends of the Children Pathways to Independence (Whittier) - 41</p>	LINC Cares Mosaic Gardens at Huntington Park (Huntington Park) - 24	

**Table 54 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

**Emergency Shelter:** While no permanent shelter exists within Huntington Park, approximately 151 emergency shelter beds are located in adjacent communities, plus an additional 64 seasonal beds. A few shelters are described below:

- The Salvation Army Bell Emergency Shelter – The Bell Shelter is the largest homeless shelter west of the Mississippi and operates a comprehensive program that offers transitional care for up to 350 homeless men and women. The goal of Bell Shelter is to meet the needs of the homeless population by addressing the myriad of reasons why people become homeless and assisting them in developing a higher quality of life through substance abuse rehabilitation, case management, counseling, on-site health care & medical referrals, HIV/AIDS education, ESL classes, computer training, vocational assistance, job referrals and life skills classes.
- Su Casa Crisis Shelter – Since 1979, the Su Casa Emergency Shelter Program has consistently offered food, shelter and support services to individuals and families who are victims of domestic violence and child abuse. The 30-day emergency shelter can now provide emergency housing to 22 clients. The program provides individual and group counseling, transportation, emergency food, and clothing assistance in addition to case management, legal advocacy, CalWORKs assistance, temporary restraining order (TRO) preparation and submission, court accompaniment, parenting education, transitional services, and an on-site school.
- Women’s & Children’s Crisis Center (WCCC) – WCCC offers a confidential 45-day stay emergency shelter that is a safe and secure place of refuge and recovery for victims of domestic violence and their children. The entire continuum of on-site provisions consists of food, clothing, hygiene items, support groups, parenting classes, one-on-one counseling, case management, legal, financial and medical advocacy, transportation, and children’s programming including an on-site school for shelter children.
- JWCH Institute, Inc. Recuperative Care Program - The Recuperative Care program was established to address the healthcare needs of homeless individuals upon hospital discharge. The program contains 30 beds at the Bell Shelter. Recuperative Care offers all patients occupying the beds 24-hour nursing care; assistance with medications, dressing changes, and other



aftercare tasks; assistance establishing eligibility for public benefits; and helps to secure long-term housing. In addition to the nursing care at the Bell Shelter site, the program offers many other services to help break the cycle of homelessness, including housing placement, substance abuse treatment, health education, and counseling services.

**Transitional Housing:** The LAHSA Continuum of Care Inventory Count identifies a total of 67 transitional housing beds in communities adjacent to Huntington Park. Of this total, 220 are available to families with children, 350 are designed for adults only, and 109 are available to unaccompanied youth. The following describes the various transitional housing facilities and their services:

- Southern California Alcohol and Drug Program, Inc. Angel Step: Angel Step II (Too) is a six month program designed to address co-occurring issues of substance and domestic violence. It provides comprehensive domestic violence counseling, substance use disorder treatment, life and job skills. Angel Step II also provides treatment, parenting, counseling for mothers and children, and psychiatric assessments and follow up for the adults.
- Su Casa-Ending Domestic Violence Transitional Housing - The Transitional Shelter Program has been assisting individuals and families with the transition from crisis to independent living since 1996. This one-year residential program provides housing for up to 24 individuals. Residents at this site are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKs advocacy, and transportation.
- The Salvation Army SC Division La Santa Fe Springs Transitional Living Center (TLC)- The Santa Fe Springs TLC serves the growing population of homeless families in Los Angeles. TLC is a 124-bed facility that provides comprehensive services for families in transition, most of whom are single parents or victims of domestic violence and substance abuse. The program includes a childcare center licensed to serve 57 children, many of whom have special needs, including developmental delays due to the disintegration of the family unit, homelessness and abuse. In fact, the children often exhibit trauma from these conditions, which have led to deficiencies in education, emotional and behavioral problems. The qualified childcare staff provides an excellent curriculum designed to meet the individual, physical, social, emotional, cognitive and linguistic needs of each child, while enhancing self-esteem, life skills and the ability to recapture the joys of play.
- The Whole Child (TWC) Family Housing Program - The Family Housing Program is committed to keeping families together and addressing homelessness through a Community Based, Scattered Site Model. The primary goal of this model is to reflect current best practices to further enable more effective family placement into the community towards housing permanency. Housing permanency is achieved through three essential functions: program services coordination; housing resource development; and case management services.
- Whittier Area First Day Coalition Recovery from Homelessness Program (RFHP) I and II - The RFHP provides a short-term emergency transitional housing with onsite supportive services to 45 individuals in the city of Whittier. Services include: on-

site health clinic, health screenings, mental health services, on-site meals, case management, clothing, transportation, 12 step meetings, education, training and employment assistance. First Day provides professional and social service offices and meeting space.

- Homes for Life Foundation Cedar Street Homes - HFL Cedar Street Homes is located in Norwalk, California, on the grounds of Metropolitan State Hospital. Cedar Street is a transitional, 'step down', state licensed, 38-bed residential facility for persons exiting from Los Angeles County Institutes of Mental Disease (IMDs). Residents are provided a full range of social and life skills training and services during their stay to assist them in preparing for less structured living environments.
- Little House Residential Services - Little House provides many phases of treatment and residential services. They offer 28 residents the opportunity to remain in the program for six months or longer depending on their needs. They also offer educational groups, group therapy, and individual therapy provided by certified Drug and Alcohol Counselors. Through partnership with the Department of Rehabilitation and other agencies, they also offer residents training in relapse prevention, anger management, co-dependency, domestic violence, family addiction, and occupational preparedness. Case managers support residents holistically, recommending bereavement, advocating for family reunification, and referring to free medical services as needed. Little House also provides assistance to help residents find a safe, sober environment to live in once they have completed the program.
- County of LA Department of Children and Family Services THP for Homeless Young People - THP, developed by the Los Angeles County Department of Children and Family Services (DCFS), is a 12-18 month program. The program provides housing (including payment of rent and utilities), life-skills training, employment assistance, educational assistance, food vouchers, transportation resources, and case management supportive services. THP requires the participants not attending school to work full-time. Youth that elect to attend school can work part-time or full-time. The participant must contribute 50% of their earnings to be deposited into a trust fund account that is returned to them with interest upon exiting the program. The housing is provided in scattered sites throughout the county. The participants live in one-bedroom and two-bedroom apartments with one participant per room.
- United Friends of the Children Pathways to Independence - Pathways provides former foster youth with 18 months of housing in their own apartments. The program requires increasing levels of responsibility and challenges youth to maintain employment and develop money management skills, while at the same time allowing them a "grace-period" to build these skills and habits. Weekly life skills classes bring youth together for interactive sessions, providing residents with a sense of community and the opportunity to gain valuable "real life" experiences in a supportive setting. Other services offered include advocacy counseling, mental health counseling, career services, and educational guidance.

**Permanent Supportive Housing:** According to the LAHSA Continuum of Care Inventory Count, 924 permanent supporting housing beds are available in and around Huntington Park; 827 for families with children, 63 for homeless adults, and 34 for unaccompanied youth. In addition to providing housing, homeless clients are able to utilize supportive services in order to increase their income, self-determination, and eventually move on to independence. Clients utilize services such as: case management, counseling, and life skills classes in order to achieve short and long term goals.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations include the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence and persons suffering from substance abuse. These groups have special needs for services and housing. In addition, many often have lower incomes as a result of their condition.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Senior Citizens:** For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City offers a HOME-funded Residential Rehabilitation Loan program which offers financial assistance to single-family homeowners (1 to 4 units), though given funding limitations, is only able to assist approximately three low and moderate income households annually. The City also previously offered a CDBG-funded a Minor Home Repair program which provided exterior repair services to lower income elderly and disabled households, and intends to re-initiate this program during the Consolidated Plan period.

The City Park and Recreation Department offers a Senior Program at the Huntington Park Community Center three days per week. A variety of free recreational and educational activities are offered, in addition to periodic fieldtrips and dances. The Huntington Park Family Center provides a no-to-low cost senior lunch program at their facility, in addition to delivering to home bound seniors. A senior and handicapped dial-a-ride and taxi voucher program are also provided through the Family Center, as well as "COMBI", the City's fixed route bus system.

**Persons with Disabilities:** Persons with disabilities are defined as individuals with a long lasting condition that impairs their mobility, ability to work, or ability to care for themselves. Persons with disabilities also include those with physical, mental, or emotional disabilities. Approximately half of Huntington Park's working age disabled are employed, assisted by local job training and placement services for the disabled. Seniors comprise approximately 40% of Huntington Park's disabled population, many of whom are served by the City's 360 units of affordable senior rental housing.

For those persons who may require additional care and supervision, licensed community care facilities offer special residential environments for persons with disabilities including physical, mental, and emotional disabilities. Huntington Park has three licensed adult residential facilities, providing capacity for 40 persons with disabilities requiring 24 hour care.

Several regional service providers' assistance in addressing the needs of persons with disabilities. The Mental Health Association in Los Angeles advocates for persons with mental disabilities, and offers volunteer services, community education, job counseling, and job training. Southern California Rehabilitation Services provides services for independent living, with programs to allow elderly and frail elderly, as well as youth with disabilities to live independently at home or in a residence at the facility. The South Central Los Angeles Regional Center provides assessment and resources for persons with developmental disabilities.

**Persons with HIV/AIDS:** Persons with HIV/AIDS are considered a special needs group due to their need for affordable housing, health care, counseling, and other supportive services. Short-term housing needs for persons with HIV/AIDS may include hospice facilities, shelters, or transitional housing. Long-term needs include affordable housing in close proximity to public transportation and health care facilities.

Several agencies provide emergency shelter and transitional housing for persons with HIV/AIDS near Huntington Park in Downtown and South Los Angeles, including: Salvation Army, Homestead Hospice and Shelter, Southern California Alcohol and Drug Programs, Serra Project, Health Promotion Institute, Abernathy Community Outreach, JWCH Institute and Covenant House. Section 8 vouchers can also be used to assist lower income persons with HIV/AIDS find affordable housing. AIDS Project LA's Community Housing Information & Referrals Program (CHIRP) serves as an important resource for housing information and referrals to persons in the LA area with HIV or AIDS.

**Persons with Alcohol or Substance Abuse Problems:** Persons who suffer from alcohol/other drug abuse (AODA) require counseling and rehabilitation services. In some cases, recovery homes or transitional sober living facilities may be needed. The regional homeless shelter in the adjacent City of Bell provides a drug and alcohol recovery program with capacity for up to 128 adults. Southern California Alcohol and Drug Programs, Inc operates several emergency shelters and transitional housing facilities within Service Planning Area 7, in which Huntington Park is a part.

**Victims of Domestic Violence:** Women and their children who are victims of domestic violence often need shelter, transitional housing and services such as counseling and child care. While precise estimates for Huntington Park are not available, nationwide approximately 31 percent of all women have been victims of violence committed by a spouse or intimate partner. According to social service agencies that assist victims of domestic violence, spousal abuse has been on the increase over the past decade. Immigrant women are particularly vulnerable to abuse and are often reluctant to report incidences or seek assistance from local authorities.

Rainbow Services offers a domestic violence support program at Gage Middle School. This program provides clients with education, information, clinical counseling and case management services. The goal is that through comprehensive services, the cycle of family violence is broken and the family can live a life free from abuse and control. The organization can also provide shelter to victims at their San Pedro facility to ensure that homelessness does not occur.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

In LAHSA's Continuum of Care (CoC), certain transitional housing programs are specifically designed for persons with mental health disorders and provide mental health counseling and treatment as well as focused case management support. For example, JWCH's Recuperative Care Transitional Housing is specifically designed to support homeless persons being discharged from the hospital with physical health issues from which they need to recover. The project provides skilled nursing care, case management, and counseling services. The majority of the CoC's supportive housing program funded Permanent Supportive Housing (PSH) programs are targeted to persons with mental health and/or physical health disabilities and provide services focused on supporting persons and families with these types of disabilities.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Huntington Park, as a community, plans to undertake the following activities during the next year to address the housing and service needs of its special needs population by: allocating CDBG funding for activities and programs; through partnerships and collaborations; and engaging service providers and local non-profits in order to meet the service needs. A list of these activities is described below:

- No cost youth services for lower income families and female headed households
- Nutrition, transportation, educational and recreational programs for senior citizens
- Minor home repair grants for seniors and persons with disabilities
- Affordable housing for transition-age youth with services provided on-site by LINC Cares, in addition to receiving ongoing services from the Los Angeles Department of Mental Health.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please see above.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Governmental regulations through the implementation of land use plans and ordinances as well as through growth management restrictions can affect the price of housing in a community. However, such regulations are also designed to ensure the health, safety, and compatibility of uses within the City. The following presents various governmental regulations in effect in Huntington Park, as evaluated within the City's Analysis of Impediments to Fair Housing Choice, adopted in January 2015.

The Land Use Element of the Huntington Park General Plan and implementing Zoning Ordinance directly impact the amount, size, type, location and thus, cost of residential development. Densities up to 20 units per acre are permitted in the City's three residential zones, with densities up to 70 units per acre permitted in the Central Business District, both as stand-alone residential and mixed use projects. In addition, the City has an Affordable Housing Overlay district which allows densities of 70 units per acre for family housing and 225 units per acre for senior housing, and a Single Room Occupancy (SRO) overlay district, which allows up to 400 units per acre for SRO developments.

In conjunction with adoption of the Affordable Housing Overlay, the City adopted modified development standards designed to facilitate affordable housing on a Citywide basis. Projects which provide a minimum of 20 percent units affordable to either: a) very low to low income renters, or b) low to moderate income homebuyers may utilize alternative development standards including reduced unit size and parking standards, and increased height limits.

The City's Zoning Code accommodates a range of housing types and housing for special needs populations. Transitional and supportive housing are permitted in residential and commercial zoning districts subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The City permits emergency shelters by right in the MPD zone and within the C-G zone with a Conditional Use Permit. Small group homes (6 or fewer residents) are permitted by right within all residential zones and within the Downtown Specific Plan, with large group homes (7 or more residents), are permitted within the same zones subject to a conditional use permit.

Huntington Park has a strong history of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including a density bonus ordinance, planned development zone and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable and mixed income housing projects. The loss of Redevelopment Housing Funds and reductions in HOME funds will, however, dampen the level of future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in Huntington Park is the lack of vacant land suitable for residential development. Separate owners of smaller parcels hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The tables and narrative that follow describe the local economic condition of Huntington Park and compares the ability of the local work force to satisfy the needs of local business. The tables give data on the primary industries in the City, the total population in the labor force, the unemployment rate, occupations by sector, travel time to work, the educational attainment of Huntington Park residents by age, and median earnings.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	341	0	2	0	-2
Arts, Entertainment, Accommodations	2,041	1,575	11	13	1
Construction	646	114	4	1	-3
Education and Health Care Services	1,854	1,853	10	15	4
Finance, Insurance, and Real Estate	744	347	4	3	-1
Information	298	162	2	1	0
Manufacturing	3,232	2,051	18	16	-2
Other Services	1,426	1,125	8	9	1
Professional, Scientific, Management Services	975	228	5	2	-4
Public Administration	0	0	0	0	0
Retail Trade	2,371	2,412	13	19	6
Transportation and Warehousing	896	111	5	1	-4
Wholesale Trade	1,542	934	9	7	-1
Total	16,366	10,912	--	--	--

**Table 55 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

#### Labor Force

Total Population in the Civilian Labor Force	27,688
Civilian Employed Population 16 years and over	24,697
Unemployment Rate	10.80
Unemployment Rate for Ages 16-24	27.06
Unemployment Rate for Ages 25-65	6.54

**Table 56 - Labor Force**

**Data Source:** 2007-2011 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	1,796
Farming, fisheries and forestry occupations	1,639
Service	3,373
Sales and office	6,486
Construction, extraction, maintenance and repair	2,824
Production, transportation and material moving	2,848

**Table 57 - Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	11,911	50%
30-59 Minutes	8,790	37%
60 or More Minutes	3,201	13%
<b>Total</b>	<b>23,902</b>	<b>100%</b>

**Table 58 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	10,377	1,097	4,457
High school graduate (includes equivalency)	4,460	430	1,330
Some college or Associate's degree	3,662	255	726
Bachelor's degree or higher	1,560	90	168

**Table 59 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	338	1,479	2,342	4,745	2,344
9th to 12th grade, no diploma	1,766	2,182	2,867	2,316	491
High school graduate, GED, or alternative	2,636	2,742	1,726	1,752	506
Some college, no degree	2,174	1,757	942	863	193
Associate's degree	177	400	362	319	122
Bachelor's degree	207	695	267	461	109
Graduate or professional degree	25	201	113	81	46

**Table 60 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,051
High school graduate (includes equivalency)	24,526
Some college or Associate's degree	26,358
Bachelor's degree	38,099
Graduate or professional degree	55,160

**Table 61 - Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Table 55 shows the distribution of employed City residents and jobs by industry. In Huntington Park, the local economy includes the following primary industries:

- Retail trade (22% of jobs)
- Manufacturing (19% of jobs)
- Education and health care services (17% of jobs)
- Arts, entertainment, and accommodations (14% of jobs)
- Other services (10% of jobs)

The 2010 Census estimates that jobs in retail comprise over 22 percent of all jobs in Huntington Park, which is indicative of the City's position as a regional shopping destination. It is regarded as such because a significant amount of the taxable sales are from non-residents. Pacific

Boulevard is the City's main commercial attraction, and is widely known throughout the surrounding Latino community as a commercial, entertainment, and social center. The City has attracted large national retailers, such as El Curacao, Food 4 Less, Home Depot, Staples, Bally's Fitness, Ford Dealership, and Walgreen's.

The local economy is further dominated by jobs in manufacturing (19%), education and health care services (17%), and the arts, entertainment and accommodation industry (14%). Table 62 identifies major employers in Huntington Park with more than 100 employees. Not reflected in this listing of large employers are the numerous small retailers which comprise nearly one-third of the City's business establishments.

**Table 62 – Major Employers in Huntington Park**

Rank	Name	Type	Employees
1	Huntington Park High and Adult School	Education	400
2	Community Hospital of Huntington Park	Medical	350
3	Food 4 Less	Supermarket	321
4	Home Depot	Home Center	300
5	A-Joffe Furniture Mfr	Furniture Manufacturing	249
6	Saroyan Lumbar Co, Inc.	Building Material Dealer	200
7	Gage Middle School	Education	150
8	Chester W. Nimitz Middle School	Education	150
9	El Super Store	Supermarket	125
10	Pacific Boulevard School	Education	120
11	El Curacao	Department Store	120
12	Middleton St. Elementary School	Education	110
13	Citizens of Humanity	Clothing Accessories	100
14	Miles Ave. Elementary School	Education	100
15	Ross Dress for Less	Department Store	100
16	Steel Workers Oldtimers Foundation	Individual/Family Services	100

Data Source: City of Huntington Park, 2014

### **Describe the workforce and infrastructure needs of the business community:**

With over half of Huntington Park's employment base in the retail, manufacturing, and arts/entertainment/accommodations industries, a large segment of the City's economy does not necessarily require an educated workforce. However, the education level of employees is still a major concern for local employers. As measured by the 2010 Census, civilian unemployment in Huntington Park was 10.8 percent, unusually high for a Latino community. As of September 2014, homefacts.com reports unemployment was at 11.8 percent. In Huntington Park, educational attainment is low, with 53 percent of adults never having completed high school, and another 24 percent with a high school only education.

This low level of education correlates to a majority of residents employed in low to modest paying jobs. As shown in Table 57, sales and office jobs account for the largest occupational category at 34 percent, which are generally dominated by lower paying jobs. A combined 29% of employed residents hold jobs in construction, extraction, maintenance and repair, production, transportation and material moving occupations, which encompasses both low-level jobs as well as higher level manufacturing jobs. Service oriented jobs follow at also comprised of lower paying jobs. Increasing the educational level of the local workforce is a major tenet of the City's Economic Development Strategy.

Huntington Park is well served by public transit and there are many transportation choices for workers, and residents alike. The Metropolitan Transit Authority (MTA) provides bus service along the City's major arterial roadways. All MTA bus lines are accessible through wheelchair lifts and ramps, and offer reduced fares for persons with disabilities. As for mass transit, the Metro Blue Line runs near the City with a station at Florence Avenue. These services link Huntington Park with the greater Los Angeles Metropolitan area including other major job centers in the area.

The City has utilized Proposition A and C funds to significantly enhance its internal public transportation program, expanding from a senior and handicapped dial-a-ride and taxi voucher program to include two fixed route bus systems known as "COMBI," as well as a Pacific Boulevard shuttle. The transit program is operated by the Oldtimers Foundation out of the Huntington Park Family Center. The City has experienced a significant increase in ridership as a result of these enhancements.

The future Orangeline magnetic levitation (maglev) transportation system proposes using the former Pacific Electric right-of-way which runs through the Gateway Cities region, including Huntington Park, as part of its route to link Orange County with north Los Angeles County. Discussions are for an Orangeline transit stop in Huntington Park, possibly at Florence Avenue. The ECO-RAPID/OLDA (formerly the Orangeline Development Authority), consisting of the Gateway Council of Governments, Caltrans, the Metropolitan Transportation Authority (Metro), the Southern California Association of Governments (SCAG), and other municipalities, have a programmed allocation of \$240 million (funds available in 2015) from the Los Angeles County voter approved Measure R program. The ECO-RAPID/OLDA is currently in the process of assessing viable transportation enhancements to improve passenger mobility and accessibility on the existing rail corridor that extends from Cerritos to Santa Clarita. They are also looking at ways to better link the investment in transit to local economic and development strategies, including Transit Oriented Development. The Measure R portion of the project from Cerritos to Downtown Los Angeles is scheduled to be built by 2027.

The City recognizes the importance of providing a transportation system that supports the economic vitality of the City. In fact, the City has made the following goals in their Circulation Element.

Goal 1: Provide a system of streets that meets the needs of current and future residents and facilitates the safe and efficient movement of people and goods throughout the City.

Goal 2: Support development of a network of regional roadway facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate regional travel demands.

Goal 3: Maximize the efficiency of the circulation system through the use of transportation system management and demand management strategies.

Goal 4: To support the use of the public transportation system to provide mobility to all City residents and encourage use of public transportation as an alternate to automobile travel.

Goal 5: To protect and encourage non-motorized transportation such as bicycle and pedestrian travel.

Goal 6: Provide an adequate supply of convenient parking for all developments in the City, in a manner which is consistent with all goals of managing transportation demand and providing efficient arterial traffic flows.

Goal 7: Develop a truck circulation pattern through the City to provide efficient transportation of commodities while maintaining safety and harmony in residential neighborhoods.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create. How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

In general, Huntington Park has a nominally educated workforce, with 25 percent of its labor force completing some college/receiving an associate degree (18%) or attaining a bachelor's degree or higher (7%). Retail jobs are the largest occupational sector among Huntington Park's workforce, employing approximately 22 percent (2,371 persons) of the labor force. The second largest occupation, manufacturing, employs 19 percent of the labor force (3,232 persons). With 75 percent of the labor force having a high school diploma or less, these persons may be employed in the service or retail sector earning minimum wage, and could benefit from job training opportunities. Providing a range of job opportunities within a diverse local economy provides greater opportunities for lower-income persons to gain access to employment.

The City is committed to enhancing employment opportunities and attracting new businesses through commercial development in low and moderate-incomes areas. The City has assisted a number of major projects to bring new jobs to blighted areas, including the Home Depot and La Curacao, and the Ford Dealership.

The City provides a variety of technical assistance to businesses, including agency referral and commercial space inventory services. The City also supports the following financial assistance programs for small businesses in the community:

- SBA Loan Underwriting
- Micro-Loan Program
- Commercial Rehabilitation Program
- Industrial Development Bonds
- California Enterprise Zone Tax Credit program

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City of Huntington Park supports a variety of economic development activities that create and retain jobs for low- and moderate-income households. Micro-enterprise assistance, job training services, and technical assistance are some areas that may warrant consideration for funding during the Consolidated Plan period.

Also available to Huntington Park business owners, is an economic development team to help entrepreneurs develop a plan, utilize market research, secure funding, navigate incentives, as well as foster innovative private-public partnerships. The city helps propel Huntington Park's economy forward through their CDBG-funded Business Assistance and Economic Development Program by offering the following economic development services:

- Access: The City is dedicated to working with businesses to create a streamlined process. Economic Development staff acts as a liaison to other City departments and agencies in order to ensure that businesses have all the resources it needs to thrive.
- Business Attraction and Retention: The City's economic development staff works closely with other city, regional, and state agencies to ensure the business community has the resources and knowledge necessary to prosper.
- Information Resources: Economic development staff provides demographic and marketing information to businesses wishing to locate in Huntington Park.
- Site Selection: Opportunities sites are maintained by economic development staff.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

Low and moderate income households are most impacted by housing problems in Huntington Park. Consistent with HUD, the City defines an area of low/mod concentration as a census tract or block group in which a minimum of 51% of households earn 80% or below the area median income. Figure 2 in Appendix B depicts the census block groups in Huntington Park which meet this definition and are thus considered low and moderate-income concentrations. As indicated, all but three census block groups in the City qualify as a low/mod tract per HUD guidelines. Rather than being contiguous, these three non-low/mod areas are dispersed in the northwest, northeast, and southeast areas of the City.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

As indicated above, all but three census block groups in Huntington Park are defined as low and moderate income. In addition, 97% of the City's population is of Hispanic origin. Thus, the City's socioeconomic characteristics are almost entirely homogeneous, with no specific neighborhoods evidencing greater concentrations of racial/ethnic minorities or low income families than the City as a whole.

**What are the characteristics of the market in these areas/neighborhoods?**

Not applicable.

**Are there any community assets in these areas/neighborhoods?**

Not applicable.

**Are there other strategic opportunities in any of these areas?**

Not applicable.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Housing and Community Development Strategy is the centerpiece of the Consolidated Plan. The Strategy describes:

- General **priorities** for assisting households
- **Programs** to assist those households in need
- Five-year **objectives** identifying proposed accomplishments

The Strategic Plan also addresses the following areas:

- Financial resources
- Anti-poverty strategy
- Lead-based paint hazard reduction
- Reduction of barriers to affordable housing
- Institutional Structure/Coordination among agencies

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Huntington Park has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan Needs Assessment, Agency consultation, Community Needs Survey, and public participation process; and 2) the extent of other non-federal resources and programs available to address the needs.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of CDBG-funded infrastructure and facility projects are targeted to the most-needy neighborhoods: those census tracts where 51% or more of the residents are low- or moderate-income. Of Huntington Park's twenty census tracts, seventeen are majority (>50%) low/mod income, and are thus designated "low/mod" tracts by HUD. Census tract 5326.03, block group 1, census tract 5335.03, block group 2, and census tract 5345.01, block group 1 are <50% low/mod and thus do not qualify as a low/mod tract per HUD guidelines. Subtracting the population in these three non-qualifying block groups (2,925) from the City's total population of 61,235 residents results in a balance of 58,310 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 three census block groups in the City that are not designated low-moderate income areas. All other activities funded as part of this Consolidated Plan 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.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Priority Housing Needs	High	Extremely Low Low Moderate Middle Large Families Families with Children Elderly & Frail Elderly	Sustain and Strengthen Neighborhoods ✓ Code Enforcement  Preserve Existing and Create New Affordable Housing ✓ Section 8 Rental Assistance ✓ Tenant-Based Rental Assistance ✓ Acquisition / Rehabilitation ✓ New Construction ✓ Residential Rehabilitation ✓ Minor Home Repair
Priority Homeless Needs	High	Homeless Unaccompanied Youth	Support Social Service Agencies that Assist Homeless Populations ✓ Southeast Churches Service Center
Priority Special Needs Populations	High	Elderly & Frail Elderly	Support Social Service Agencies that Assist Special Needs Populations ✓ HP Senior Program
Priority Community Facilities	High	Non-housing Community Development	Preserve Existing Public Facilities ✓ Salt Lake Park Splash Pad Project ✓ Soccer Field Lighting Project ✓ Other Facility Improvement Projects
Priority Infrastructure Needs	High	Non-housing Community Development	Provide for Needed Infrastructure Improvements ✓ Other Infrastructure Improvements
Priority Community Services	High	Extremely Low Low Moderate Families with Children Elderly & Frail Elderly Persons with Disabilities	Provide Needed Community Services to Low/Mod Persons ✓ Parks & Recreation After School Program ✓ HP Library Homework Center ✓ Juveniles at Risk Program

			Sustain and Strengthen Neighborhoods <ul style="list-style-type: none"> <li>✓ Community Beautification (Graffiti Removal)</li> <li>✓ Fair Housing Services</li> </ul>
Economic Opportunity		Other: Businesses	Provide Economic Opportunity <ul style="list-style-type: none"> <li>✓ Commercial Rehabilitation Program</li> <li>✓ Business Assistance &amp; Economic Development Program</li> </ul>
Other Community Development Needs	High	Other	Planning for Housing and Community Development <ul style="list-style-type: none"> <li>✓ CDBG Administration</li> <li>✓ HOME Administration</li> </ul>

**Table 63 – Priority Needs Summary**

## Narrative

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Huntington Park has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation, and public participation process; 2) which activities will best meet the needs of those identified households; and 3) the extent of other non-federal resources and programs available to address these needs.

Huntington Park's primary source of funds used to address the community's housing needs are HOME and Section 8. CDBG funds are directed almost entirely towards community development activities. The unmet housing needs identified in this section are based on 2010 census statistics of households with housing problems compiled as part of the CHAS Databook.

Huntington Park's priority non-community development needs include unmet community facility, infrastructure, public service, economic development, and planning needs. Identified needs and priorities reflect the results of input from various City departments, as well as input from agency consultations and the citizen participation process.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is the fastest way to provide affordable housing to those in need as it partners existing rental housing owners with voucher holders. With nearly 6,000 low and moderate renter households cost burdened, and approximately 300 applicants on HACoLA's Section 8 waiting list, the need for additional rental assistance is substantial. Market rents in Huntington Park are generally below FMR payment standards, which facilitates the participation of private landlords in the Section 8 rental subsidy program, as evidenced by over 450 active Section 8 leases in Huntington Park.
TBRA for Non-Homeless Special Needs	Similar characteristics that influence the use of TBRA above are applicable to the use of TBRA to serve persons with special needs who are not homeless. However, special needs populations, on average, likely have an even greater need for TBRA than the general low and moderate income population in Huntington Park.
New Unit Production	As documented in the Needs Assessment, 64% of low and moderate income renter households in Huntington Park are cost burdened, and 48% of renters are overcrowded. These households would theoretically qualify for new affordable housing if sufficient resources existed to build them. The cost of land, labor and materials affects the total development costs and the number of units the City can support in any given year. While funds are limited, the City will use regulatory tools - such as flexible development standards, density bonus and other incentives - to support in the expansion of needed affordable housing.
Rehabilitation	As presented within the Market Analysis, the biggest contributors to substandard housing in Huntington Park are the aging housing stock, household overcrowding, and absentee landlords. The City has a significant number of garages converted into living quarters, with code enforcement staff issuing citations and fines on an ongoing basis requiring garage conversions to be "unconverted", but continually find new conversions occurring throughout the City. The predominance of older housing (built prior to 1980) in Huntington Park increases the likelihood of exposure to lead based paint hazards. Low and moderate income households occupying units in substandard condition and/or with the presence of lead based paint would theoretically qualify for rehabilitation assistance if sufficient resources existed. The City's rehabilitation resources support combined acquisition and rehabilitation projects in partnership with non-profits that leverage City dollars with other funding sources. Homeowners of properties in violation of codes are encouraged to apply for City rehabilitation loans, though funding is inadequate to service the number of households in need.

Acquisition, including preservation	With nearly 6,000 low and moderate income Huntington Park renter households cost burdened and over 4,700 overcrowded, these households would theoretically qualify for newly acquired and rehabilitated affordable housing if sufficient resources existed. Typically the City's rehabilitation resources support combined acquisition and rehabilitation projects in partnership with non-profits that leverage city dollars with other funding sources. The cost of land, labor and materials affects the total development costs and the number of units that the City can support in any given year. Another critical issue that influences the use of funds to acquire properties for the creation or preservation of affordable units is the lack of a permanent source of financing. The elimination of the Huntington Park Redevelopment Agency, coupled with continued reductions in the HOME entitlement, makes addressing priority housing needs more challenging.
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**Table 64 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. Table 65 summarizes the major sources of funding available to carry out housing and community development activities during this Consolidated Plan period. As a federal entitlement jurisdiction, Huntington Park receives HOME and CDBG funds directly from HUD. The City's annual HOME entitlement is \$432,150 and annual CDBG funds total \$1,273,451. While HOME funds are directed entirely towards affordable housing activities, CDBG funds are typically directed towards community development activities.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	HUD	Rental Subsidy						
CDBG	Public-Federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,273,451	\$0	\$236,412	\$1,509,863	\$5,093,804	Entitlement funds allocation plus estimated program income plus prior-year resources.
HOME	Public-Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$432,150	\$0	\$410,623	\$842,773	\$1,728,600	Entitlement allocation plus estimated program income and prior-year resources.



Los Angeles Metropolitan Transportation Authority Call for Projects	Public - County	Transportation					\$1,483,000	Two separate grants for Downtown Huntington Park iPark and Signal Synchronization & Bus Speed Improvement Projects.
Proposition A	Public-County	Transportation	\$1,000,000			\$1,000,000	\$4,000,000	
Proposition C	Public-County	Transportation	\$850,000			\$850,000	\$3,400,000	
State Gas Tax	Public – State	Transportation	\$425,000			\$425,000	\$1,700,000	
Measure R	Public-State	Transportation	\$640,000			\$640,000	\$2,500,000	
Telemundo Sports Expp	Other	Parks	\$20,000			\$20,000	\$80,000	
U.S. Soccer Foundation	Other	Parks					\$25,000	
HCD Housing – Parks Related	Public-State	Parks	\$500,000			\$500,000		
LA84	Other	Parks	\$30,000			\$30,000		

Table 65 - Anticipated Resources

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

Federal funds play a crucial role in implementing the Consolidated Plan. Local private and non-federal funds are usually insufficient to meet the heavy demand for housing and services in our community. Agencies receiving CDBG and HOME funds use those funds as a commitment to receiving other funding sources. Likewise, the City also leverages other resources among the formula grant programs. For example, the HOME program is matched by a variety of sources, including: private investment, public investment, and tax credits.

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.

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

N/A

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Huntington Park Community Development Department	Government	Affordable Housing, Economic Development, Neighborhood Improvements, Planning	Jurisdiction
Huntington Park Parks and Recreation Department	Government	Public Facilities, Public Services	Jurisdiction
Huntington Park Public Works Department	Government	Infrastructure	Jurisdiction
Huntington Park Police Department	Government	Public Services Code Enforcement	Jurisdiction
Los Angeles County Housing Authority (HACoLA)	PHA	Section 8 Rental Subsidy	Countywide
Fair Housing Foundation	Non-profit Organization	Public Services	Countywide
Los Angeles Homeless Services Authority (LAHSA)	Regional Organization	Homelessness	Countywide
Homeless and Special Needs Services Providers	Non-Profit Agencies	Public Services	Varies

**Table 66 - Institutional Delivery Structure**

As the recipient of CDBG and HOME funds, the City has delegated the Community Development Department to be the lead department 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 **Community Development Department** maintains staff linkages with other City departments, including: the **Police Department**, which oversees the code enforcement, neighborhood improvement and juveniles at-risk programs; the **Public Works Department** which oversees the graffiti removal program and public infrastructure improvements in low and moderate income neighborhoods; and the **Parks and Recreation Department** which oversees park facilities and recreational programs.

## **Housing Activities**

Staff implements the Consolidated Plan housing activities through the following agencies: City Departments, private industry (e.g., housing developers and banks), regionally-based organizations including Los Angeles County Housing Authority, Fair Housing Foundation and Los Angeles Homeless Services Authority.

### Public Agencies

The Los Angeles County Housing Authority (HACoLA) is essential in providing rental assistance to low income Huntington Park residents to remain housed. HACoLA administers the Housing Choice Rental Assistance Voucher Programs for most of Los Angeles County, including 458 vouchers within Huntington Park.

The City also contracts with the Fair Housing Foundation to provide fair housing services to the community, which includes discrimination investigations/resolutions and mediating landlords/tenant issues as well as providing foreclosure counseling. The City must affirm that they will further fair housing. Fair Housing is an important component of all housing activities.

### Nonprofit Housing Organizations

There are two nonprofit entities which the City has supported to provide needed affordable housing in Huntington Park: Old Timer's Housing Development Corporation-IV and LINC Community Development Corporation. The City is also currently collaborating with A Community of Friends to provide a 20 unit mixed use housing project for formerly homeless veterans. Other nonprofits providing special housing services for the community are:

- Salvation Army
- Southeast Churches Service Center
- Bell Regional Homeless Shelter

## **Public Services**

The City supports non-profit organizations that provide public services and programs to Huntington Park residents. Most of these non-profit organizations are multi-jurisdictional and receive regional support and financial assistance.

## **Infrastructure and Facilities**

Another part of the delivery system is the City's Public Works Department and contractors who improve the infrastructure of the community, including street and public facility improvements.

## **Assess of Strengths and Gaps in the Institutional Delivery System**

The City works with both non-profit agencies and for-profit developers in planning affordable housing through various programs. As funds are limited, Huntington Park will use regulatory tools, such as modified parking and development standards, density bonus, and other incentives to support the expansion of needed affordable housing. The City helps developers by working with City Departments to streamline the process of project approval. Lastly, Huntington Park will expand its existing relationships with local jurisdictions through

cooperative agreements, and with the County and State by applying for funds available for producing affordable housing.

The Community Development Department (CDD) maintains direct communication with other City departments when revising or updating housing policies, issues and services. Through daily contact and inter-working relations, City staff implements programs and services and tracks issues of concern. This process allows easy access to data on building activity, housing conditions, code requirements, zoning, employment trends, and other demographic data.

In addition to the City's internal network, through its federal entitlement and other resources, Huntington Park interacts with various non-profit agencies and public service groups in the delivery of programs. These agencies are assisted by City staff in planning programs and projects, ensuring activity eligibility and costs, complying with federal regulations and requirements, and monitoring the timely expenditure of annually allocated program funds. The City requires agencies to submit quarterly and annual reports to meet federal requirements, and periodically conducts sub-recipient audits and on-site reviews.

Furthermore, the City of Huntington Park performs project monitoring of all rent restricted affordable units assisted with HOME, CDBG, and former Redevelopment Agency housing funds.

- Annually, audits are performed to ensure compliance with regulatory agreements and affordability covenants; and
- Periodic, on-site visits are conducted, which will include a property inspection and an in-depth review of all the rent restricted affordable unit files assisted with HOME, CDBG, and the former Redevelopment Agency.

As part of the Consolidated Plan process, the City received input from housing and public service agencies through a combination of consultation workshops, interviews and a Needs Assessment Survey. These agencies provided valuable input into the identification of needs and gaps in service, and in development of the City's five year Strategic Plan.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy		x	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	x		
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics		x	
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse		x	
Child Care	x	x	
Education	x		
Employment and Training		x	
Healthcare		x	
HIV/AIDS			
Life Skills		x	
Mental Health Counseling		x	
Transportation	x	x	
<b>Other</b>			
Other	x	x	

**Table 67 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

There are many institutions in the service delivery system that provide services to the homeless, particularly the chronically homeless, veterans and their families, and unaccompanied youth. The following list summarizes the services available to this community.

- **The Salvation Army Bell Emergency Shelter** – The Bell Shelter operates a comprehensive program that offers not only emergency and transitional housing, but also offers substance abuse rehabilitation, case management, counseling, on-site health care and medical referrals, HIV/AIDS education, ESL classes, computer training, vocational assistance, job referrals and life skills classes.
- **Su Casa Crisis Shelter** –Su Casa Emergency Shelter Program provides food, shelter and support services to individuals and families who are victims of domestic violence and

child abuse. The program provides individual and group counseling, transportation, emergency food, and clothing assistance in addition to case management, legal advocacy, CalWORKs assistance, temporary restraining order (TRO) preparation and submission, court accompaniment, parenting education, transitional services, and an on-site school.

- **Women's & Children's Crisis Center (WCCC)** – WCCC offers on-site provisions consisting of food, clothing, hygiene items, support groups, parenting classes, one-on-one counseling, case management, legal, financial and medical advocacy, transportation, and children's programming including an on-site school for shelter children.
- **JWCH Institute, Inc. Recuperative Care Program** - The Recuperative Care program was established to address the healthcare needs of homeless individuals upon hospital discharge. Recuperative Care offers all patients nursing care; assistance with medications, dressing changes, and other aftercare tasks; assistance establishing eligibility for public benefits; and helps to secure long-term housing. In addition to the nursing care, the program offers many other services to help break the cycle of homelessness, including housing placement, substance abuse treatment, health education, and counseling services.
- **Southern California Alcohol and Drug Program, Inc. Angel Step** - Angel Step II (Too) is a six month program designed to address co-occurring issues of substance and domestic violence. It provides comprehensive domestic violence counseling, substance use disorder treatment, life and job skills. Angel Step II also provides treatment, parenting, counseling for mothers and children, and psychiatric assessments and follow up for the adults.
- **Su Casa-Ending Domestic Violence Transitional Housing** - Residents at this site are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKs advocacy, and transportation.
- **The Salvation Army SC Division La Santa Fe Springs Transitional Living Center (TLC)** – the Santa Fe Springs TLC serves the growing population of homeless families in Los Angeles. The program includes a childcare center licensed to serve 57 children, many of whom have special needs, including developmental delays due to the disintegration of the family unit, homelessness and abuse.
- **Whittier Area First Day Coalition Recovery from Homelessness Program (RFHP) I and II** - Services include: on-site health clinic, health screenings, mental health services, on-site meals, case management, clothing, transportation, 12 step meetings, education, training and employment assistance. First Day provides professional and social service offices and meeting space.
- **Homes for Life Foundation Cedar Street Homes** - HFL Cedar Street Homes is located in Norwalk, California, on the grounds of Metropolitan State Hospital. Cedar Street is a transitional, 'step down', state licensed, 38-bed residential facility for persons exiting from Los Angeles County Institutes of Mental Disease (IMDs). Residents are provided a full range of social and life skills training and services during their stay to assist them in preparing for less structured living environments.

- **Little House Residential Services** - Little House provides many phases of treatment and residential services. They offer 28 residents the opportunity to remain in the program for six months or longer depending on their needs. They also offer educational groups, group therapy, and individual therapy provided by certified Drug and Alcohol Counselors. Through partnership with the Department of Rehabilitation and other agencies, they also offer residents training in relapse prevention, anger management, co-dependency, domestic violence, family addiction, and occupational preparedness. Case managers support residents holistically, recommending bereavement, advocating for family reunification, and referring to free medical services as needed. Little House also provides assistance to help residents find a safe, sober environment to live in once they have completed the program.
- **County of LA Department of Children and Family Services THP for Homeless Young People** - THP, developed by the Los Angeles County Department of Children and Family Services (DCFS), is a 12-18 month program. The program provides housing (including payment of rent and utilities), life-skills training, employment assistance, educational assistance, food vouchers, transportation resources, and case management supportive services.
- **United Friends of the Children Pathways to Independence** - Pathways provides former foster youth with 18 months of housing in their own apartments. Weekly life skills classes bring youth together for interactive sessions, providing residents with a sense of community and the opportunity to gain valuable “real life” experiences in a supportive setting. Other services offered include advocacy counseling, mental health counseling, career services, and educational guidance.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

The primary gap in Huntington Park's service delivery system is a function of the significant cuts in public and private funding and associated reductions in service. Loss of Redevelopment Agency funding, and funding cuts in the CDBG and HOME programs over the last several years, combined with the increased demand for services stemming from the prolonged economic recession and high levels of unemployment, has resulted in significant gaps in service.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will work with non-profit agencies, for-profit developers, advocacy groups, clubs, and organizations, neighborhood leadership groups, City departments and with the private sector to



implement the City's five-year strategy to address the priority needs outlined in the Consolidated Plan for Fiscal Years 2015/2016 – 2019/2020. Engaging the community and stakeholders in the delivery of services and programs for the benefit of low to moderate residents will be vital in the overcoming gaps in service delivery. The City will also utilize public notices, Community Workshops and Meetings (as appropriate), the City's website, and other forms of media to deliver information on carrying out the Consolidated Plan strategies.

Through the City's Inter-departmental Team, comprised of staff from Community Development, Code Enforcement, Public Works, Parks and Recreation, Building and Safety, and Police Departments, the City is working closer with residents and property owners to improve the City's physical appearance, promote neighborhood improvement programs/projects, work with and develop self-sustaining neighborhood associations (neighborhood/resident groups), and educate community residents, property owners, and businesses of City codes, processes, and services.

## SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustain and Strengthen Neighborhoods	2015	2019	Non-Housing Community Development		Priority Housing Needs		Housing Code Enforcement/ Foreclosed Property Care – <b>4,500 Housing Units</b> (Code Enforcement)
2	Preserve Existing and Create New Affordable Housing	2015	2019	Affordable Housing		Priority Housing Needs		Tenant-based Rental Assistance / Rapid Rehousing – <b>17 Households Assisted</b> (Tenant-Based Rental Assistance)  Rental Units Rehabilitated – <b>6 Household Housing Units</b> (Acquisition/Rehab/New Construction)  Homeowner Units Rehabilitated – <b>75 Household Housing Units</b> (Residential Rehabilitation & Minor Home Repair)
3	Support Social Service Agencies that Assist Homeless Populations	2015	2019	Homeless Non-Housing Community Development		Priority Homeless Needs		Public service activities other than Low/Mod Income Housing Benefit – <b>3,000 Persons Assisted</b> (Southeast Churches Service Center)

4	Support Social Service Agencies that Assist Special Needs Populations	2015	2019	Non-Homeless Special Needs		Priority Special Needs Populations		Public service activities other than Low/Mod Income Housing Benefit – <b>1,500 Persons Assisted</b> (HP Senior Program)
5	Preserve Existing Public Facilities	2015	2019	Non-Housing Community Development		Priority Community Facilities		Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – <b>58,310 Persons Assisted</b> (Salt Lake Park Splash Pad Project & Soccer Field Lighting Project & TBD Facility Improvement Projects)
6	Provide Needed Infrastructure Improvements	2015	2019	Non-Housing Community Development		Priority Infrastructure Improvements		Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – <b>58,310 Persons Assisted Or 5 Improvements</b> (TBD Infrastructure Improvement Projects)

7	Provide Needed Community Services to Low/Mod Persons	2015	2019	Non-Housing Community Development		Priority Community Services		<p>Public service activities other than Low/Mod Income Housing Benefit – <b>3,050 Persons Assisted</b> (Youth: P&amp;R After School Project &amp; HP Library Homework Center &amp; JAR)</p> <p>Public service activities other than Low/Mod Income Housing Benefit – <b>58,310 Persons Assisted</b> (General Public Services: Community Beautification)</p> <p>Public service activities other than Low/Mod Income Housing Benefit – <b>1,250 Persons Assisted</b> (Fair Housing)</p>
8	Provide Economic Opportunity	2015	2019	Non-Housing Community Development		Economic Opportunity		<p>Businesses assisted – <b>45 Businesses assisted</b> (Business Assistance &amp; Economic Development Program)</p> <p>Façade treatment/business building rehabilitation – <b>20 Businesses</b> (Commercial Rehabilitation)</p>
9	Planning for Housing and Community Development	2015	2019	Other: Administration		Other Housing and Community Development Needs		N/A

**Table 68 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	<b>Sustain and Strengthen Neighborhoods</b>
	<b>Goal Description</b>	Using CDBG funds, the City will sustain and strengthen neighborhoods by eliminating unsafe conditions and blight while improving the quality of life of residents within the community. (Project: Code Enforcement)
2	<b>Goal Name</b>	<b>Preserve Existing and Create New Affordable Housing</b>
	<b>Goal Description</b>	The City will use HOME funds to operate a city-wide Tenant-Based Rental Assistance Program using tenant selection policies and criteria consistent with the City's Consolidated Plan. To the extent possible, based upon the availability of funds and a project's viability, HOME funds will also be used to assist affordable housing developers in the acquisition, construction and/or rehabilitation of low-income rental and/or owner housing units. The City will use CDBG funds for minor rehabilitation programs for low and moderate income homeowners. (Projects: TBRA, Acq/Rehab, New Construction, Residential Rehabilitation, Minor Home Repair)
3	<b>Goal Name</b>	<b>Support Social Service Agencies that Assist Homeless Populations</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, Southeast Churches Service Center. (Project: Southeast Churches Service Center Emergency Food Program)
4	<b>Goal Name</b>	<b>Support Social Service Agencies that Assist Special Needs Populations</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to special needs service providers including, but not limited to, the Huntington Park Parks and Recreation Department for the Huntington Park Senior Program. (Project: HP Senior Program)
5	<b>Goal Name</b>	<b>Preserve Existing Public Facilities</b>
	<b>Goal Description</b>	Using CDBG funds, the City will provide financial assistance to improve public facilities and parks. (Projects: Salt Lake Park Splash Pad Project, Soccer Field Lighting Project, other TBD)
6	<b>Goal Name</b>	<b>Provide Needed Infrastructure Improvements</b>
	<b>Goal Description</b>	Using CDBG funds, the City will provide financial assistance to improve public infrastructure. (Projects: TBD)
7	<b>Goal Name</b>	<b>Provide Needed Community Services to Low/Mod Persons</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to various social service agencies for programs for youth, fair housing, anti-crime, and general public services. Services must benefit at least 51 percent low/mod persons. (Projects: P&R After School Program, HP Library Homework Center, Fair Housing Services, J.A.R., Community Beautification)
8	<b>Goal Name</b>	<b>Provide Economic Opportunity</b>
	<b>Goal Description</b>	Using CDBG funds, the City will support projects and programs targeted to low and moderate-income business owners, or persons wishing to start or expand a business. The city will pursue a partnership with a local Small Business Assistance Center to administer the City's Economic Development Program and to implement the goals outlined in the City's 2013 Economic Development strategy. (Projects: Commercial Rehabilitation, Business Assistance and Economic Development)

9	Goal Name	Planning for Housing and Community Development
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG and HOME Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities. (Project: CDBG Administration, HOME Administration)

**Table 69 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

As presented in Table 68 above, the City's five-year goal is to provide affordable housing opportunities to 48 extremely low, low, and moderate income households through the following activities:

- Tenant-Based Rental Assistance: Huntington Park will provide tenant-based rental assistance to 17 low income households.
- Acquisition / Rehabilitation: Huntington Park will pursue an affordable housing project with approximately 6 units to be managed and operated by local CHDO.
- Residential Rehabilitation Program: The City will offer rehabilitation assistance to 25 extremely low, low, and moderate income households.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable.

**Activities to Increase Resident Involvements**

Not applicable.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

**Plan to remove the ‘troubled’ designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Huntington Park has a strong history of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including flexible development standards for affordable housing, a density bonus ordinance, and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable and mixed income housing projects. The loss of Redevelopment Housing Funds, combined with reductions in federal HOME funds, will, however, dampen the level of future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in Huntington Park is the lack of vacant land suitable for residential development. Separate owners of smaller parcels hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In January 2015, 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 administratively the Community Development Director, eliminating the requirement for the disabled applicant to undergo a zoning variance.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of Huntington Park does not administer a homeless prevention program; however two local homeless providers, the Southeast Churches Service Center (partially funded with CDBG funds) and the Salvation Army Southeast Communities, both provide a referral service and transportation to the nearby Salvation Army Bell Shelter in the city of Bell. The Bell Shelter assesses the individual needs of homeless persons including case management, supportive and transitional housing, individual or group counseling, a drug and alcohol program, job search assistance, homeless veteran's reintegration, adult education, and a mobile medical clinic.

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

Huntington Park addresses the emergency and transitional needs of the homeless and other persons needing shelter by actively participating in programs administered by public and quasi-public agencies. 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.

Huntington Park also responds to the emergency needs of the homeless and other persons needing emergency shelter by participating in programs administered by homeless service agencies. The City supports the motel voucher program administered by the local Salvation Army and the Southeast Churches Service Center in Huntington Park. Both organizations will continue to provide transportation assistance to those individuals who wish to go to the Bell regional shelter, or other shelters in neighboring communities.

Lastly, Huntington Park used local HOME funds to develop a transitional housing project, Mosaic Gardens, on Middleton Street in Huntington Park. Partnering with LINC Housing, the City restored and renovated the building to serve as a home for limited-income families and transition age youth (TAY), ages 18-24, who also receive services from the Los Angeles County Department of Mental Health (LACDMH). The former 55 motel rooms were converted into 24 apartments to provide each family a space of their own. The location provides easy access to transportation, grocery stores, and job opportunities. The project also provides a large community courtyard with a tot lot and barbeques for residents to enjoy. A community room, private counseling rooms, and computers provide space for social activities and services that will support residents at Mosaic Gardens at Huntington Park.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

In an ongoing effort to continue to address the needs of the homeless and those at risk of homelessness, the City will include a greater focus on the development of sustainable and effective programming, which will consist of: applying for short and long-term available funding; partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless case management; and engage the homeless through a street outreach component in order to connect them to available services. The City's goal is to expand on current homeless programs and activities with a greater emphasis on homeless veterans and families to assist with their successful transition toward self-sufficiency.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Huntington Park will continue to contract with a fair housing provider to provide a wide range of fair housing services to ensure equal housing opportunities for its residents.

Homeless individuals or families and those at-risk of homelessness have the opportunity to get connected to supportive services, treatments, public resources and support groups through the Salvation Army and Southeast Churches Service Center (SCSC). The SCSC receives CDBG funding on an annual basis and should additional funds become available in the future, the City may opt to provide funding support to the Salvation Army as well.

Lastly, lower income households overpaying for housing are likely to be at risk of becoming homeless upon loss of employment. The City will continue to coordinate 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.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the City's Residential Rehabilitation Program and the Acquisition/Rehabilitation of Affordable Rental Housing Program. Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected, and is paid for through CDBG or HOME funds, as appropriate.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

As discussed earlier in the Housing Market Analysis, 78% of Huntington Park's owner-occupied units were built prior to 1980, and of these 3,214 units, just 6% or 259 units have occupants that include children. Similarly, 83% of Huntington Park's rental housing was built prior to 1980 (8,614 units), with children present in just 6% or 620 of these units. Pre-1980 housing units with children present pose the greatest threat of lead poisoning. With an estimated 879 such households in Huntington Park, lead exposure among children is not a sizable issue.

Another risk factor is household income, with lower income households having a greater risk of exposure. The 2007-2011 CHAS identifies 82% of Huntington Park's households as earning less than 80% HAMFI, translating to an estimated 9,700 low and moderate income households residing in the City's approximately 11,800 pre-1980 housing units.

### **How are the actions listed above integrated into housing policies and procedures?**

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 enabled 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.

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 conduct door-to-door outreach to 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 is currently reapplying for the same grant to continue efforts to remove lead in the city's housing stock.

Lastly, the City's Minor Home Repair program can 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 also conduct meetings to educate parents, daycare providers, youth, businesses and other community members about lead based paint hazards.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

In Huntington Park, factors that contribute to over one-quarter of the population living below poverty include: low level of education; inadequate job skills; unemployment or underemployment at minimum wage; and language barriers. The City's ability to reduce or assist in reducing the number of households with incomes below the poverty line is dependent on its ability to increase the local employment base, and to increase educational 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 within 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 providing funding for a variety of improvements to the downtown, including additional promotion, security, and cleaning, and most recently a Downtown Specific Plan.
- The Southeastern Los Angeles County Small Business Development Corporation (SBDC) administers a business assistance program for businesses with 50 or fewer employees. Services include 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, such as the After School Youth Program and Juveniles At-Risk Boot Camp Program, with the goal of ultimately gaining meaningful employment.

## **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Huntington Park's overall program for affordable housing is integral to the City's strategy for reducing the number of poverty level families and individuals in the community. Examples of the inter-relatedness of Huntington Park's housing programs to poverty reduction include:

- Participation by nearly 300 low and extremely low income Huntington Park households in the Housing Choice Rental Assistance Voucher Program administered by the Los Angeles County Housing Authority (LACoLA).
- Implementation of city-wide Tenant-Based Rental Assistance Program, with funding preference given to low income elderly households.
- The City utilized HOME funds to assist in the adaptive reuse of a former vacant motel to provide 24 units of affordable housing for lower income families and transition age youth receiving services from the Los Angeles Department of Mental Health (LACDMH). Residents will participate in services provided on-site by LINC Cares, in addition to receiving ongoing services from LACDMH.
- During 2015/16, the City will utilize HOME funds to gap finance an affordable housing project at a location yet to be determined.



## **SP-80 Monitoring – 91.230**

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

Huntington Park follows monitoring procedures for CDBG-funded public service subrecipients which includes desk reviews of quarterly progress reports and expenditures, and periodic on-site visits to ensure compliance with federal regulations. All subrecipients are required by their subrecipient agreement to submit performance reports that demonstrate work is being performed in accordance with the scope of service, that evidences progress in meeting performance milestones, and that shows expenditures are allowable under the agreement. Staff also conducts periodic on-site monitoring of project activities to document compliance with HUD eligibility guidelines, performance in reaching contract goals, to determine if administrative and fiscal systems are adequate, and to ensure compliance with other crosscutting federal regulations.

CDBG-funded capital projects are monitored by regular status and fiscal reports for Davis/Bacon requirements throughout the course of the project, as well as frequent site visits by staff. For some projects, the City's Community Development Department outsources the monitoring and project inspections on construction work.

The City is also responsible to HUD for monitoring HOME-assisted rental projects (e.g., transitional, permanent and special needs housing projects) throughout the period of affordability to ensure that these projects are in continued compliance with Federal and State regulations. Monitoring guidelines are intended to assist City staff in making informed judgments about asset management, HOME Investment Partnerships Act (HOME) Program compliance, and management efficiency of HOME-assisted rental projects. The City's monitoring protocol serves to determine if HOME-assisted rental housing remains affordable, its occupants are low- and very low-income, and that the property is maintained in standard condition throughout the affordability period.

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;
- 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 the HOME regulations at HOME Final Rule at 24 CFR 92.504(d):

- Upon receipt of a developer's project pro forma, the City conducts an economic analysis to ensure that, in accordance with the City's adopted underwriting and layering review 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 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 FY 2013 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 to be 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 layering review guidelines is also to be 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 later infused, the City may opt to update the evaluation.

The City shall also follow steps to monitor beneficiaries of the Single-Family Residential Rehabilitation Program. During the pre-monitoring phase, applicants will sign a clause on the application form certifying that the property is the principal residence.

Project and financial data on CDBG and HOME-funded activities is maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.



## **APPENDIX A**

### **GLOSSARY OF TERMS**

## **Glossary of Terms**

This glossary contains definitions for a short list of terms used in the Consolidated Plan and Action Plan. The list is provided to assist readers who may be unfamiliar with local and statewide housing issues.

### **Affordable Housing:**

Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of his gross income for gross housing costs, including utility costs.

### **AIDS and Related Diseases:**

The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

### **Alcohol/Other Drug Addiction:**

A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

### **Area Median Income (AMI):**

The figure from which eligibility for very low, low and moderate income housing is calculated. The area median income is revised periodically by the U.S. Department of Housing and Urban Development.

### **Assisted Household or Person:**

For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR Section 882.109).

### **CHAS:**

HUD's Comprehensive Housing Affordability Strategy.

**Chronically Homeless:**

An unaccompanied homeless individual with a disabling condition that has been continually homeless for a year, or has had four episodes of homelessness in the past 3 years.

**Committed:**

Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

**Concentration of Low/Moderate Income:**

An area of low/moderate income concentration is a census block group in which a minimum of 51% of households earn 80% or below the area median income. The census block groups in Westminster that meet this criteria are depicted in Figure 2 - Low and Moderate Income Areas, located in Appendix B.

**Consistent with the CP:**

A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

**Cost Burden > 50% (Severe Cost Burden):**

The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

**Cost Burden > 30%:**

The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

**Disabled Household:**

A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disability Assistance and Bill of rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

**Disproportionate Housing Need:**

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

**Elderly (Census Bureau):**

A person aged 65 or older. Includes the frail elderly population: those aged 75 or older.

**Elderly (HUD):**

A person aged 62 or older, as defined in 24 CFR 91.5 and 24 CFR 5.100.

**Family Self-Sufficiency (FSS) Program:**

A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

**Family:**

A household composed of two or more people related by birth, marriage, or adoption and residing together.

**Federal Preference for Admission:**

The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219).

**First-Time Homebuyer:**

An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

**Frail Elderly:**

A person aged 75 or older (See **Elderly**).

**Group Quarters:**

Facilities providing living quarters that are not classified as housing units. (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

**HOME:**

The HOME Investment Partnership Program, largest federal block grant program for states and local governments; designed to provide decent and affordable housing for low-income families.

**Homeless Youth:**

Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

**Homeless Family:**

Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

**Homeless Individual:**

An unaccompanied person 18 years of age or older who is living in situations described by terms "sheltered" or "unsheltered".

**Household:**

One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

**Housing Problems:**

Households with housing problems include those that: (1) occupy units lacking a complete kitchen and/or complete plumbing; (2) meet the definition of overcrowded at greater than 1 person per room; and/or (3) meet the definition of cost burden at greater than 30% of income on housing. Households with *severe* housing problems include those that: (1) occupy units lacking a complete kitchen and/or complete plumbing; (2) meet the definition of severely overcrowded at greater than 1.5 persons per room; and/or (3) meet the definition of severely cost burdened at greater than 50% of income on housing costs.

**Housing Unit:**

An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

**Illegal Units:**

A building or portion thereof designated or occupied for residential purposes including one family, two family, and multiple family dwellings which has not received the proper discretionary approvals and/or building permits or may not meet the zoning code requirements necessary for the structure.

**Income levels (HUD):**

Income levels serve as eligibility criteria for persons, households, and areas participating in federally funded programs. Income levels are based on area median income (AMI), which varies geographically and by family size.

- **Extremely Low-Income:** Between 0 and 30 percent of AMI
- **Low-Income:** Between 30.1 and 50 percent of AMI
- **Moderate-Income:** Between 50.1 and 80 percent of AMI
- **Middle-Income:** Between 80.1 and 100 percent of AMI

**Incomplete kitchen facilities:**

A housing unit is classified as lacking complete kitchen facilities when any of the following are not present: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

**Incomplete plumbing facilities:**

A housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower.

**Infrastructure:**

Facilities and services, such as streets, parking lots, water lines, libraries, schools, parks, Police and Fire Departments needed to sustain industry, residential and commercial activities.

**Institutions/Institutional:**

Group quarters for persons under care or custody. (U.S. Census definition)

**Lead-based paint hazard:**

Any condition that causes exposure to lead, such as lead-contaminated dust; soil; or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

**Large Related:**

A household of 5 or more persons which includes at least one person related to the householders by blood, marriage or adoption.

**Legally Nonconforming:**

Structures or uses that were legally built and met zoning requirements at the time of construction but do not meet current zoning requirements due to subsequent changes in the code.

**Median Household Income:**

The median household income is the middle value of all household incomes. One half of all households earn more than the median income and one half of all the households



earn less than the median income. Also referred to as median income or area median income.

**Non-Elderly Household:**

A household which does not meet the definition of "Elderly Household," as defined above.

**Non-Institutional:**

Group quarters for persons not under care or custody. (U.S. Census definition used)

**Occupied Housing Unit:**

A housing unit that is the usual place of residence of the occupant(s).

**Other Household:**

A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

**Overcrowded Conditions:**

The U.S. Department of Housing and Urban Development defines overcrowding as 1.01 or more persons per room per unit. Rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

**Period of Affordability:**

The length of time a HOME-assisted unit must remain available to low-income families. The HUD required period of affordability is dependent upon the total amount of HOME funds invested in the housing.

**Physical Defects:**

A housing unit lacking complete kitchen or bathroom. (U.S. Census definition) Jurisdiction may expand upon the Census definition.

**Project-Based (Rental) Assistance:**

Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project based rental assistance give up the right to that assistance upon moving from the project.

**Recapture:**

The HUD regulation that ensures that the participating jurisdiction (City) recoups all or a portion of the HOME assistance to homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability.

**Rent Burden > 50% (Severe Cost Burden):**

The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

**Rent Burden > 30% (Cost Burden):**

The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

**Rental Assistance:**

Provides financial assistance for rental housing costs through either project-based (property) or tenant-based (portable with tenant) assistance.

**Resale Restrictions:**

The HUD regulation that ensures that housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence for the duration of the period of affordability.

**Secondary Dwelling Unit:**

An additional small residential unit which is attached or detached to an existing single family dwelling in a single-family zone. Sometimes referred to as a granny unit.

**Service Needs:**

The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

**Severe Mental Illness:**

A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Severe Cost Burden:**

See Cost Burden > 50%.

**Sheltered:**

Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or

substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

**Small Related:**

A household of 2 to 4 persons that includes at least one person related to the householder by birth, marriage, or adoption.

**Special needs populations:**

Include the elderly and the frail elderly; neglected or abused children; persons with physical or sensory disabilities (including mobility impaired, blind, deaf, or chemically/environmentally sensitive); persons suffering from mental illness; victims of domestic violence; persons with disabilities related to substance abuse and chemical dependency; and emancipated foster youth.

**Standard:**

Any new buildings and older ones which have been adequately maintained and which exhibit no structural, plumbing, or electrical-deficiencies.

**Substandard Condition and not Suitable for Rehab:**

Any unit that could not be made to meet Section 8 standards.

**Substandard Condition and Suitable for Rehab:**

Any buildings which exhibit structural, plumbing, and/or electrical deficiencies, all of which can be repaired in conformity with current codes and ordinances for a sum not-to-exceed 80% of the value of the property...and which, by such repairs, the building (with normal maintenance) can provide decent, safe, and sanitary housing for an additional 30-40 years.

**Substantial Rehabilitation:**

Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

**Substantial Amendment:**

A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

**Supportive Housing:**

Housing (including housing units and group quarters) linked with social services tailored to the needs of the population being housed; designed to help those with special needs live more stable, productive lives.

**Supportive Services:**

Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

**Tenant-Based (Rental) Assistance:**

A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance elsewhere. The assistance is provided for the tenant, not for the project.

**Transitional Housing:**

Temporary housing designed to provide a safe living environment for homeless individuals and families while facilitating their transition to permanent housing within a reasonable amount of time (usually 24 months).

**Unsheltered:**

Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys, automobiles).

**Worst-Case Needs:**

Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

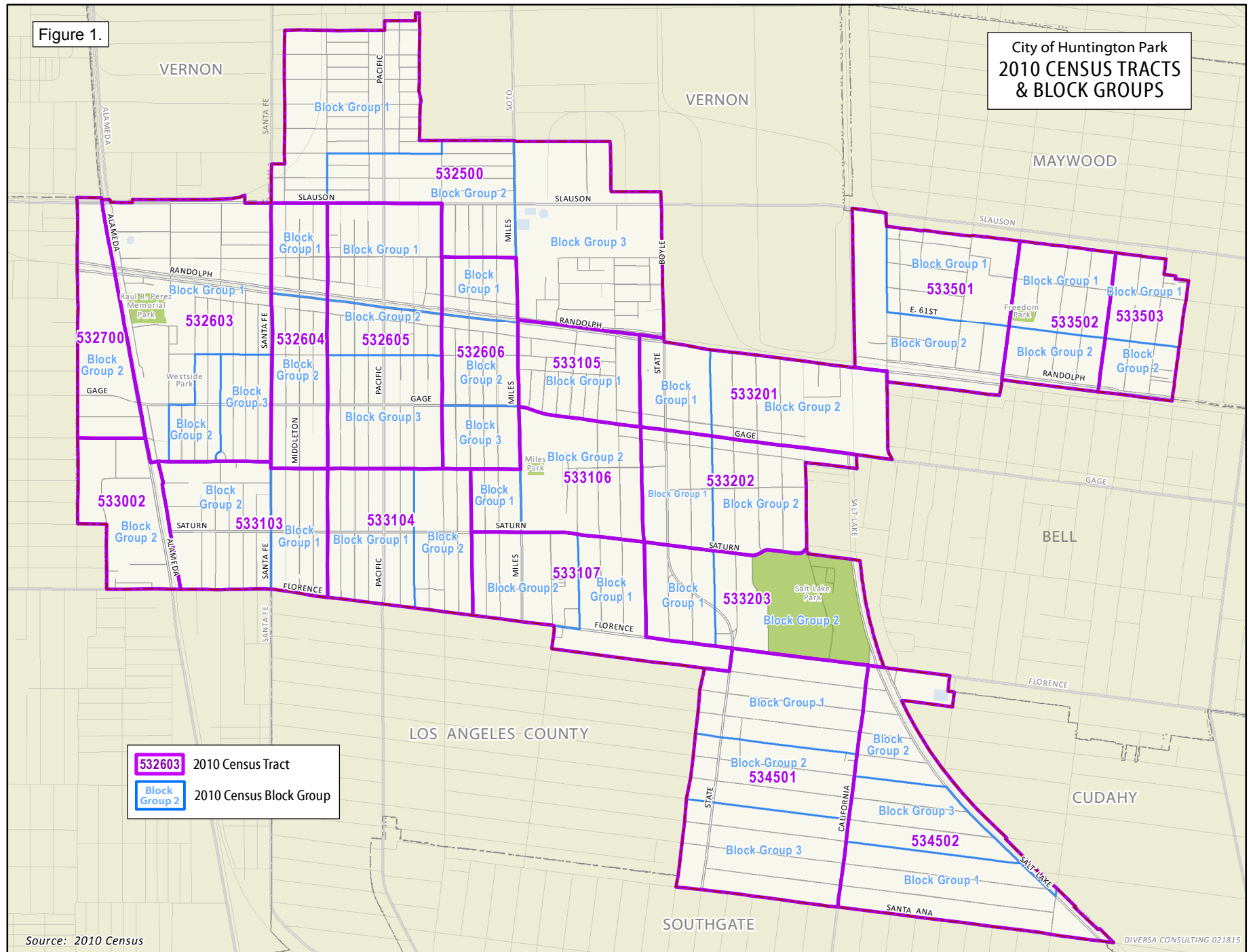
## **APPENDIX B**

### **FIGURES**

- Figure 1 2010 Census Tracts and Block Groups
- Figure 2 Low and Moderate Income Areas
- Figure 3 Population in Poverty
- Figure 4 Severe Renter Overpayment
- Figure 5 Severe Renter Overcrowding
- Figure 6 Renter-Occupied Housing Units
- Figure 7 Latinos by National Origin

Figure 1.

City of Huntington Park  
2010 CENSUS TRACTS  
& BLOCK GROUPS



Source: 2010 Census

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Figure 2.

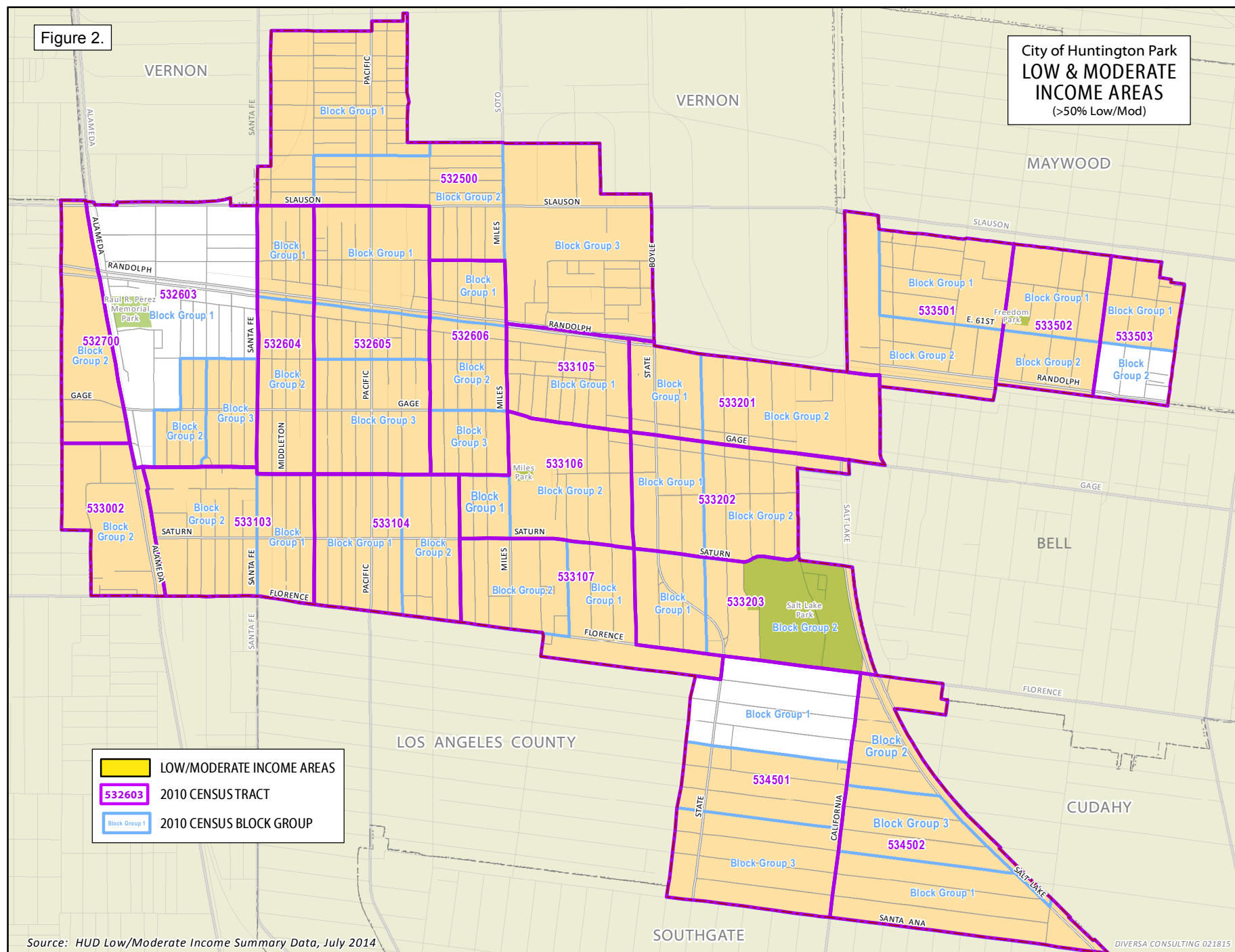
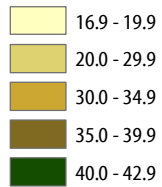


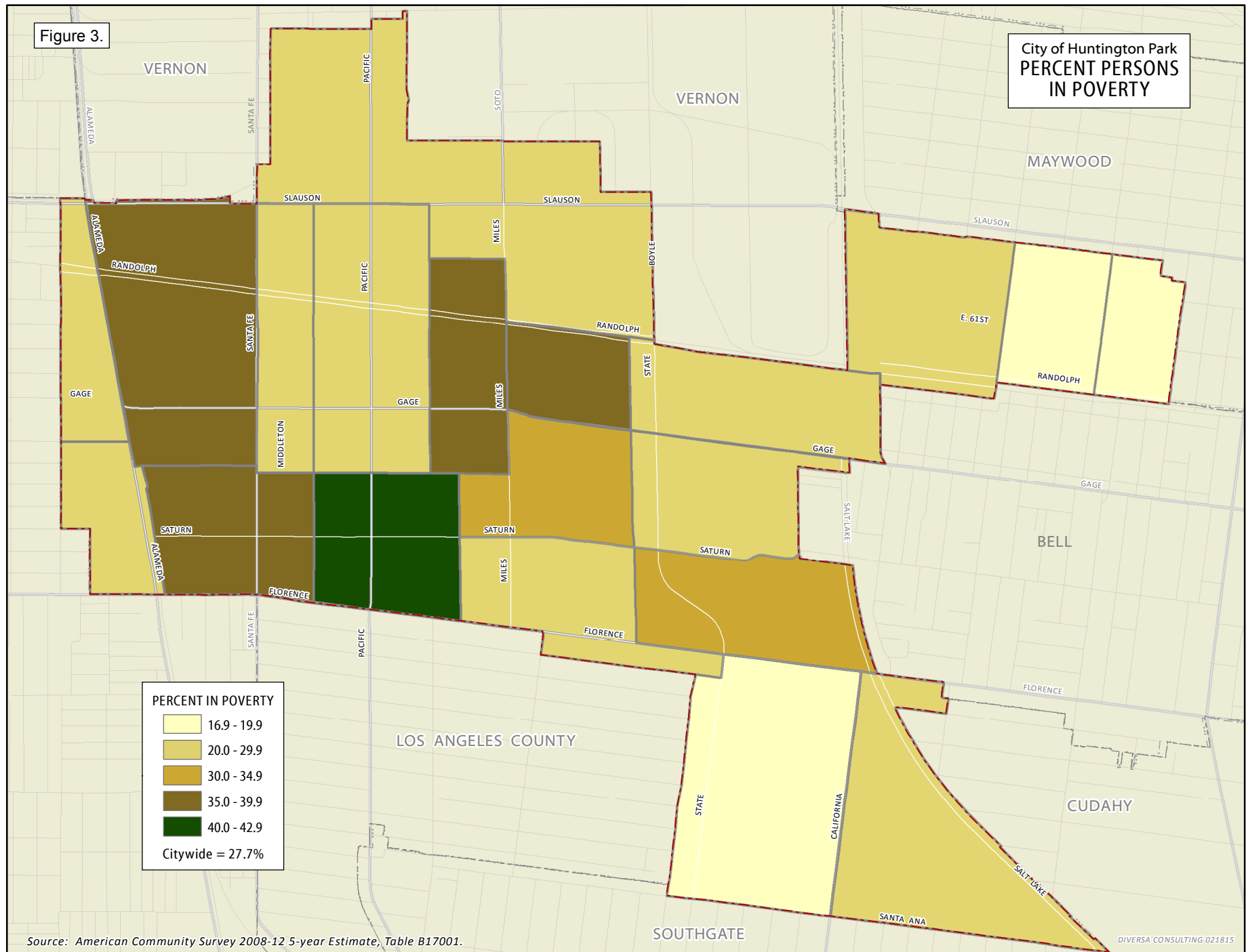
Figure 3.

City of Huntington Park  
PERCENT PERSONS  
IN POVERTY

PERCENT IN POVERTY



Citywide = 27.7%



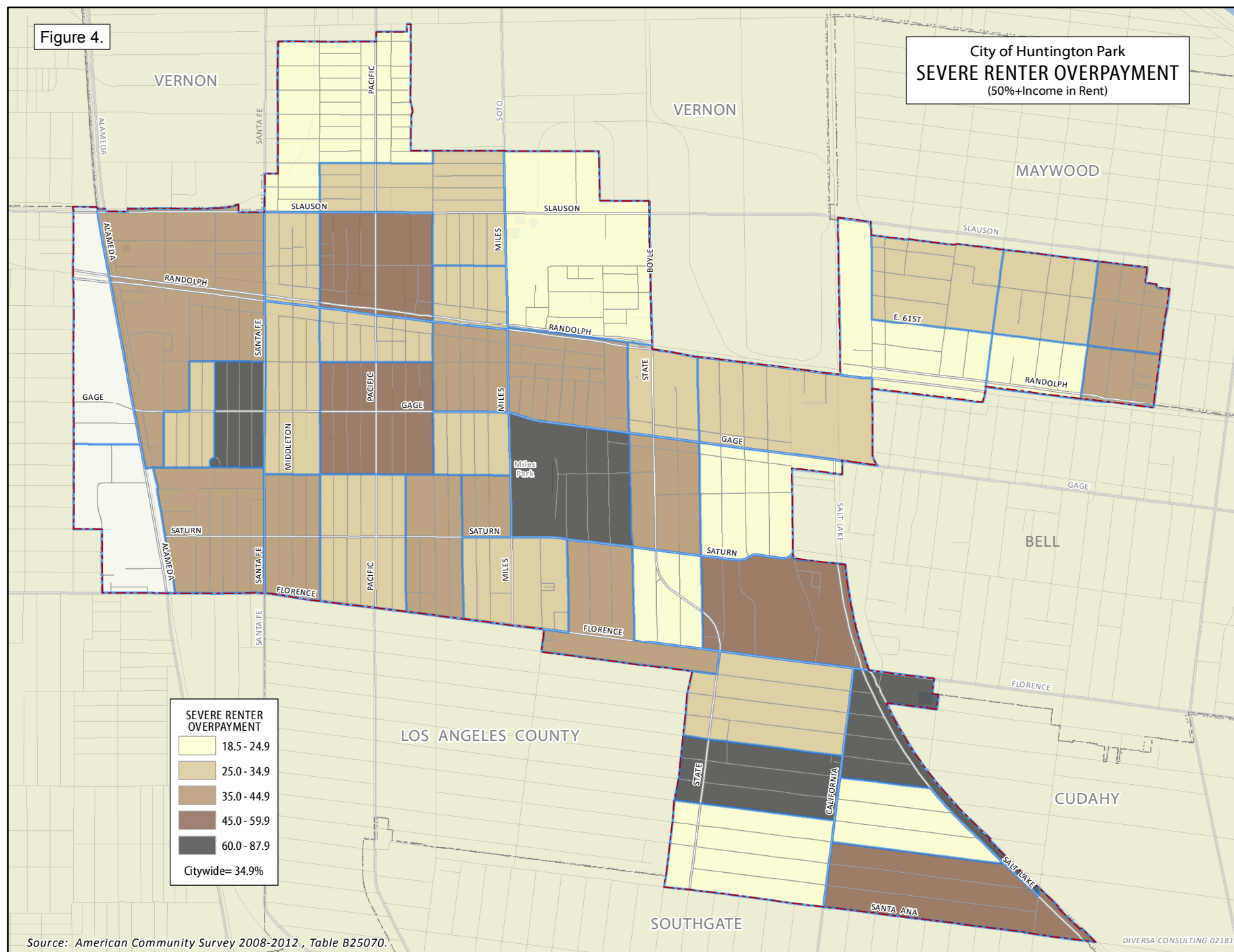
Source: American Community Survey 2008-12 5-year Estimate, Table B17001.

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Figure 4.

City of Huntington Park  
SEVERE RENTER OVERPAYMENT  
(50%+Income in Rent)

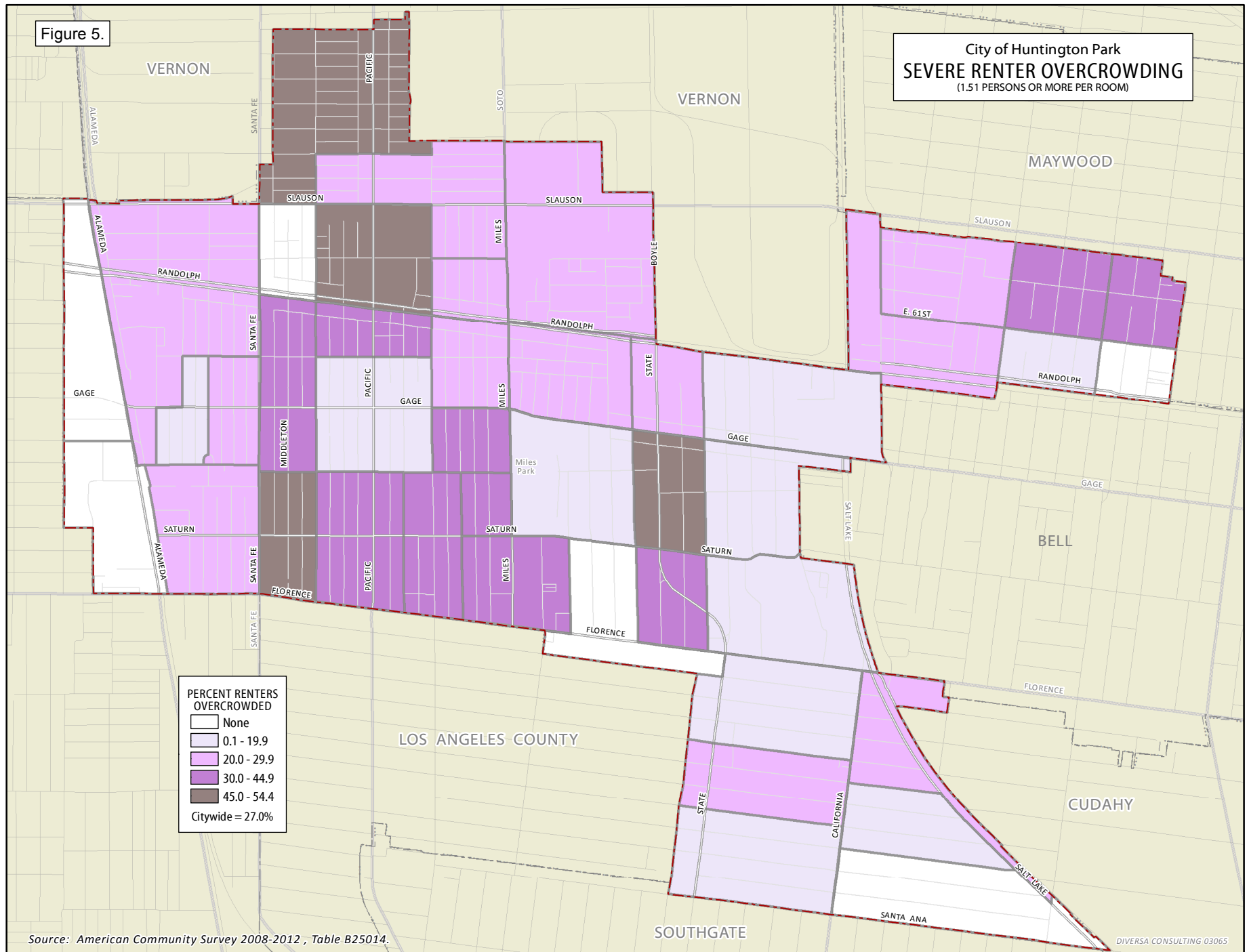
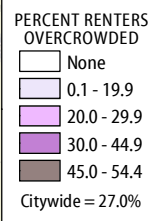


Source: American Community Survey 2008-2012, Table B25070.

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Figure 5.

City of Huntington Park  
SEVERE RENTER OVERCROWDING  
(1.51 PERSONS OR MORE PER ROOM)

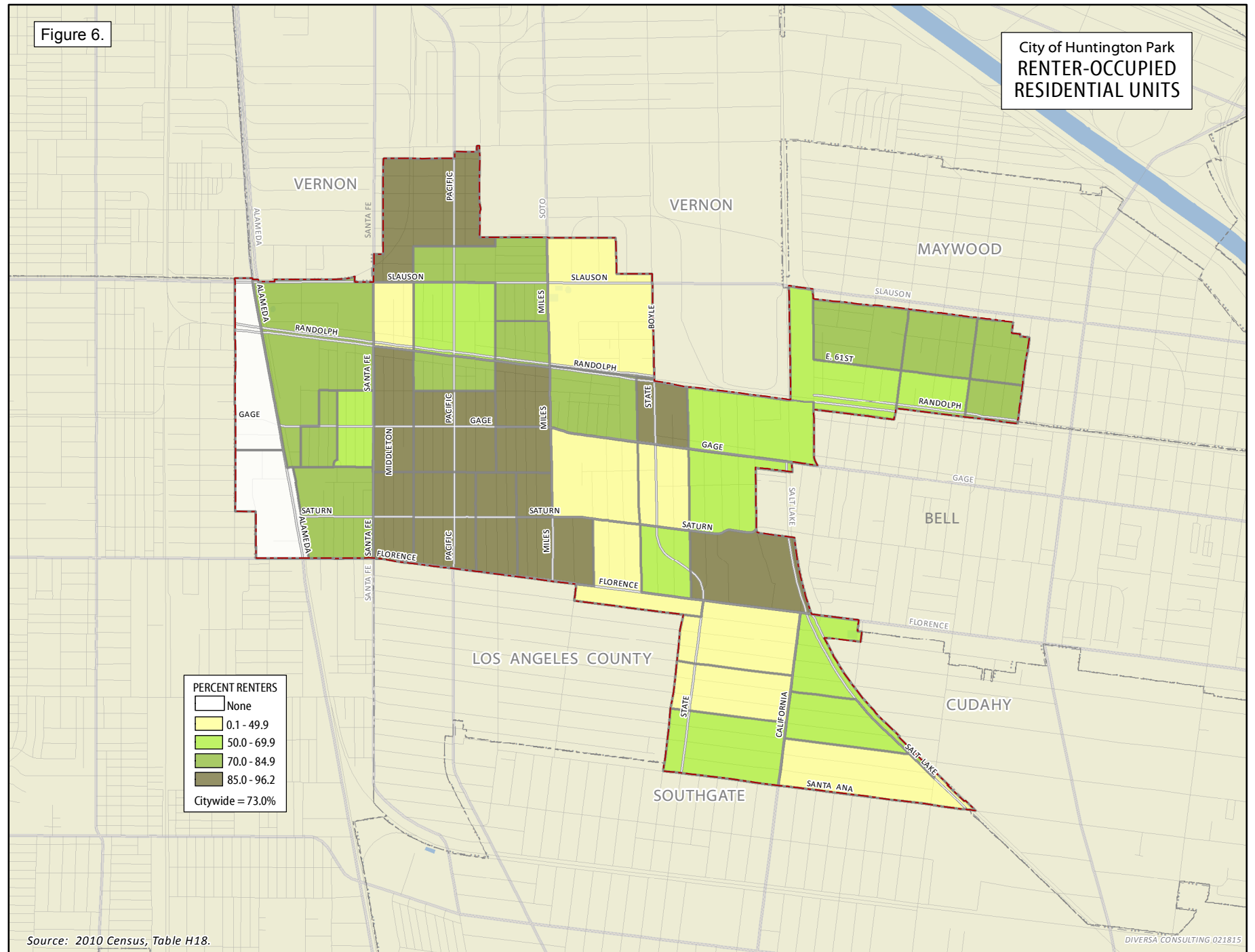
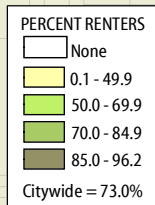


Source: American Community Survey 2008-2012, Table B25014.

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Figure 6.

City of Huntington Park  
RENTER-OCCUPIED  
RESIDENTIAL UNITS

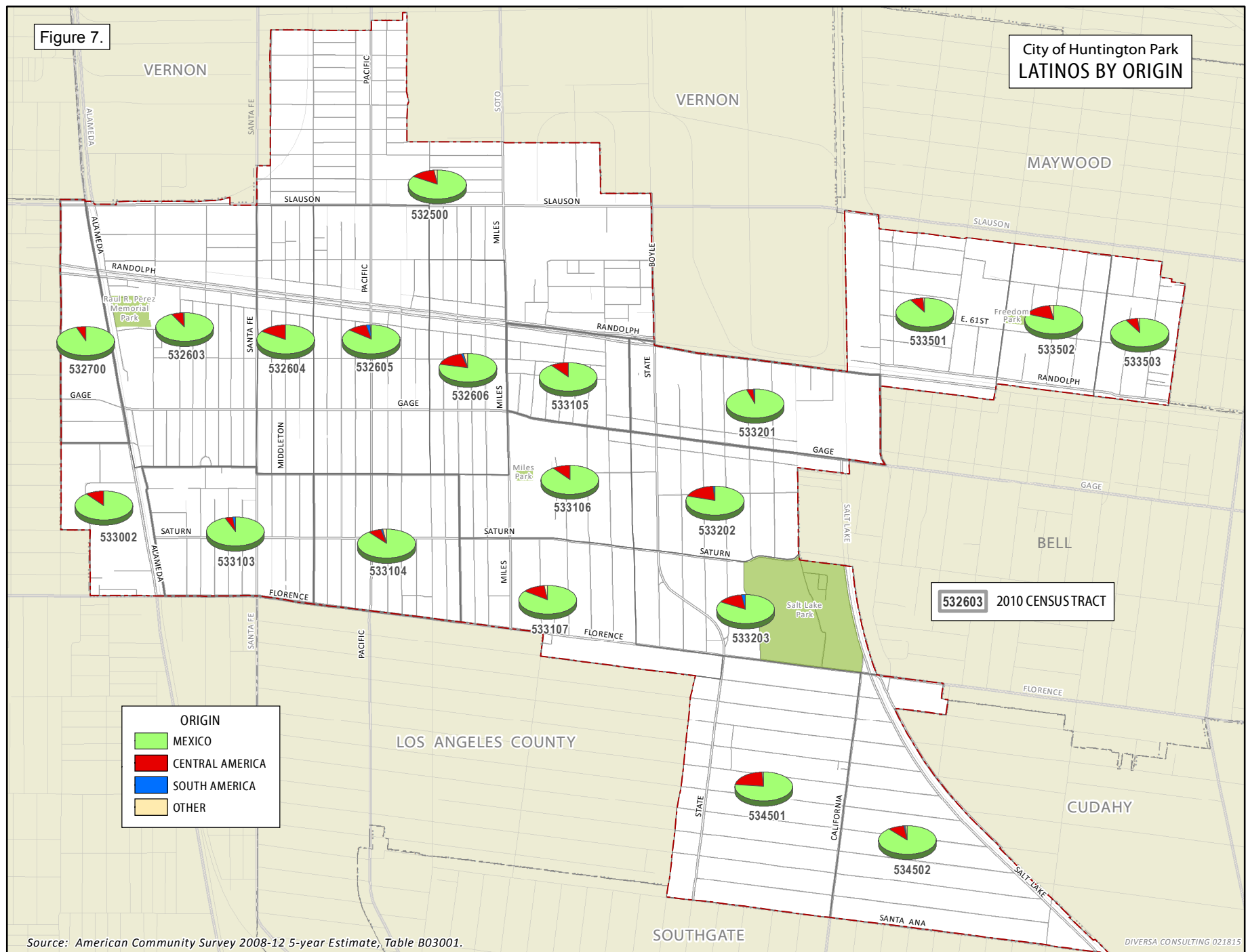


Source: 2010 Census, Table H18.

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Figure 7.

City of Huntington Park  
LATINOS BY ORIGIN



Source: American Community Survey 2008-12 5-year Estimate, Table B03001.

DIVERSA CONSULTING 021815



## **APPENDIX C**

### **COMMUNITY AND AGENCY PARTICIPATION**

**COMMUNITY NEEDS SURVEY RESULTS**

**PUBLIC HEARING COMMENTS**

**CONSULTATION WORKSHOP COMMENTS**

**CONSULTATION WORKSHOP INVITE LIST**



# CITY OF HUNTINGTON PARK

## 2015-2019 CONSOLIDATED PLAN

### HOUSING and COMMUNITY DEVELOPMENT NEEDS SURVEY

## RESULTS

Survey respondents were asked to rank their priority needs for expenditure of public CDBG and HOME funds amongst various activities within each of the following general community development categories: housing, public facilities, economic development, public services, and infrastructure. A total of 88 City residents completed the Needs Survey, both on-line and in hard copy at various community locations. Activities were rated 1-5, with “5” being a high need, “3” being a low need, and “1” being no such need. Survey responses were then totaled to provide an overall average need rating for each activity.

NEEDS CATEGORY	Average Ranking
<b>HOUSING NEEDS</b>	
Residential Rehabilitation	3.81
Acquisition/Rehabilitation of Apartments with Affordability	3.81
New Affordable Rental Housing	3.98
New Affordable Ownership Housing	4.25
Property Maintenance/ Code Enforcement	4.23
Homeownership Assistance	4.17
Improvements for Handicapped Accessibility	3.95
Emergency Shelter/Transitional Housing	3.93
<b>PUBLIC FACILITY NEEDS</b>	
Senior Citizen Centers	3.92
Youth Centers	4.41
Child Care Centers	4.09
Park and Recreation Facilities	4.23
Community Centers	4.14
Health Care Facilities	4.08
<b>ECONOMIC DEVELOPMENT NEEDS</b>	
Start Up Business Assistance	3.92
Small Business Loans	3.90
Job Creation/Retention	4.30
Employment Training	4.26
Commercial Rehabilitation	3.78
Facade Improvements	3.69

NEEDS CATEGORY	Average Ranking
<b>PUBLIC SERVICE NEEDS</b>	
Senior Citizen Services	4.00
Services for the Disabled	4.02
Youth Services	4.35
Child Care Services	4.19
Services for the Homeless	3.83
Transportation Services	3.85
Substance Abuse Services	3.93
Health Care Services	4.11
Mental Health Services	3.94
Anti-Crime Services	4.49
Legal Services	3.94
Tenant/Landlord Counseling	4.06
<b>INFRASTRUCTURE NEEDS</b>	
Drainage Improvements	3.88
Street/Alley Improvements	4.25
Sidewalk Improvements	4.10
Water/Sewer Improvements	4.13

**HUNTINGTON PARK 2015/16-2019/20 CONSOLIDATED PLAN**  
**CITY COUNCIL PUBLIC HEARING ON COMMUNITY NEEDS AND PRIORITIES**  
**MARCH 2, 2015**

City staff provided background on the Consolidated Plan, and the process for preparation of Huntington Park's 2015/16-2019/20 Plan. The following comments were received from the public, followed by input from City Council members on community needs and priorities for the Plan.

**Public Comments**

- Affordable housing lost due to LAUSD school construction has not been replaced. Critical to provide more affordable housing, particularly for seniors and disabled, but don't support rent control. City-funded rental vouchers shouldn't be mixed in with LA County Housing Authority, but brought within the City, similar to City of South Gate program. If City considers evaluating a relocation policy, would like to be involved in any City committee on the topic.
- Rental prices have gotten too high in Huntington Park, contributing to household overcrowding and stress on families and children. City needs to find a way to bring in additional housing to alleviate overcrowding and reduce prices from pent up demand. City should consider the possibility of high rise housing as a means of addressing the deficit in housing supply.
- Doesn't support additional high density condominium projects in and around the Downtown. The area is already too crowded and the schools can't handle additional students.

**Vice Mayor Valentin Palos Amezcuita**

- City should pursue use of CDBG funds for provision of public restrooms along Pacific Boulevard. Restrooms support the economic development of Downtown. *(Staff: CDBG funds can not be used for the ongoing maintenance of restrooms. City is evaluating various sources of funds for restrooms).*

**Council Member Mario Gomez**

- Density will always be a problem in Huntington Park.
- Important to ensure the quality of affordable housing.

**Council Member Mario Hernandez**

- Supports development of ownership housing - City currently only 21% homeowners.
- Encourage an increase in the supply of housing as a means of decreasing the price. Look at locations to build vertically with increased densities in the new General Plan. Look at options for adaptive reuse of existing structures, such as the City of Los Angeles ordinance that fosters reuse.



**Council Member Karina Macias**

- Supports a rental voucher program. Staff report identifies over 300 Huntington Park residents on the Section 8 waiting list for assistance.
- As development encroaches onto Skid Row, homelessness will worsen in Huntington Park. City needs to look at range of homeless issues, including providing services and how to move them away from Pacific Boulevard.

**Mayor Rosa Perez**

- City's population is significantly undercounted in the Census: City estimates it serves approximately 84,000 residents, whereas the Census documents only 64,000. Critical that residents participate in Census counts as it affects amount of State and Federal funds City receives (such as CDBG and HOME).
- Homelessness is a growing issue that needs to be addressed. Nearby hospital has opened up emergency room, resulting in homeless being discharged into surrounding areas. The City needs an emergency shelter, and those homeless who want to be helped need a place to go where they can get a meal and shower.

\* \* \*



# **2015-2019 Consolidated Plan**

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**Presented by:**  
**Community Development Department**

**March 2, 2015**

# What is the Consolidated Plan?

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- **5-Year Plan required by U.S. Dept of Housing and Urban Development (HUD)**
- **Identifies community needs**
- **Proposes use of federal resources to address those needs:**
  - ✓ **Community Development Block Grant (CDBG)**  
**\$1.2 million annually (25%↓)**
  - ✓ **Home Investment Partnership (HOME)**  
**\$430,000 annually (50%↓)**

# Key Goals of HUD Grant Programs

---

## ● Provide Decent Housing

- ✓ *Homeless Service*
- ✓ *Affordable Housing*
- ✓ *Housing for Special Needs*

## ● Provide Suitable Living Environment

- ✓ *Safe and Livable Neighborhoods*
- ✓ *Preserve Historic Properties*

## ● Expand Economic Opportunities

- ✓ *Job Creation/Retention*
- ✓ *Small Business Assistance*
- ✓ *Job Training*

**Designed to assist low/mod income persons/areas**

# Major Components of the Consolidated Plan

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- **Community Participation**
- **Housing and Community Development Needs Assessment**
- **5 Year Strategic Plan to establish priorities for addressing needs**
- **1 Year Action Plan that identifies use of federal CDBG and HOME monies**

# Community Participation in Development of Consolidated Plan

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- **Community Development Needs Survey**
- **Stakeholders Workshop and Survey**
- **Public Hearings before City Council** *(Mar 2, Apr 6)*
- **30-day Public Review of Draft Consolidated Plan**
- **City Council Public Hearing/Adoption** *(May 4)*

# Housing/Community Development Needs Survey

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- ✓ **90** Completed Surveys
- ✓ Rated needs in 36 Housing & Community Development categories

Top 10 Needs	Rating
Anti-Crime Services	4.49
Youth Centers	4.41
Youth Services	4.35
Job Creation/Retention	4.30
Employment Training	4.26
New Affordable Ownership Housing	4.25
Street/Alley Improvements	4.25
Park and Recreation Facilities	4.23
Property Maintenance/ Code Enforcement	4.23
Child Care Services	4.19

# Example CDBG Funded Activities

## *(Current and Past)*

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- **Code Enforcement**
- **Minor Home Repair Grants**
- **Community Center/Park Improvements**
- **Youth and Child Care Services**
- **Emergency (Homeless) Services**
- **Downtown Public Improvement Project**
- **Business Technical Assistance**



# Example HOME Funded Activities

## *(Current and Past)*

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- **Residential Rehabilitation Loans**
- **Acquisition/Rehabilitation of Multi-family with Affordability Covenants**
- **Affordable Rental Development**
- **Tenant-Based Rental Assistance**

# Housing and Community Development Needs Assessment

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- **Housing Needs**
- **Homeless Needs**
- **Public Service Needs**
- **Infrastructure Needs**
- **Economic Development Needs**

***What are Huntington Park's most critical housing and community development needs?***



# **2015-2019 Consolidated Plan**

---

**Presented by:**  
**Community Development Department**

**March 2, 2015**

**HOUSING CONSULTATION WORKSHOP**  
**AUGUST 27, 2014**  
**HUNTINGTON PARK CITY COUNCIL CONFERENCE ROOM**

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Numerous public and private agencies were contacted to provide input regarding fair housing issues in Huntington Park during development of the Analysis of Impediments to Fair Housing Choice and Consolidated Plan. A consultation workshop was conducted with the City's fair housing contractor and affordable housing providers, lenders, and groups representing special needs populations to discuss the following:

- Barriers to fair housing and access to affordable housing
- Housing, homeless and public service needs and gaps in service
- Community priorities

The following agencies were represented at the meeting: Oldtimer's Housing Development Corporation, the Huntington Park Chamber of Commerce, Brabant Realty & Management, Wilshire Bank, Fair Housing Foundation, the Southeast Churches Service Center (SCSC), and the L.A. Legal Community Center. Comments from the workshop are summarized below.

**Fair Housing Foundation (FHF)**

- FHF provided an overview of fair housing and general tenant/landlord services for the attendees. Indicate they serve not only tenants, but landlords with fair housing issues and concerns.
- Conduct extensive fair housing education and outreach in Huntington Park on an annual basis, including distribution of fair housing literature (3,000+ pieces), public service announcements (20), two landlord workshops, two tenant workshops, four certificate management trainings for property owners/managers, presentations to community based organizations, staff fair housing booths at community events, etc.
- Biggest fair housing issues in Huntington Park pertain to physical disability and familial status.

**Steelworkers Oldtimers Housing Development Corporation (OHDC)**

- OHDC works out of the Family Center on Gage Avenue in Huntington Park and provides several different services including senior nutrition, child care, literacy programs and affordable housing.
- The biggest problem is that there is not enough affordable housing in Huntington Park, and the increase in rents is impacting lower income households. Rent increases are

particularly acute for seniors on fixed incomes. The magnitude of this need is highlighted by the 2 year waiting list for their properties.

- OHDC owns and manages several properties in Huntington Park as affordable housing. OHDC has seen an increase in reasonable accommodation requests, however not always from disabled renters. Requests are for air conditioning, or for fan with remote control. Wants to know if owner is required by law to make these accommodations.
  - FHF Response: Owners should allow such accommodations to be paid for by tenant. However, if issue is due to physical disability, documentation should be requested such as a doctor's note, and the owner should make accommodation.
- Would like to see illegal citizenship status as a protective class in fair housing laws.
- As a CHDO (Community Housing Development Organization), OHDC has historically been granted multi-year funding contracts under the City's HOME program, and is looking at opportunities for future affordable housing development.

#### **Southeast Churches Service Center (SCSC)**

- SCSC is a non-profit agency that assists the homeless and near homeless populations in Huntington Park and surrounding cities. They provide a free food program, and assist clients with motel vouchers and bus tickets.
- SCSC concerned about lack of homeless shelters in the community. Also a concern for lack of transportation (bus routes) to nearest homeless shelter in the city of Bell.
- Interested in establishing rent control in Huntington Park.

#### **L.A. Legal Community Center**

- Interested in rent control. Encourages City to analyze establishing a local rent control ordinance, particularly to benefit areas that experience severe overcrowding and severe overpayment.
  - FHF Response: Agrees that rent control results in more inspections and inquiries on habitability issues subsequently decrease.
- Interested in Systematic Inspection Program.
  - FHF Response: Owners should be required to register their rental units and be required to get training in fair housing, as many owners are uninformed about fair housing laws.

## **Wilshire Bank**

- Wilshire Bank offers community development loans to assist developers and business owners who invest in Enterprise Community or Empowerment Zones to revitalize neighborhoods and transform communities.
- Wilshire Bank also offers affordable housing developer financing for projects that help low and moderate income households.
- Interested in learning about legalizing illegal additions and granny flats.
  - Manuel Acosta, City Housing Manager Response: Challenge with an Amnesty Program is that legalizing unpermitted additions and granny flats would require more parking and would need to be brought up to code. Not enough staff to accommodate workload.
- Question - are “No Section 8” advertisements illegal?
  - FHF Response: No, not illegal. Landlords do not have to accept Section 8 vouchers. Reasons landlords do not accept Section 8 include: 1) prejudice against people on Section 8, a perception that they are not good renters/people; and 2) process for applying is not friendly to owners.
  - Oldtimers Response: OHDC prefers Section 8 tenants because of guaranteed income.

## Agency Consultation Workshop - Distribution List

Barbara Shull, Director  
Fair Housing Foundation  
3605 Long Beach Blvd. #302  
Long Beach, CA 90807

Irene Muro, Executive Director  
Steelworkers Oldtimers Foundation  
3355 E. Gage Avenue  
Huntington Park, CA 90255

Anita Rodriguez  
CHARO Community Development Corp.  
4301 E. Valley Boulevard  
Los Angeles, CA 90032

Nancy Ahlswede  
Apartment Association of Southern  
California Cities  
4120 Atlantic Avenue  
333 W. Broadway, Suite 101  
Long Beach, CA 90807-2910

Mary Rivera  
Rancho Southeast Association of Realtors  
11812 South Street, Suite 200  
Cerritos, CA 90703

Don Brabant  
Brabant Realty and Management  
7300 State Street  
Huntington Park, CA 90255

Union Bank  
Attn: Bank Manager  
6010 Pacific Blvd.  
Huntington Park, CA 90255

Bank Manager  
Washington Mutual  
7141 Pacific Boulevard  
Huntington Park, CA 90255

Bank Manager  
Wells Fargo Bank  
6115 Pacific Boulevard  
Huntington Park, CA 90255

Bank of America  
Attn: Bank Manager  
6601 Pacific Boulevard  
Huntington Park, Ca 90255

Andy Molina, Executive Director  
Southeast Churches Service Center  
2780 E. Gage Avenue  
Huntington Park, CA 90255

The Salvation Army Southeast  
Communities  
2965 E. Gage Avenue  
Huntington Park, CA 90255

Helen Hicks, Shelter Manager  
The Salvation Army Bell Shelter  
5600 Rickenbacker Rd. Building 2A-B  
Bell, CA 90201

Gustavo Loera  
Mental Health Association in LA Co  
320 Pine Avenue, Ste.# 610  
Long Beach, CA 90802

Rafael Barajas, Director  
L.A. Community Legal Center  
2425 E. Slauson Avenue, #115  
Huntington Park, CA 90255

Scott Gayner  
Western Community Housing Inc.  
151 Kalmus Drive, Suite J-5  
Costa Mesa, CA 92626



## **APPENDIX D**

# **HUD APPLICATIONS AND CERTIFICATIONS**





## **CITY OF HUNTINGTON PARK**

# **ANNUAL ACTION PLAN**

### **JULY 1, 2015 – JUNE 30, 2016**

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**MAY 2015**

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

# CITY OF HUNTINGTON PARK 2015/16 ANNUAL ACTION PLAN

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## **Executive Summary**

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

#### **1. Introduction**

Huntington Park's 2015/16-2019/20 Consolidated Plan constitutes the City's strategy for addressing its housing and community development needs utilizing federal entitlement funds. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in the Action Plan for 2015/16.

The 2015/16 Annual Action Plan includes application for funds under two different HUD entitlement programs - Community Development Block Grant (CDBG) and the HOME Investment Partnership Program). Current year entitlements combined with reallocations from prior years bring the total funding for program year 2015/16 to approximately \$2.35 million. The following Annual Action Plan describes resources, programs, activities and actions Huntington Park will use in the coming 2015/16 fiscal year to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives, summarized in Table 1 on the following page.

**Table 1 - 2015-2019 Consolidated Plan Priorities, Goals, Implementing Programs, and FY 2015-16 Goals**

<b>Consolidated Plan 5-Year Priority</b>	<b>Consolidated Plan Goals</b>	<b>Implementing Programs</b>	<b>2015-16 Goal</b>	<b>Outcome/ Objective*</b>
Priority Housing Needs	Sustain and Strengthen Neighborhoods	<ul style="list-style-type: none"> <li>• Code Enforcement</li> </ul>	900 housing units	SL-3
Priority Housing Needs	Preserve Existing and Create New Affordable Housing	<ul style="list-style-type: none"> <li>• Tenant-Based Rental Assistance</li> <li>• Acquisition / Rehabilitation / New Construction</li> <li>• Residential Rehabilitation</li> <li>• Minor Home Repair Program</li> </ul>	17 households  6 housing units  5 housing units  10 housing units	DH-2  DH-1  DH-1
Priority Homeless Needs	Support Social Service Agencies that Assist Homeless Populations	<ul style="list-style-type: none"> <li>• Southeast Churches Service Center</li> </ul>	600 persons	SL-1
Priority Special Needs Populations	Support Social Service Agencies that Assist Special Needs Populations	<ul style="list-style-type: none"> <li>• HP Senior Program</li> </ul>	300 persons	SL-1
Priority Community Facilities	Preserve Existing Public Facilities	<ul style="list-style-type: none"> <li>• Salt Lake Park Splash Pad Project</li> <li>• Soccer Field Lighting Project</li> </ul>	58,310 persons	SL-1  SL-1
Priority Community Services	Provide Needed Community Services to Low/Mod Persons	<ul style="list-style-type: none"> <li>• Parks and Recreation After School Program</li> <li>• Huntington Park Library Homework Center</li> <li>• Leadership Empowerment and Discipline (L.E.A.D.) Program</li> <li>• Community Beautification (Graffiti Removal)</li> <li>• Fair Housing Services</li> </ul>	<u>Youth Services</u> 610 persons  <u>General Public Services</u> 58,310 persons  <u>Fair Housing Services</u> 250 persons	SL-1  SL-1  SL-1
Economic Opportunity	Economic Opportunity	<ul style="list-style-type: none"> <li>• Commercial Rehabilitation</li> </ul>	4 Businesses	EO-3

		<ul style="list-style-type: none"> <li>• Business Assistance and Economic Development</li> </ul>	8 Businesses	EO-1
Other Housing and Community Development Needs	Planning for Housing and Community Development	<ul style="list-style-type: none"> <li>• CDBG Administration</li> <li>• HOME Administration</li> </ul>	N/A	N/A

## 2. Summarize the objectives and outcomes identified in the Plan

See Table 1 above.

## 3. Evaluation of past performance

HUD requires that grantees provide an evaluation of past performance. Since the current year, 2014-2015 is still in progress, the City of Huntington Park will measure performance outputs and outcomes for CDBG and HOME under the Consolidated Annual Performance Evaluation Report (CAPER) which captures progress towards meeting five-year goals and objectives. Through the annual monitoring of CDBG and HOME sub-recipients, contractors, community-based organizations and developers, the City ensures federal compliance of CDBG and HOME, as well as reporting on outcomes of activities and programs.

## 4. Summary of citizen participation process and consultation process

The City developed its 2015/16 Annual Action Plan through extensive consultation and coordination with housing, social service and healthcare providers; public agencies; and the local public housing agency as presented in Table 2. As a means of gaining input from these agencies, the City conducted a consultation workshop, public hearings, surveys, and invited local grantees to provide comments on the draft Consolidated Plan and Action Plan. In addition, consultation in the development of the Consolidated Plan involved several City departments.

Consulted Agencies		
Fair Housing Foundation	Huntington Park Library (L.A. County)	L.A. Legal Community Center
Oldtimers Housing Development Corporation	Southeast Churches Service Center	Wilshire Bank
City of Huntington Park Departments and Councils		
Community Development Department	Parks and Recreation Department	Public Works Department
Huntington Park Police Department	Huntington Park City Council	Code Enforcement Division
Other Public Agencies		
Los Angeles County Health Department	Los Angeles Homeless Services Authority	

Table 2 – Citizen Participation Consultation

The City followed HUD's guidelines for citizen and community involvement in preparation of the Consolidated Plan and Action Plan to encourage citizen participation in the preparation of the documents. The City also undertook several activities such as focus groups, community meetings, and a Community Needs Survey.

A draft of the five year Consolidated Plan and 2015/16 Annual Action Plan will be available for public comment for a minimum 30 day period (April 2 – May 4, 2015). City Council public hearings will be held on March 2, 2015 and May 4, 2015, providing residents and interested parties a final opportunity to comment on the Consolidated Plan prior to adoption and submittal to HUD.

## **5. Summary of public comments**

To be provided.

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

The City of Huntington Park responded to all relevant comments. All comments received were accepted.

## **7. Summary**

Key findings of the Needs Assessment include:

- Housing overpayment is the most prevalent housing problem, with 64% of Huntington Park's low and moderate income renter households (<80% AMI) facing a cost burden (>30% of income on housing costs), and over one-third facing a severe cost burden (>50% of income towards housing). As depicted in Figure 4 (Appendix B), high levels of severe renter overpayment are located in neighborhoods throughout the City, and generally correspond to areas with high levels of poverty, senior households, and renter overcrowding.
- Household overcrowding, defined as greater than one person per room, has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. Figure 5 depicts several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.
- An estimated 15% of the City's housing is in substandard condition (2,300 units). The biggest contributors to substandard housing are the City's aging housing stock, household overcrowding, and absentee landlords.
- For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of Redevelopment Housing funds. For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who



often struggle with physical and mental health problems in addition to substance abuse issues.

- Priority community facility needs include park facility upgrades, including soccer field lighting and a splash pad at salt Lake Park. The Consolidated Plan community needs survey named the need for youth centers and general parks and recreation facilities within the top ten priority needs.
- Priority infrastructure needs include streets and alleys, and bicycle transportation improvements in the City's low and moderate income neighborhoods. The City's 2015 Pavement Management Plan reviews the existing street conditions within the transit system and identifies a cost-to-improve each segment of the transit system. Street and alley improvements ranked within the top ten priority needs in the community needs survey.
- Priority public service needs include services for youth, seniors, homeless and anti-crime services. These needs were determined by the public via the Community Needs Survey, comments received at a Consultation Workshop with various public service and housing providers, and specific comments received from the Huntington Park City Council at a Needs and Priorities public hearing on March 2, 2015.

## **PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)**

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	HUNTINGTON PARK	Community Development Department
CDBG Administrator	Manuel Acosta, Economic Development Manager	Community Development Department
HOME Administrator	Manuel Acosta, Economic Development Manager	Community Development Department

**Table 3 – Responsible Agencies**

### **Narrative**

The Lead Agency for the five year (2015/2016 - 2019/2020) Consolidated Plan is the City of Huntington Park, Community Development Department.

### **Consolidated Plan Public Contact Information**

#### **Manuel Acosta, Economic Development Manager**

City of Huntington Park  
Community Development Department  
6550 Miles Avenue  
Huntington Park, CA 90255  
Phone: (323) 584-6213  
Email: MAcosta@hpca.gov

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

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City developed its five-year (2015/2016 - 2019/2020) Consolidated Plan and FY 2015/16 Annual Action Plan through consultation with City departments; housing and public service providers; and adjacent local governments. As a means of gaining input from housing, homeless and social service providers, the City conducted a consultation workshop in August 2014. Approximately 20 agencies were invited to attend (refer to mailing list in Appendix C), with eight agencies/departments participating in the workshop. The purpose of the workshop was to discuss what each of these agencies define as the key housing and social service issues in Huntington Park, to identify gaps in service, and to brainstorm potential recommendations. Another function of the workshop was to establish a dialogue among agencies/departments to enhance collaboration and sharing of information.

In addition to those agencies/departments participating in the workshop, additional agencies were contacted as necessary to gain comprehensive information on the community's needs, such as the Los Angeles County Housing Authority and Los Angeles Homeless Services Authority.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City participates in Service Planning Area (SPA) 7 of the Continuum of Care for Los Angeles City and County, and coordinates with the LAHSA, local communities and various service agencies to provide a continuum of services and facilities for the homeless and persons at-risk of becoming homeless.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Huntington Park does not receive ESG funds so this is not applicable.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
City of Huntington Park	Other government - Local	Housing Need Assessment Homeless Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy Lead-based Paint Strategy	Agency Consultation Workshop. Interdepartmental Workshop. City will continue maintaining its strong relationships with service providers and local jurisdictions to implement the 5-year strategy.
Huntington Park City Council	Civic Leaders	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy	Public hearings. City Council members reflect the needs of their constituents in the community, which have been reflected in the needs and priorities identified in the Plan.
Los Angeles County Housing Authority	PHA	Housing Need Assessment Public Housing Needs Market Analysis	Email correspondence. The City will continue its strong partnership with the Housing Authority.
Los Angeles County – Huntington Park Library	Services – Children	Non-Housing Community Development Strategy Anti-Poverty Strategy	Special Needs Service Provider Survey. The City will continue supporting the Library's educational programs for Huntington Park youth.
Old Timers Housing Development Corporation	Housing	Housing Needs Non-Homeless Special Needs	Agency Consultation Workshop. The City will continue supporting housing programs targeted to low income and at-risk families.
Fair Housing Foundation	Services-Fair Housing	Housing Needs Assessment	Agency Consultation Workshop. The City will continue to provide fair housing and tenant/landlord services to residents.
Southeast Churches Service Center	Services - Homeless	Homeless Needs: Chronically Homeless, Families with Children, Veterans, Unaccompanied youth Homeless Strategy	Agency Consultation Workshop. The City will continue supporting programs for homeless and persons and families at risk of homelessness.

**Table 4 – Agencies, groups, organizations who participated**

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

The City of Huntington Park developed its Consolidated Plan through consultation with housing, social and health service providers; local agencies/governments; and the Los Angeles County Housing Authority. The City is unaware of any Agency types relevant to the Consolidated Plan that were not consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care for Los Angeles County and City	Los Angeles Homeless Services Authority	LAHSA uses housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps LAHSA to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. Huntington Park participates with LAHSA in building the regional continuum of care to address the homeless and persons at-risk of homelessness.
Huntington Park Housing Element	City of Huntington Park Planning Division	The City is currently updating its Housing Element for the 2013-2021 period. All housing-related programs in the Consolidated Plan will be directly reflected within the Housing Element.

**Table 5 – Other local / regional / federal planning efforts**

## **AP-12 Participation - 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City followed HUD's guidelines for citizen and community involvement in preparation of the Consolidated Plan and Action Plan. To encourage citizen participation in the preparation of the documents, the City undertook several activities as summarized below.

#### **Housing and Community Development Needs Survey**

In order to evaluate public opinion of specific housing and community development needs, the City utilized an on-line Needs Survey in which the respondent was asked to rank the level of need for a particular service, capital improvement, and public benefit. Hard copies of the survey were also made available at the Community Development Department, the Clerk's Office, and were emailed to the Parks and Recreation Department's resident contact list. Questions about specific needs were grouped into these areas:

- Housing Needs;
- Homeless Needs;
- Public Service Needs;
- Infrastructure Needs; and
- Economic Development Needs.

A total of 88 residents completed the Needs Survey. Survey responses were then totaled to provide an overall average need rating for each of the 36 identified activities. The top needs identified (in rank order) were as follows, with the complete survey results included in Appendix C of the Consolidated Plan:

- Anti-Crime Services
- Youth Centers
- Youth Services
- Job Creation/Retention
- Employment Training
- New Affordable Ownership Housing
- Street/Alley Improvements
- Park and Recreation Facilities
- Property Maintenance/Code Enforcement
- Child Care Services

#### **Focus Groups**

On August 27, 2014, key City stakeholders and representatives of housing and social service organizations participated in a focus group meeting that covered the following:

- Barriers to fair housing and access to affordable housing
- Housing, homeless and public service needs and gaps in service
- Community priorities

Attendees of the focus group expressed the immediate needs to serve the community, with the need for additional affordable housing opportunities, services for seniors and families, homeless housing and services, and code enforcement most commonly cited as Huntington Park's priority needs. A summary of the input received at the meeting is included in Appendix C.

### **Community Meetings**

The City Council conducted a Needs Assessment Public Hearing on March 2, 2015. The meeting was advertised in the El Aviso and noticed per the Ralph M. Brown Act. Invitations were also included as part of the Housing and Community Development Needs Survey.

At the Needs Assessment Public Hearing, City staff provided background on the Consolidated Plan, and the process for preparation of Huntington Park's 2015/16-2019/20 Plan. Three members of the public spoke, citing the dire need for additional affordable housing, especially for seniors and persons with disabilities; the impact of rising rents on household overcrowding and added stress on families; the need to consider high rise housing as a means of addressing the housing shortage; and opposition to additional high density housing around the downtown as the area is already too crowded and schools impacted. Each member of the City Council provided input on community needs and priorities for the Plan, summarized in Appendix C of the Consolidated Plan.

<b>Citizen Participation Outreach Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Internet Outreach	Non-targeted/ broad community	A total of 88 Community Needs Assessment surveys were received.	See attached results in Appendix C.	N/A	N/A
Public Meeting	Housing and Service providers representing low/moderate income, special needs and homeless population	Ten individuals representing City staff and housing and service providers attended and participated in the morning meeting. (8/27/14)	See attached summary of comments in Appendix C.	All comments received were accepted.	N/A
Public Meeting	Non-targeted/ broad community	A public meeting was held before the City Council to solicit input on needs and priorities for the Consolidated Plan. (3/2/15)	See attached summary of comments in Appendix C.	All comments were received and accepted.	N/A
Public Meeting	Non-targeted/ broad community	A public meeting will be held before the City Council to present the draft 2015/16-2019/20 Consolidated Plan and initiate the 30 day public review of the Draft Plan.	This information will be added after the public hearing is held.	N/A	N/A
Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement will be made soliciting public comment on the draft 2015/16-2019/20 Consolidated Plan.	This information will be added after the close of the public comment period.	N/A	N/A



<b>Citizen Participation Outreach Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Public Meeting	Non-targeted/ broad community	A final public meeting will be held before the City Council for adoption of the 2015/16-2019/20 Consolidated Plan.	This information will be added after the public hearing is held.	N/A	N/A

**Table 6 - Citizen Participation Outreach**

## Expected Resources

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

Table 7 summarizes the major sources of funding available to carry out housing and community development activities during the 2015-16 fiscal year.

For fiscal year 2015-16, the City of Huntington Park will have an estimated total of \$1,509,863 in CDBG funds. This total amount is comprised of \$1,273,451 in Fiscal 2015-16 CDBG entitlement funds and \$236,412 in prior year unallocated CDBG funds carried forward. 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, public facility improvements, code enforcement, a minor home repair program, and CDBG administration. An estimated \$1,255,173 or approximately 83 percent in CDBG funds will be used for activities that benefit persons of low and moderate income.

The City of Huntington Park will also have an estimated \$842,773 in HOME Program funds comprised of a FY 2015-16 allocation of \$432,150, and an estimated carryover balance of \$410,623. The City will use HOME funds for administration of the HOME program, residential rehabilitation, and for a potential acquisition and rehabilitation project.

The City will pursue competitive public and private grants for the development and preservation of programs, housing, and services.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,273,451	\$0	\$236,413	\$1,509,863	\$5,093,804	Entitlement funds allocation plus prior-year resources.
HOME	Public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$432,150	\$0	\$410,623	\$842,773	\$1,728,600	Entitlement allocation plus prior-year resources.

**Table 7 - Expected Resources – Priority Table**

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

Federal funds play a crucial role in implementing the Annual Action Plan. Local private and non-federal funds are usually insufficient to meet the heavy demand for housing and services in our community. Agencies receiving CDBG and HOME funds use those funds as a commitment to receiving other funding sources. Likewise, the City also leverages other resources among the formula grant programs. For example, the HOME program is matched by a variety of sources, including: private investment, public investment, and tax credits.

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.

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

Not applicable.

## AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustain and Strengthen Neighborhoods	2015	2016	Non-Housing Community Development		Priority Housing Needs	\$330,000	Housing Code Enforcement/ Foreclosed Property Care – 900 Housing Units (Code Enforcement)
2	Preserve Existing and Create New Affordable Housing	2015	2016	Affordable Housing		Priority Housing Needs	\$90,000 (Tenant-Based Rental Assistance)  \$509,558 (Acq/Rehab/New Construction)  \$200,000 (Res Rehab) \$75,000 (Minor Home Repair) \$874,558 (Total)	Tenant-based Rental Assistance / Rapid Rehousing – 17 Households Assisted (Tenant-Based Rental Assistance)  Rental Units Rehabilitated – 6 Household Housing Units (Acquisition/Rehab/New Construction)  Homeowner Units Rehabilitated – 5 Household Housing Units (Residential Rehabilitation & Minor Home Repair)
3	Support Social Service Agencies that Assist Homeless Populations	2015	2016	Homeless Non-Housing Community Development		Priority Homeless Needs	\$10,000	Public service activities other than Low/Mod Income Housing Benefit - 600 Persons Assisted (Southeast Churches Service Center)
4	Support Social Service Agencies that Assist Special Needs Populations	2015	2016	Non Homeless Special Needs		Priority Special Needs Populations	\$14,940	Public service activities other than Low/Mod Income Housing Benefit – 300 Persons Assisted (HP Senior Program)
5	Preserve Existing Public Facilities	2015	2016	Non-Housing Community Development		Priority Community Facilities	\$150,000 (Salt Lake) <u>\$100,000 (Soccer Field)</u> \$250,000 (Total)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 58,310 Persons Assisted (Salt Lake Park Splash Pad Project & Soccer Field Lighting Project)

6	Provide Needed Community Services to Low/Mod Persons	2015	2016	Non-Housing Community Development		Priority Community Services	<p>\$81,060 (P&amp;R After School) \$5,000 (HP Library) \$15,000 (L.E.A.D.)</p> <p>\$65,000 (Comm. Beautification)</p> <p><u>\$10,000 (Fair Housing)</u> \$176,060 (Total)</p>	<p>Public service activities other than Low/Mod Income Housing Benefit – 610 Persons Assisted (Youth: P&amp;R After School Project &amp; HP Library Homework Center &amp; L.E.A.D.)</p> <p>Public service activities other than Low/Mod Income Housing Benefit – 58,310 Persons Assisted (General Public Services: Community Beautification)</p> <p>Public service activities other than Low/Mod Income Housing Benefit – 250 Persons Assisted (Fair Housing)</p>
7	Provide Economic Opportunity	2015	2016	Non-Housing Community Development		Economic Opportunity	<p>\$25,000 (Econ Dev)</p> <p>\$384,173 (Comm Rehab) \$409,173 (Total)</p>	<p>Businesses assisted – 8 Businesses assisted (Business Assistance &amp; Economic Development Program)</p> <p>Façade treatment/business building rehabilitation – 4 Businesses (Commercial Rehabilitation)</p>
8	Planning for Housing and Community Development	2015	2016	Other: Administration		Other Housing and Community Development Needs	<p>\$244,690 (CDBG Admin.)</p> <p>\$43,215 (HOME Admin.) \$287,905 (Total)</p>	<p>CDBG Administration</p> <p>HOME Administration</p>

**Table 8 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	<b>Sustain and Strengthen Neighborhoods</b>
	<b>Goal Description</b>	Using CDBG funds, the City will sustain and strengthen neighborhoods by eliminating unsafe conditions and blight while improving the quality of life of residents within the community. (Project: Code Enforcement)
2	<b>Goal Name</b>	<b>Preserve Existing and Create New Affordable Housing</b>
	<b>Goal Description</b>	The City will use HOME funds to operate a city-wide Tenant-Based Rental Assistance Program using tenant selection policies and criteria consistent with the City's Consolidated Plan. To the extent possible, based upon the availability of funds and a project's viability, HOME funds will also be used to assist affordable housing developers in the acquisition, construction and/or rehabilitation of low-income rental and/or owner housing units. The City will use CDBG funds for minor rehabilitation programs for low and moderate income homeowners. (Projects: TBRA, Acq/Rehab, New Construction, Residential Rehabilitation, Minor Home Repair)
3	<b>Goal Name</b>	<b>Support Social Service Agencies that Assist Homeless Populations</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, Southeast Churches Service Center. (Project: Southeast Churches Service Center Emergency Food Program)
4	<b>Goal Name</b>	<b>Support Social Service Agencies that Assist Special Needs Populations</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to special needs service providers including, but not limited to, the Huntington Park Parks and Recreation Department for the Huntington Park Senior Program. (Project: HP Senior Program)
5	<b>Goal Name</b>	<b>Preserve Existing Public Facilities</b>
	<b>Goal Description</b>	Using CDBG funds, the City will provide financial assistance to improve public facilities and parks. (Projects: Salt Lake Park Splash Pad Project, Soccer Field Lighting Project, other TBD)
6	<b>Goal Name</b>	<b>Provide Needed Community Services to Low/Mod Persons</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to various social service agencies for programs for youth, fair housing, anti-crime, and general public services. Services must benefit at least 51 percent low/mod persons. (Projects: P&R After School Program, HP Library Homework Center, Fair Housing Services, J.A.R., Community Beautification)
7	<b>Goal Name</b>	<b>Provide Economic Opportunity</b>
	<b>Goal Description</b>	Using CDBG funds, the City will support projects and programs targeted to low and moderate-income business owners, or persons wishing to start or expand a business. The city will pursue a partnership with a local Small Business Assistance Center to administer the City's Economic Development Program and to implement the goals outlined in the City's 2013 Economic Development strategy. (Projects: Commercial Rehabilitation, Business Assistance and Economic Development)
8	<b>Goal Name</b>	<b>Planning for Housing and Community Development</b>

<b>Goal Description</b>	The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG and HOME Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Coordination of all HOME-funded housing projects, (5) Monitoring of all CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of the Annual Action Plan, and (7) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER). The City may use up to 20% of its annual CDBG entitlement on administration activities; and 10% is allowed for HOME administration activities. (Project: CDBG Administration, HOME Administration)
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**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

As presented in Table 8 above, the City's one-year goal is to provide affordable housing opportunities to 28 extremely low, low, and moderate income households through the following activities:

- Tenant-Based Rental Assistance: Huntington Park will provide tenant-based rental assistance to 17 low income households in FY 2015-16.
- Acquisition / Rehabilitation: Huntington Park will pursue an affordable housing project with approximately 6 units to be managed and operated by local CHDO.
- Residential Rehabilitation Program: The City will offer rehabilitation assistance to 5 extremely low, low, and moderate income households.



### **AP-35 Projects – 91.220(d)**

The following projects are based on the City's identified priority needs and activities. Projects/programs operated citywide are noted. The majority of the projects are targeted low and moderate income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

## Projects

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Code Enforcement	City of Huntington Park	Sustain and Strengthen Neighborhoods	Priority Housing Needs	CDBG: \$330,000
Tenant-Based Rental Assistance	City of Huntington Park	Preserve Existing and Create New Affordable Housing	Priority Housing Needs	HOME: \$90,000
Acquisition / Rehabilitation / New Construction	City of Huntington Park	Preserve Existing and Create New Affordable Housing	Priority Housing Needs	HOME: \$509,558
Residential Rehabilitation	City of Huntington Park	Preserve Existing and Create New Affordable Housing	Priority Housing Needs	HOME: \$200,000
Minor Home Repair	City of Huntington Park	Preserve Existing and Create New Affordable Housing	Priority Housing Needs	CDBG: \$75,000
Southeast Churches Service Center Emergency Food Program	City of Huntington Park	Support Social Service Agencies that Assist Homeless Populations	Priority Homeless needs	CDBG: \$10,000
Huntington Park Senior Program	City of Huntington Park	Support Social Service Agencies that Assist Special Needs Populations	Priority Special Needs	CDBG: \$14,940
Salt Lake Park Splash Pad Project	City of Huntington Park	Preserve Existing Public Facilities	Priority Community Facilities	CDBG: \$150,000
Soccer Field Lighting Project	City of Huntington Park	Preserve Existing Public Facilities	Priority Community Facilities	CDBG: \$100,000
Parks and Recreation After School Program	City of Huntington Park	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$81,060
Huntington Park Library Homework Center	City of Huntington Park	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$5,000
Police Department Leadership Empowerment and Discipline (L.E.A.D) Program	City of Huntington Park	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$15,000
Community Beautification (Graffiti Removal)	City of Huntington Park	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$65,000

Fair Housing Services	City of Huntington Park	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$10,000
Commercial Rehabilitation	City of Huntington Park	Economic Opportunity	Economic Opportunity	CDBG: \$384,173
Business Assistance and Economic Development	City of Huntington Park	Economic Opportunity	Economic Opportunity	CDBG: \$25,000
CDBG Administration	City of Huntington Park	Planning for Housing and Community Development	Other Housing and Community Development Needs	CDBG: \$244,690
HOME Administration	City of Huntington Park	Planning for Housing and Community Development	Other Housing and Community Development Needs	HOME: \$43,215

**Table 9 – FY 2015/16 Projects**

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

The Housing and Homeless Needs Assessment of the Consolidated Plan discusses housing need by income category. Income levels identified are 1) extremely low-income; 2) very low-income, and; 3) low- and moderate-income households. Based on HUD recommendations, general relative priorities for funding will be as follows:

**HIGH PRIORITY:** Activities to address this need will be funded during the five-year period.

**MEDIUM PRIORITY:** If funds are available, activities to address this need may be funded by the City during the five-year period. The City may also use other sources of funds and take actions to locate other sources of funds.

**LOW PRIORITY:** It is not likely the City will fund activities to address this need during the five-year period.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

The Consolidated Plan identifies several obstacles in meeting underserved needs, including the high and sustained demand for public services, as well as the shortage of funding to address the community's needs.

## AP-38 Projects Summary

### Project Summary Information

1	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	CDBG: \$330,000
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Same as description.
2	<b>Project Name</b>	Tenant-Based Rental Assistance
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Preserve Existing and Create New Affordable Housing
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	HOME: \$90,000
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Same as in description.
3	<b>Project Name</b>	Acquisition / Rehabilitation / New Construction
	<b>Target Area</b>	City of Huntington Park

	<b>Goals Supported</b>	Preserve Existing and Create New Affordable Housing
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	HOME: \$599,558
	<b>Description</b>	HOME funds will be used to gap finance an affordable housing project at a location yet to be determined. The implementing agency is the City's Community Development Department.
	<b>Target Date</b>	
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Same as in description.
<b>4</b>	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Preserve Existing and Create New Affordable Housing
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	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 implementing agency is the City's Community Development Department.
	<b>Target Date</b>	
	<b>Location Description</b>	Various
	<b>Planned Activities</b>	Same as in description.
<b>5</b>	<b>Project Name</b>	Minor Home Repair
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Preserve Existing and Create New Affordable Housing
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	CDBG: \$75,000

	<b>Description</b>	The program provides on a citywide basis free exterior minor home repairs, energy conservation activities, security and safety improvements, exterior refurbishing and painting to eligible low and moderate-income households. The program offers a grant of up to \$5,000 to the homeowner for labor and materials and minor repairs to the property.
	<b>Target Date</b>	
	<b>Location</b>	Various
	<b>Description</b>	
	<b>Planned Activities</b>	Same as description.
<b>6</b>	<b>Project Name</b>	Southeast Churches Service Center
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Support social service agencies that assist homeless populations
	<b>Needs Addressed</b>	Priority Homeless Needs
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This program provides a delivery system of essential food products to low and moderate income persons via grocery bags to homeless and at-risk of becoming homeless persons.
	<b>Target Date</b>	
	<b>Location</b>	2780 Gage Avenue, Huntington Park CA 90255
	<b>Description</b>	
	<b>Planned Activities</b>	Same as description.
<b>7</b>	<b>Project Name</b>	Huntington Park Senior Program
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Support social service agencies that assist special needs populations
	<b>Needs Addressed</b>	Priority Special Needs Populations
	<b>Funding</b>	CDBG: \$14,940
	<b>Description</b>	The HP Senior Program promotes the benefits of leading a healthier lifestyle among older adults through educational workshops, coordinated physical activities, excursions and other recreation-based events and activities.
	<b>Target Date</b>	
	<b>Location</b>	Huntington Park Community Center
	<b>Description</b>	3401 East Florence Avenue, Huntington Park CA 90255
	<b>Planned Activities</b>	Same as description.
<b>8</b>	<b>Project Name</b>	Salt Lake Park Splash Pad Project

	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Preserve Existing Public Facilities
	<b>Needs Addressed</b>	Priority Community Facilities
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	The development of the Salt Lake Park Splash Pad project addresses the recreational needs identified by community residents during the 2008 Parks and Recreation Master Plan process and subsequent park planning meetings. The construction of this water play facility will responsibly consider the state of California's limited water resources and will feature an eco-friendly water filtration system. Low-income families residing in Huntington Park and the surrounding cities of southeast Los Angeles County, will therefore enjoy and benefit from an amenity that will be built with full consideration to future generations.
	<b>Target Date</b>	
	<b>Location</b>	Salt Lake Park
	<b>Description</b>	3401 East Florence Avenue, Huntington Park CA 90255
	<b>Planned Activities</b>	Same as description.
<b>9</b>	<b>Project Name</b>	Soccer Field Lighting Project
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Preserve Existing Public Facilities
	<b>Needs Addressed</b>	Priority Community Facilities
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The Huntington Park Department of Parks and Recreation requests CDBG funding to install an energy efficient lighting system on the Kevin De Leon Soccer Field. The lighting system forms part of a larger development effort, which includes the construction of a synthetic turf soccer field and a walking/running trail at Salt Lake Park. Both the soccer field and trail were identified among the top 5 outdoor amenities most desired by Huntington Park residents, per the 2008 Parks and Recreation Master Plan. The new lighting system will serve to augment the City's service delivery to low-income families as it relates to soccer play, by increasing the hours of operation of the field during the months when school-aged children are on summer vacation.
	<b>Target Date</b>	
	<b>Location</b>	Salt Lake Park
	<b>Description</b>	3401 East Florence Avenue, Huntington Park CA 90255
	<b>Planned Activities</b>	Same as description.
<b>10</b>	<b>Project Name</b>	Park and Recreation After School Program

	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Provide Needed Community Services to Low/Mod Persons
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$81,060
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Location</b>	Various Locations
	<b>Description</b>	
	<b>Planned Activities</b>	Same as description.
<b>11</b>	<b>Project Name</b>	Huntington Park Library Homework Center
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Provide Needed Community Services to Low/Mod Persons
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Location</b>	Huntington Park Library
	<b>Description</b>	6518 Miles Avenue, Huntington Park, CA 90255
	<b>Planned Activities</b>	Same as description.
<b>12</b>	<b>Project Name</b>	Police Department Leadership Empowerment and Discipline (L.E.A.D.) Program
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Provide Needed Community Services to Low/Mod Persons
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$15,000



	<b>Description</b>	This is a 20-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.
	<b>Target Date</b>	
	<b>Location</b>	City of Huntington Park, Police Department
	<b>Description</b>	6542 Miles Avenue, Huntington Park, CA 90255
	<b>Planned Activities</b>	Same as description.
<b>13</b>	<b>Project Name</b>	Community Beautification / Graffiti Removal
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Provide Needed Community Services to Low/Mod Persons
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$65,000
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Location</b>	Citywide.
	<b>Description</b>	
	<b>Planned Activities</b>	Same as Description.
<b>14</b>	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Provide Needed Community Services to Low/Mod Persons
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Location</b>	Citywide
	<b>Description</b>	
	<b>Planned Activities</b>	Same as description.
<b>15</b>	<b>Project Name</b>	Commercial Rehabilitation
	<b>Target Area</b>	City of Huntington Park

	<b>Goals Supported</b>	Economic Opportunity
	<b>Needs Addressed</b>	Economic Opportunity
	<b>Funding</b>	CDBG: \$384,173
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Location</b>	Various locations
	<b>Description</b>	
	<b>Planned Activities</b>	Same as description.
<b>16</b>	<b>Project Name</b>	Business Assistance and Economic Development
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Economic Opportunity
	<b>Needs Addressed</b>	Economic Opportunity
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Location</b>	Community Development Department
	<b>Description</b>	6550 Miles Avenue, Huntington Park CA 90255
	<b>Planned Activities</b>	Same as description.
<b>17</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Planning for Housing and Community Development
	<b>Needs Addressed</b>	Other Housing and Community Development Needs
	<b>Funding</b>	CDBG: \$244,690
	<b>Description</b>	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.
	<b>Target Date</b>	

	<b>Location</b>	Community Development Department
	<b>Description</b>	6550 Miles Avenue, Huntington Park CA 90255
	<b>Planned Activities</b>	Same as description.
<b>18</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City of Huntington Park
	<b>Goals Supported</b>	Planning for Housing and Community Development
	<b>Needs Addressed</b>	Other Housing and Community Development Needs
	<b>Funding</b>	HOME: \$43,215
	<b>Description</b>	Funds provide for the overall development, management, coordination and monitoring of the HOME program as implemented by the Community Development Department.
	<b>Target Date</b>	
	<b>Location</b>	Community Development Department
	<b>Description</b>	6550 Miles Avenue, Huntington Park CA 90255
	<b>Planned Activities</b>	Same as description.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of CDBG-funded facility projects are targeted to the most-needy neighborhoods: those census tracts where 51% or more of the residents are low- or moderate-income. Of Huntington Park's twenty census tracts, seventeen are majority (>50%) low/mod income, and are thus designated "low/mod" tracts by HUD. Census tract 5326.03, block group 1, census tract 5335.03, block group 2, and census tract 5345.01, block group 1 are <50% low/mod and thus do not qualify as a low/mod tract per HUD guidelines. Subtracting the population in these three non-qualifying block groups (2,925) from the city's total population of 61,235 residents results in a balance of 58,310 low/mod residents.

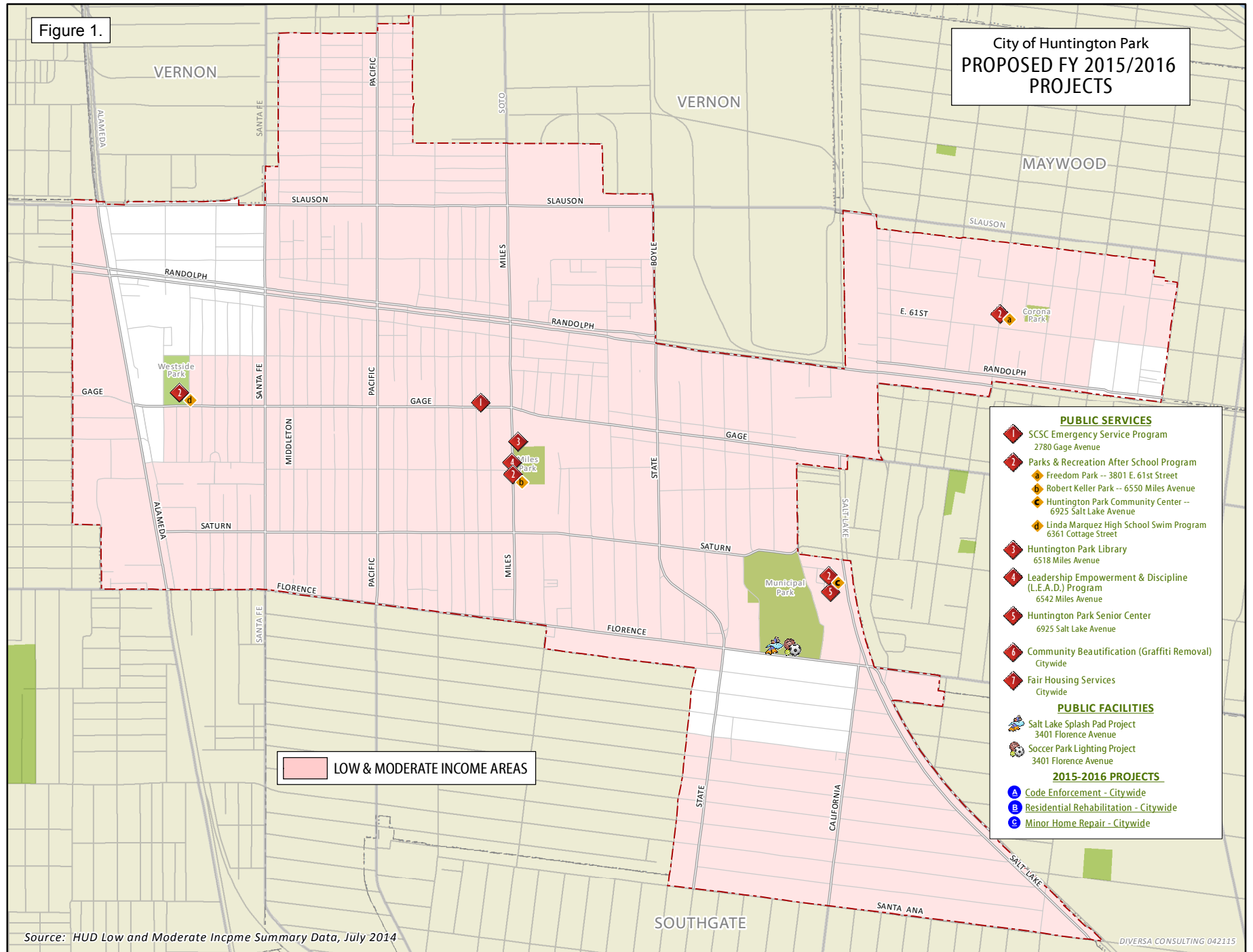
The City's Neighborhood Improvement, Code Enforcement, and Graffiti Removal programs are provided on a citywide basis and are funded in part through the City's General Fund for the three census block groups in the City that are not designated low-moderate income areas. All other activities funded as part of this Consolidated Plan 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 A depicts the geographic location of CDBG and HOME-funded activities to be undertaken in 2015/16, as well as low and moderate income areas throughout the City.

Figure 1.

City of Huntington Park  
PROPOSED FY 2015/2016  
PROJECTS



## Affordable Housing

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

Based on the CHAS tables provided by HUD (extrapolated from 2007-2011 ACS data), the following summarizes two key housing problems in Huntington Park:

- **Renter Cost Burden:** Among Huntington Park's approximately 9,325 low and moderate income (<80% AMI) renter households, 5,998 (64%) face a cost burden of spending greater than 30% of income on rent. Over one-third of the City's low and moderate income renters face a severe cost burden, with 3,104 spending more than 50% of income on rent. As depicted in Figure 4, high levels of severe renter overpayment are located in neighborhoods throughout the City, and generally correspond to areas with high levels of poverty, senior households, and renter overcrowding.
- **Household overcrowding:** Defined as greater than one person per room, household overcrowding has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. Figure 5 depicts several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.

For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of Redevelopment Housing funds. For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who often struggle with physical and mental health problems in addition to substance abuse issues.

In addition to the lack of affordable rental housing, the City's Consolidated Plan recognizes the need for owner and renter rehabilitation. The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to need rehabilitation work to major elements of the structure, such as roofing, siding, plumbing and electrical systems. As a mature community, the majority of Huntington Park's housing stock consists of units older than 30 years of age. Among owner-occupied housing, 78% of units were constructed prior to 1980. Similarly, a substantial proportion of Huntington Park's rental housing is greater than 30 years in age (83%); this housing typically suffers more wear-and-tear from tenants than owner-occupied housing. Additionally, an estimated 15% of the City's housing is in substandard condition (2,300 units). The biggest contributors to substandard housing are the City's aging housing stock, household overcrowding, and absentee landlords.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	
Non-Homeless	
Special-Needs	23
Total	23

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	17
The Production of New Units	
Rehab of Existing Units	6
Acquisition of Existing Units	
Total	23

**Table 11 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The City is proposing to use HOME funds to continue the operation of a tenant-based rental assistance program targeted to Huntington Park seniors. Also, the City will implement a residential rehabilitation program to address the substandard issues described above. The City will also pursue an affordable housing project with a local Community Housing Development Organization (CHDO). The City will extend gap financing to acquire and support construction of affordable permanent rental housing, likely to be made available to transition aged youth (TAY). While a location is yet to be determined, the City will attempt to address the two key problems described above: 1) renter cost burden; and 2) household overcrowding.

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

Huntington Park's Housing Assistance Voucher (formerly Section 8) rental assistance program is administered by the Los Angeles County Housing Authority (HACoLA). HACoLA's Housing Assistance Voucher program currently assists approximately 23,000 families through a partnership with over 13,000 property owners throughout the County. Within Huntington Park, HACoLA administers 458 tenant-based vouchers for low income households (November 2014). There is no public housing within Huntington Park. The inventory of 557 units of assisted rental housing in Huntington Park, and units at risk of conversion to market rate, is discussed in the Consolidated Plan, section MA-10.

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

Not applicable.

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

Not applicable.

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

Not applicable.



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

The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. For purposes of reporting homeless count data to HUD, all Continuum of Care use a “literal homeless” definition: “Men, women, and children who are:

- Sleeping in places not meant for human habitation, including on the street, in parks, along rivers, in backyards, unconverted garages, cars and vans, along freeways or under overpasses, and the like; or
- Sleeping in emergency shelters, safe havens, or transitional housing programs and were homeless upon entry to the program.”

LAHSA’s 2013 “point in time” count enumerated 58,423 homeless individuals in the County, reflecting a 16% increase from the 2011 count. Specifically for the Los Angeles CoC (LA CoC excludes the cities of Glendale, Pasadena and Long Beach), LAHSA reports a population of 53,798 homeless individuals, up by over 8,000 persons since 2011. Of this number, 12,934 are sheltered, 22,590 are unsheltered, and 18,274 are “hidden homeless,” meaning homeless persons who would not have been seen in the street or shelter count.

**Table 12 – Changes in Homeless Population in LA CoC (Including Hidden Homeless) 2011-2013**

	Sheltered Homeless		Unsheltered Homeless		Hidden Homeless		Total	
	#	%	#	%	#	%	#	% of County
<b>2011</b>	16,882	37%	17,740	39%	10,800	24%	45,422	
<b>2013</b>	12,934	24%	22,590	42%	18,274	34%	53,798	93%
<b>Changes</b>	-3,948	-23%	+4,850	27%	+7,474	69%	+8,376	18%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

Furthermore, 46,303 are single adults, 6,678 are families with children, and 817 are unaccompanied youth. Over 70 percent of the total number of homeless persons were male. Finally, shelter counts fell 23% since 2011: emergency shelters fell over 34 percent from 9,855 in 2011 to 6,468 in 2013; transitional shelters fell almost 8 percent from 6,982 in 2011 to 6,445 in 2013; and safe haven shelters decreased over 50 percent from 45 in 2011 to 21 in 2013.

**Table 13 – Changes in LA CoC Homeless Population, 2011-2013**

	Single Adults		Family Members		Unaccompanied Youth		Total	
	#	%	#	%	#	%	#	%
<b>2011</b>	35,838	79%	9,218	20%	366	1%	45,422	100%
<b>2013</b>	46,303	86%	6,678	12%	817	2%	53,798	100%
<b>Changes</b>	+10,465	+29%	-2,540	-28%	+451	+123%	+8,376	18%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

**Table 14 – Changes in LA CoC Shelter Counts, 2011-2013**

	Emergency Shelters		Transitional Shelters		Safe Haven Shelters		Total	
	#	%	#	%	#	%	#	%
<b>2011</b>	9,855	58%	6,982	41%	45	.3%	16,882	100%
<b>2013</b>	6,468	50%	6,445	50%	21	.2%	12,934	100%
<b>Changes</b>	-3,387	-34%	-537	-8%	-24	-53%	-3,948	-23%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

According to LAHSA, the increase in the homeless population over just the last few years can be attributed to a continuing, persistent recession; loss of critical resources under the American Recovery and Reinvestment Act; a lack of affordable housing options for low income households and increasing rental rates; prison realignment which released prisoners without adequate funding and coordination of services and housing options; less Federal McKinney-Vento funding because of the new use of CDBG funding formulas; and in-migration of homeless persons to Los Angeles County.

While the homeless counts display an increase from 2011 to 2013 in the LA CoC as a whole, certain smaller geographic areas show differing trends. To explain, LAHSA has further divided the County into eight geographic areas designated as Service Planning Areas (SPA's) to provide better local control and planning efforts. The East Los Angeles Service Planning Area (SPA 7) which includes the city of Huntington Park, had a total homeless population of 2,430 persons, down 24 percent from 3,208 persons in 2011 (excludes hidden homeless). Of this population, 78 percent (1,901) are single adults, 21 percent (499) are family members, and 1 percent (30) are unaccompanied youth. Additionally, 37 percent (897) are sheltered, and 63 percent (1,533) are unsheltered. The 2013 shelter counts for SPA 7 include the following:

- Emergency Shelters: 151 beds, 111 units
- Transitional Housing: 679 beds, 517 units
- Permanent Supportive Housing: 924 beds, 361 units
- Winter Shelter Program: 64 beds, 64 units

Included in the Permanent Supportive Housing count is Huntington Park's Mosaic Gardens at Huntington Park project which includes 34 beds in 23 units. The project was developed by LINC Housing with the assistance of Federal HOME dollars from the City of Huntington Park.

Huntington Park's homeless population is estimated to range between 30-50 persons. City Code Enforcement staff indicate there are approximately 30 chronic homeless in the City, consisting predominately of single men. According to City staff, a large majority of the City's homeless are chronic substance abusers, have been homeless for several years and are more service resistant than those who have only been homeless for a short period of time. While staff reports no "visible" homeless families, the City is the only jurisdiction in the immediate area that allows overnight street parking, and as a result temporarily homeless individuals and families from the greater area come to Huntington Park to sleep in their cars overnight.

Despite Huntington Park's relatively limited homeless population given the City's size, a much larger segment of the community is at risk of becoming homeless. Over one-quarter of the City's residents live below the poverty line, with 44 percent of female-headed households with children in poverty, placing them at particular risk of homelessness. Another at-risk group includes the approximately 450 households in Huntington Park receiving Section 8 vouchers. While many of the aforementioned households are not living in shelters or on the street, many face problems of overcrowding and overpayment in an effort to afford housing. Others may live with friends or relatives or in substandard units such as converted garages.

Rising rents in Huntington Park have placed many lower-income persons at greater risk of homelessness. In particular, family households and single mothers are vulnerable due to the high costs associated with childcare. Rent increases have also hurt those with low-wage jobs. A lack of available Section 8 vouchers as well as a decline in apartment owners willing to accept these vouchers also places households at risk.

Almost all service agencies cited a need for more affordable housing in Huntington Park. Affordable housing for special needs groups such as large families and single mothers with children was seen as critical to alleviating overcrowding and preventing homelessness.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The City of Huntington Park does not administer a homeless prevention program; however two local homeless providers, the Southeast Churches Service Center (partially funded with CDBG funds) and the Salvation Army Southeast Communities, both provide a referral service and transportation to the nearby Salvation Army Bell Shelter in the city of Bell. The Bell Shelter assesses the individual needs of homeless persons including case management, supportive and transitional housing, individual or group counseling, a drug and alcohol program, job search assistance, homeless veteran's reintegration, adult education, and a mobile medical clinic.

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

Huntington Park addresses the emergency and transitional needs of the homeless and other persons needing shelter by actively participating in programs administered by public and quasi-public agencies. 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.

Huntington Park also responds to the emergency needs of the homeless and other persons needing emergency shelter by participating in programs administered by homeless service agencies. The City supports the motel voucher program administered by the local Salvation Army and the Southeast Churches Service Center in Huntington Park. Both organizations will continue to provide transportation assistance to those individuals who wish to go to the Bell regional shelter, or other shelters in neighboring communities.

Lastly, Huntington Park used local HOME funds to develop a transitional housing project, Mosaic Gardens, on Middleton Street in Huntington Park. Partnering with LINC Housing, the City restored and renovated the building to serve as a home for limited-income families and transition age youth (TAY), ages 18-24, who also receive services from the Los Angeles County Department of Mental Health (LACDMH). The former 55 motel rooms were converted into 24 apartments to provide each family a space of their own. The location provides easy access to transportation, grocery stores, and job opportunities. The project also boasts a large community courtyard with a tot lot and barbeques for residents to enjoy. A community room, private counseling rooms, and computers provide space for social activities and services that will support residents at Mosaic Gardens at Huntington Park.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In an ongoing effort to continue to address the needs of the homeless and those at risk of homelessness, the City will include a greater focus on the development of sustainable and effective programming, which will consist of: applying for short and long-term available funding; partnerships with experienced service providers capable of leveraging other funding; the ability

to create or secure affordable housing; perform homeless case management; and engage the homeless through a street outreach component in order to connect them to available services. The City's goal is to expand on current homeless programs and activities with a greater emphasis on homeless veterans and families to assist with their successful transition toward self-sufficiency.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Huntington Park will continue to contract with a fair housing provider to provide a wide range of fair housing services to ensure equal housing opportunities for its residents.

Homeless individuals or families and those at-risk of homelessness have the opportunity to get connected to supportive services, treatments, public resources and support groups through the Salvation Army and Southeast Churches Service Center (SCSC). The SCSC receives CDBG funding on an annual basis and should additional funds become available in the future, the City may opt to provide funding support to the Salvation Army as well.

Lastly, lower income households overpaying for housing are likely to be at risk of becoming homeless upon loss of employment. The City will continue to coordinate 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.

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

Huntington Park has a strong history of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including flexible development standards for affordable housing, a density bonus ordinance, and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable and mixed income housing projects. The loss of Redevelopment Housing Funds, combined with reductions in federal HOME funds, will, however, dampen the level of future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in Huntington Park is the lack of vacant land suitable for residential development. Separate owners of smaller parcels hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In January 2015, 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 administratively the Community Development Director, eliminating the requirement for the disabled applicant to undergo a zoning variance.

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

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

The City of Huntington Park has identified long-range strategies, activities and funding sources to implement the goals in the areas of housing and community development services for the benefit of the residents.

- 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 will continue existing partnerships with both for-profit and not-for-profit organizations.
- The City has restructured its use of HOME funds to concentrate on both affordable rental housing and homeowner rehabilitation programs.
- The City is currently addressing certain housing needs with federal funds such as availability, condition, and fair housing practices to prevent homelessness.
- The City is also addressing community development needs with federal funds such as infrastructure, improving public facilities and code enforcement.

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

The City's Consolidated Plan has identified the preservation of existing, and the creation of new, affordable housing as a priority need during the 2015/16 – 2019/20 timeframe. During FY 2015-16, the City proposes to use HOME funds on an affordable housing project which will be made available to low and moderate income households at restricted rents. While a site for an affordable housing project is yet to be determined, the City will endeavor to alleviate household overcrowding and renter cost burden, while at the same time, addressing the fundamental need for affordable housing for those at-risk of being homeless, three of the main housing issues described in the Consolidated Plan.

In past years, the City has provided funding support to local public service agencies such as the Salvation Army and Southeast Churches Service Center to that address the service needs of the homeless and those at risk of becoming homeless. However continued reductions in the City's CDBG entitlement, has resulted in the cutback of funding the Salvation Army in recent years. The City hopes to reinstate funding support in the future should CDBG entitlement amounts increase.

The City has also provided tenant based rental assistance to seniors in Huntington Park to help maintain their housing at affordable levels. The TBRA program ended in mid-2015.



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

As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the City's Residential Rehabilitation Program and the Acquisition/Rehabilitation of Affordable Rental Housing Program. Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected, and is paid for through CDBG or HOME funds, as appropriate.

The Community Development Department coordinates the City's efforts to reduce lead-based paint hazards pursuant to HUD Lead Based Paint Regulations (Title X) . 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 enabled 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.

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 conduct door-to-door outreach to 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 is currently reapplying for the same grant to continue efforts to remove lead in the city's housing stock.

Lastly, the City's Minor Home Repair program can 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 also conduct meetings to educate parents, daycare providers, youth, businesses and other community members about lead based paint hazards.

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

The 2007-2011 American Community Survey reported that one-fourth of City residents had incomes below the poverty level. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions. Major factors affecting the increase in poverty are unemployment and underemployment and climbing costs, especially of safety-net expenditures like insurance and health care.

Based on the Consolidated Plan's Needs Assessment and available resources for program year 2015-16, the City will allocate available resources (CDBG and HOME) to support public service programs for the benefit of low to moderate-income residents. The City will also expand and create new partnerships with service providers and community based organizations to provide community enrichment programming, affordable housing, case management services, and the development of life skills and self-sufficiency. These actions will be achieved by:

- Creating new affordable housing by leveraging limited funding resources with private, federal, and state governmental subsidies and grants.
- Allocating 15 percent of CDBG entitlement funds for public services to increase family stability for lower income households.
- Enhancing employment opportunities for all residents and promoting self-sufficiency. This includes creating job opportunities, additional tax revenue, new investment opportunities and overall community improvement to Huntington Park residents by supporting existing businesses and bringing additional economic investment to the City.

Additionally, the City encourages the efforts of social service providers, government, housing providers/developers and the private sector to provide services and development programs that enhance job opportunities for Huntington Park residents, particularly low-income persons.

The City will fully comply with Section 3 of the Housing and Community Development Act, which helps foster local economic development and individual self-sufficiency. This set of regulations require that to the greatest extent feasible, the City will provide job training, employment, and contracting opportunities for low or very low-income residents in connection with housing and public construction projects.

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

As the recipient of CDBG and HOME funds, the City has delegated the Community Development Department to be the lead department 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 City will work with non-profit agencies, for-profit developers, advocacy groups, clubs, and organizations, neighborhood leadership groups, City departments and with the private sector to implement the City's five-year strategy to address the priority needs outlined in the Consolidated Plan for Fiscal Years 2015/2016 – 2019/2020. Engaging the community and stakeholders in the delivery of services and programs for the benefit of low to moderate residents will be vital in overcoming gaps in service delivery. The City will also utilize public notices, Community Workshops and Meetings (as appropriate), the City's website, and other forms of media to deliver information on carrying out the Consolidated Plan strategies.

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

In an ongoing effort to bridge the gap of various programs and activities, the City has developed partnerships and collaborations with local service providers and City departments that have been instrumental in meeting the needs and demands of the homeless, low income individuals and families, and other special needs. Over the years, the City has expanded partnerships and created new ones along the way. The array of partners include, but are not limited to: the Huntington Park Police, Parks and Recreation, and Public Works Departments; Oldtimers Housing Development Corporation; Southeast Churches Service Center, Los Angeles Legal Center; the Salvation Army; the YMCA; and the Los Angeles Homeless Services Authority (LAHSA) (Los Angeles County Continuum of Care). During FY 2015-16, the City will continue to develop these partnerships.

## Program Specific Requirements

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

The City of Huntington Park participates in HUD's CDBG Program that is used for creating decent affordable housing, suitable living environments, and economic opportunities. The new program year (2015-16) will begin on July 1, 2015. The FY 2015-16 CDBG allocation is \$1,273,451.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	The City's program income for FY 2015-16 has been programmed.
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	The City does not participate in a Section 108 Loan Guarantee Program.
3. The amount of surplus funds from urban renewal settlements	The City does not receive any urban renewal settlement funds.
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	At this time, there have been no additional grant funds returned to the line of credit for new activities or programs.
5. The amount of income from float-funded activities	The City's CDBG Program does not receive income from float-funded activities.
<b>Total Program Income</b>	<b>Total Program Income anticipated in FY 2015-16 is \$0.</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low to moderate income.	80%

The City's CDBG Program will not have activities to fund in FY 2015-16 under Urgent Needs.

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

The City of Huntington Park participates in HUD's HOME Program that can be used to promote affordable housing in the City through activities such as homeowner rehabilitation, homebuyer activities, rental housing development, and tenant-based rental assistance. The 2015-16 Program Year will commence on July 1, 2015. The FY 2015-16 HOME allocation is \$432,150.

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will provide grants, interest-bearing and non-interest-bearing deferred payment loans or residual receipts loans permitted under 24 CFR 92.206 (b) (1). The City will not institute other forms of investment forms not described in the aforementioned section nor provide loan guarantees described under 24 CFR 92.206 (b) (21).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Huntington Park is not proposing any homebuyer activities in FY 2015-16, however the following resale or recapture guidelines will apply should the City opt to fund these homebuyer activities:

*HOME Loan.* The City provides a "silent second" deferred trust deed mortgage to fund the difference between the market sales price (up to a maximum sale price established by HUD) and a mortgage amount that will provide an affordable housing cost to low and moderate-income households. The City loan is structured as a junior deferred loan to allow the borrower's repayment ability to be fully utilized under the primary loan. The City HOME loan will be recorded as a lien on the property, and will be due upon sale or transfer of title or when the borrower no longer occupies the home as his/her principal residence as required under 24 CFR 92.254. Homebuyers will sign a HOME Agreement pursuant to §92.504(c)(5) of the HOME rule, which outlines the affordability restrictions and recapture guidelines, as well as a Promissory Note and Deed of Trust.

*Affordability Requirements.* The affordability period in connection with the resale of HOME-assisted units will be 30 years.

*Recapture Provisions.* Should the property cease to be the principal residence of the homebuyer, the City will recapture the full amount of HOME investment (HOME subsidy) to the extent there are net proceeds following the sale of the property and repayment of non-HOME loan repayments and closing costs. Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (non-HOME funds) and customary closing costs. This limitation applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). This indebtedness becomes due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent there are sufficient "net proceeds". If upon the voluntary or involuntary sale of the property prior to the expiration of the period of

affordability there are insufficient net proceeds to pay the balance remaining of the City HOME loan, the Homebuyer is relieved from any further obligation to pay the indebtedness.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City does not propose to use HOME funds for a homebuyer program. However, should the City decide to fund such a program, Protocols will be developed to include the following characteristics:

- The City loan is structured as a junior deferred loan to allow the borrower's repayment ability to be fully utilized under the primary loan. The City HOME loan will be recorded as a lien on the property, and will be due upon sale or transfer of title or when the borrower no longer occupies the home as his/her principal residence as required under 24 CFR 92.254. Homebuyers will sign a HOME Agreement pursuant to §92.504(c)(5) of the HOME rule, which outlines the affordability restrictions and recapture guidelines, as well as a Promissory Note and Deed of Trust.
  - Affordability Requirements. The affordability period in connection with the resale of HOME-assisted units will be 30 years.
  - Recapture Provisions. Should the property cease to be the principal residence of the homebuyer, the City will recapture the full amount of HOME investment (HOME subsidy) to the extent there are net proceeds following the sale of the property and repayment of non-HOME loan repayments and closing costs. Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (non-HOME funds) and customary closing costs. This limitation applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). This indebtedness becomes due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent there are sufficient "net proceeds". If upon the voluntary or involuntary sale of the property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the City HOME loan, the Homebuyer is relieved from any further obligation to pay the indebtedness.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not propose to provide refinancing with HOME funds as described under 24 CFR 92.206(b). However, when lending HOME funds for single-family dwellings, the City may find it necessary to allow refinancing to permit or continue affordability under §92.252. If so, the City will amend its Consolidated Plan to describe refinancing guidelines that include the following refinancing general guidelines:

- a) Demonstrate the rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- b) Require review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.

- c) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- d) Specify the required period of affordability, whether it is the minimum 15 years or longer.
- e) Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area.
- f) State that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

## **Appendix - Alternate/Local Data Sources**





## **CITIZEN PARTICIPATION PLAN**

**For Council Consideration on**

**MAY 4, 2015**

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## **I. DEFINITIONS**

Community Development Block Grant (CDBG). Authorized under Title I of the Housing and Community Development Act of 1974, as amended, the CDBG Program combined multiple federal categorical grants under one regulation. The funds are a block grant that can be used to address critical and unmet community needs including those for housing rehabilitation, public facilities, infrastructure, economic development, public services, and more. The City is provided an annual grant on a formula basis as a CDBG Entitlement recipient. Funds are used to develop a viable urban community by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

Consolidated Plan. The document that is submitted to HUD that serves as the comprehensive housing affordability strategy, community development plan, and submissions for funding under any of the Community Planning and Development formula grant programs (e.g., CDBG, ESG, HOME, and HOPWA), that is prepared in accordance with the process described in this part.

Continuum of Care. The group composed of representatives of relevant organizations, which generally includes nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons that are organized to plan for and provide, as necessary, a system of outreach, engagement, and assessment; emergency shelter; rapid re-housing; transitional housing permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.

Emergency Solutions Grants (ESG). The ESG Program awards grants for these components: street outreach, shelter, homeless prevention and rapid re-housing. ESG activities include: renovation/rehabilitation of shelters, essential services, operations, housing relocation and stabilization/financial assistance, housing relocation, stabilization/financial services and rental assistance, Homeless Management Information System (HMIS) and administrative costs.

HOME Investment Partnerships Program (HOME). HOME funds are awarded annually as formula grants to participating jurisdictions (PJs), States and localities, that are used - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

Housing Opportunities for Persons with AIDS (HOPWA). The HOPWA Program was established by HUD to address the specific needs of persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families.

Predominantly Low- and Moderate-Income Neighborhoods. The City defines low- and moderate-income neighborhoods as an area commensurate with one or more coterminous census block groups, where at least 51 percent of the residents are persons with gross household incomes not exceeding 80 percent of annual adjusted median income based on family size.

## **II. BACKGROUND**

On January 5, 1995, the U.S. Department of Housing and Urban Development (HUD) issued a Final Rule under 24 CFR Part 91 that combined into a single Consolidated Plan submission the planning and application requirements of 17 federal programs [24 CFR 91.2 (b) (1)-(17)] and HUD's four formula grant programs: the Community Development Block Grant (CDBG) Program including the Section 108 Loan Guarantee (Section 108) Program, HOME Investment Partnerships Act (HOME) Program, Emergency Shelter Program (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) program of the U.S. Department of Housing and Urban Development (HUD). The aforementioned Final Rule also consolidates the reporting requirements for these programs.

The regulations implementing the consolidated submission requires the City of Huntington Park (City) to adopt a Citizen Participation Plan for the consolidated planning, application and reporting processes. The City is required to have a Consolidated Plan approved by HUD as a prerequisite for federal funding. Part of the Consolidated Plan process entails the grantee to certify that it is in full compliance, and is following a detailed Citizen Participation Plan (this document), consistent with the requirements of 24 CFR 91.105. To that end, this amended Citizen Participation Plan serves to bring the City into full compliance.

Accordingly, the City previously adopted a Citizen Participation Plan, pursuant to Section 104(a) (3) of the Housing and Community Development Act of 1974, as amended. By doing so, the City acknowledges the integral role of citizen participation in the process of neighborhood improvement, planning and development, and execution of the CDBG and HOME Programs administered by the City.

The City's Community Development Department (CDD) is the lead agency responsible for the consolidated submission and reporting to HUD. As such, the CDD is responsible for administering non-housing aspects of the CDBG Program and the housing activities of the CDBG Program and the HOME Program.

### **III. PUBLIC INPUT ON REVISED CITIZEN PARTICIPATION PLAN**

The revised Draft Citizen Participation Plan was available for public review and comment between April 2, 2015 and May 4, 2015. The City published a notice in the “The Wave” on April 2, 2015 informing the public of the availability of the document for review and comment. The public had access to review the draft document at the Huntington Park City Clerk’s Office, the Huntington Park Community Development Department counter, the Huntington Park Library, and the Family Center at 3355 Gage Avenue, Huntington Park. The draft document was also posted on the City’s website. The public was invited to provide comments on the Draft Citizen Participation Plan on March 16, 2015 at a regular public meeting of the Huntington Park City Council.

### **IV. OBJECTIVES**

The City’s Citizen Participation Plan is designed to ensure equitable representation of all segments of the population and to aid communication between the City and its residents on matters pertaining to the use of all federal funding from HUD. The Citizen Participation Plan sets forth policies and procedures the City Council adopted to encourage citizen involvement regarding the use of federal funds, notably Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The intent of the Citizen Participation Plan is to encourage those least likely to participate in the process, especially low-income persons living in distressed neighborhoods, in public and assisted housing developments, and in areas where CDBG funds are proposed to be used. This document outlines basic tenets of the citizen participation regulations and remains in effect throughout the implementation of the City’s entitlement awards from the federal government or until these funds are closed out.

The Citizen Participation Plan promotes citizen participation in the following key areas:

- A. Preparation of the Consolidated Plan, a five-year strategic plan that outlines the strategy and goals for the City’s use of the federal funding sources;
- B. Development of the Annual Action Plan, which describes projects that will be undertaken in the upcoming fiscal year with the federal funding sources;
- C. Consideration of substantial amendments to a Consolidated Plan and/or Annual Action Plan;
- D. Provide an opportunity for residents to review and comment on the annual Consolidated Annual Performance and Evaluation Report (CAPER), which

describes Huntington Park's implementation of activities funded by the HUD formula programs CDBG and HOME; and

- E. Give consideration of substantial amendments to the Citizen Participation Plan.

The City of Huntington Park utilizes its funding from HUD in accordance with national objectives for the use of federal formula grant funds, for program planning, citizen participation, and implementation processes required by HUD. The City prepares a Five-Year Consolidated Plan that includes the identification of priority needs in the community and five-year goals to address those needs. As a federal grantee, the City sets forth its own five-year priorities and objectives to respond to local housing and community development needs; addresses affordable housing, homeless and other special population needs; affirmatively furthers fair housing; and, promotes community and economic development. Each year, based upon the Five-Year Consolidated Plan, the City adopts an Annual Action Plan to implement programs to address those priority needs identified in the Consolidated Plan. Several months after the conclusion of each Annual Action Plan program year (July 1 - June 30), the City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) for submission to HUD.

## **V. ROLE OF CITIZENS**

Citizen involvement is essential in assuring that City policies, procedures, programs and activities are well suited to local needs. Citizens' concerns and ideas may be expressed to the City Council. The City Council addresses itself to the development, review and adoption of the following areas:

- A. The City's Consolidated Plan and Annual Action Plan;
- B. The submission of the City's CAPER;
- C. City improvement strategies, programs, policies and procedures; and
- D. The Citizen Participation Plan.

Regular meetings of the City Council are held the first and third Mondays of the month, at 6:00 p.m., in the City Council Chambers (2<sup>nd</sup> floor) at City Hall, located at 6550 Miles Avenue, Huntington Park, 90255. City Hall and the City Council Chambers are accessible to the disabled.

City Council Meeting agenda and supporting documentation is available for public review at 4:00 p.m. Thursday prior to the regularly scheduled meeting in the Office of the City Clerk located at City Hall or online at [www.hpca.gov](http://www.hpca.gov). Cable broadcast of regular City Council meetings are available throughout the week on Charter Communications (Local Access Channel 3). Council meetings are broadcast daily at

10:00 a.m., 3:00 p.m., 7:00 p.m. and 9:00 pm. City Council meetings are also available by Video-on-Demand at the City's website.

## **VI. GUIDELINES FOR CITIZEN PARTICIPATION**

The citizen participation process provides citizens of Huntington Park with the formal opportunity to take part in the development of housing and community development programs and amendments to adopted plans at a community-wide level in a public forum during a specified City Council Meeting. Listed below are the specific guidelines governing information access, public notices, and technical assistance, among others, that the City will follow to encourage citizen participation in the preparation of the Consolidated Plan, Annual Action Plan, and CAPER.

### **A. Consolidated Plan and Annual Action Plan**

As mandated by federal regulations, the City submits a Consolidated Plan every five years and an Annual Action Plan to HUD. The Consolidated Plan is a long-range plan that identifies community development and housing needs of low-income Huntington Park residents, establishes priorities, and describes goals, objectives and strategies to address identified priorities. The Annual Action Plan is a document that lists specific activities for CDBG and HOME funding in the upcoming program year, as well as applications for both federal programs.

The following steps will be taken to encourage all Huntington Park citizens, including minorities, non-English speaking persons, and persons with disabilities, to participate in the development of the Consolidated Plan and Annual Action Plan and afford these citizens an opportunity to review and comment on the Consolidated Plan and Annual Action Plan:

1. In preparation of the Consolidated Plan, the City will distribute a Community Needs Survey (in English and Spanish) to local agencies, and will conduct a consultation workshop with housing, health, homeless, disabled, and other social service providers to identify key housing and community development needs and issues in the City, as well as identifying gaps in service.
2. The City will conduct a community workshop in English (and Spanish if necessary) to solicit citizens' opinions regarding perceived community needs during development of the Consolidated Plan, and provide a written Community Needs Survey (in English and Spanish) to establish expenditure priorities of CDBG and HOME monies.
3. The City will distribute from time-to-time a Request for Proposals (RFP) to nonprofit organizations and City departments to carry out public service activities.

4. The City will elicit comment from local and regional institutions, the Continuum of Care and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) when developing and implementing the Consolidated Plan.
5. In conjunction with consultation with public housing agencies, the City will encourage participation of residents in public and assisted housing developments while developing and implementing the Consolidated Plan, along with other low-income residents of targeted revitalization areas in which the developments are located. The City will provide information to public housing agencies in Huntington Park and surrounding cities about consolidated plan activities related to its developments and surrounding communities so that the PHA can make this information available at the annual public hearing required for the PHA Plan.
6. Prior to the publication of the City's Consolidated Plan, the first of two public hearings will be held to solicit and consider any public comments (oral and written) on the use of CDBG and HOME funds. The public hearing will serve to obtain the views of citizens on housing and community development needs, including priority non-housing community development needs. Spanish translation services will be made available at the public hearings. To ensure that all City residents have sufficient opportunity to take notice of all scheduled public hearings, all public hearing notices, including the date, time and location, shall be published in a local newspaper of general circulation at least fifteen (15) days prior to the date of the public hearing. Public hearings are held at 6:00 p.m. in the City Council Chambers located at 6500 Miles Avenue (2<sup>nd</sup> Floor), Huntington Park and are accessible to the disabled.
7. A summary describing the contents and purpose of the proposed Consolidated Plan and/or Annual Action Plan will be published in a newspaper of general circulation. The summary will also include a list of locations where a complete draft of the Consolidated Plan and Annual Action Plan may be obtained for review. The summary will include the amount of assistance expected to be received, grant funds and program income, the range of activities that may be undertaken and the estimated amount that will benefit persons of low- and moderate-income.
8. The publication of the summary will commence a 30-day public comment period, during which citizens will have the opportunity to examine the proposed Consolidated Plan and/or Annual Action Plan and submit comments regarding the draft document to the City's Community Development Department (see address below.) Complete copies of the draft Consolidated Plan and/or Annual Action Plan will be available for review at the following locations:



City Hall  
(City Clerk and  
Community  
Development  
Department)  
6550 Miles  
Avenue  
Huntington  
Park, CA 90255

Huntington Park  
Library  
6518 Miles Avenue  
Huntington Park, CA  
90255

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

9. The City Council will accept a draft Consolidated Plan to initiate the 30-day public review period.
10. A second public hearing before the City Council will be held to adopt the Consolidated Plan and Annual Action Plan and to provide citizens further opportunity to comment on the Plans. The public hearing will serve again to obtain the views of citizens on housing and community development needs, including priority non-housing community development needs. A summary of comments or views along with a summary of any comment or view not accepted and the reasons therefore, shall be attached to the final Consolidated Plan. All guidelines set forth under the Public Comment section of this document will be followed to ensure and encourage citizen participation.

B. Program Amendments

Consolidated Plans and/or Annual Action Plans may be revised during the program year.

1. Minor Amendments. Any revisions not defined below as a Substantial Amendment constitutes a minor amendment not requiring public notification or citizen participation in advance of implementing such changes. Upon completion, the City will make the amendment public and notify HUD that an amendment has been made. The City will submit a copy of each minor amendment to HUD as it occurs, or at the close of program year.
2. Substantial Amendments. The following changes to the City's Consolidated Plan and/or Action Plan constitute substantial amendments requiring public notification and public review subject to the citizen participation process described at 24 CFR 91.105 and 24 CFR 91.115.

- a. The City makes a change in its allocation priorities or a change in the method of distribution of funds;
  - b. The City carries out an activity, using funds from any program covered by the Consolidated Plan, including program income, not previously described in the Action Plan;
  - c. The City proposes not to carry out an activity described in the Annual Action Plan and, if funded, cancel the activity in the federal Integrated Disbursement Information System (IDIS);
  - d. There is a change in the purpose, scope, location, or beneficiaries of an activity; or
  - e. There is a cumulative change in the use of CDBG or HOME funds from one activity to another activity in the Annual Action Plan that exceeds 30 percent of the entitlement award for the program year. If the CDBG award, for instance, is \$1.0 million, then an activity budget could be increased or decreased by up to \$300,000. Examples of CDBG activities include public services, economic development, capital projects, and housing. Examples of HOME activities include homebuyer programs, homeownership rehabilitation, rental housing programs or tenant based rental assistance (TBRA).
3. In the event that an amendment to the Consolidated Plan and/or Annual Action Plan qualifies as a substantial change, citizens will be given an opportunity to participate in the planning process. This opportunity will be afforded to the citizens by following the same steps (numbers 7 and 8) as provided under Section IV of this Citizen Participation Plan and restated below.
- a. The City will publish a summary describing the contents and purpose of the proposed substantial amendment to the Consolidated Plan and/or Annual Action Plan and it will be published in a newspaper of general circulation. The summary will also include a list of locations where a complete draft of the Amended Consolidated Plan and Amended Annual Action Plan may be obtained for review.
  - b. The publication of the summary will commence a 30-day public comment period, during which citizens will have the opportunity to examine the proposed Amended Consolidated Plan and/or Amended Annual Action Plan and submit comments regarding the draft document to the City's Community Development Department.
4. After the close of the 30-day public comment period, the City Council will consider approving a Substantial Amendment to the City's Consolidated Plan

and/or Annual Action Plan. If an amendment does not qualify as a substantial change, documentation of the amendment will be made to the current Consolidated Plan or Annual Action Plan, and notification of the amendment will be made available to residents and provided to HUD. All substantial amendments to the Consolidated Plan or Annual Action Plan and all amendments to the Citizen Participation Plan will be reviewed and approved by the City Council. A summary of comments or views along with a summary of any comment or view not accepted and the reasons therefore, will be attached to the final Consolidated Plan and/or Annual Action Plan.

C. Consolidated Annual Performance Evaluation Report (CAPER)

Upon completion of the CAPER and prior to its submission to HUD, a public notice will be published in a newspaper of general circulation announcing the availability of the CAPER for review and comment prior to a public hearing. This public review and comment period shall be for a minimum 15-day period beginning on the day of publication. During this period, citizens will have the opportunity to examine the CAPER and submit comments to the City's Community Development Department regarding the document. A public hearing will also serve to obtain the views of citizens about program performance. A summary of comments or views along with a summary of any comment or view not accepted and the reasons therefore, will be attached to the CAPER.

D. Public Comment

Public comment, verbally or in writing, is accepted throughout the program year, and is particularly invited during the noticed public comment periods described under Sections A, B and C above. Public hearings shall provide a major opportunity for citizen input on proposed neighborhood improvement programs, activities, policies and procedures. At a minimum, the City will conduct three separate public hearings annually—one for the purpose of soliciting comments from the public on needs and priorities for the development of the Consolidated Plan and Annual Action Plan, a second for the purpose of adopting the Consolidated Plan and/or Annual Action Plan, and a third public hearing accepting the Consolidated Annual Action Plan (CAPER) following a review of program performance. Public hearings will be held at times convenient to potential and actual beneficiaries, and accessible to the disabled.

Notices of public comment periods shall be published no later than the first day of the public comment period, which shall conclude with the public hearing before City Council. To ensure that all City residents have sufficient opportunity to take notice of all scheduled public hearings, all public hearing notices, including the date, time and location, shall be published in a local newspaper of general circulation at least fifteen (15) days prior to the date of the public hearing. Public notices will be published in local newspapers of general circulation when

pertaining to any projects proposed citywide, such as the Consolidated Plan, Annual Action Plan and CAPER.

E. Information Access

Included in the Consolidated Plan will be the estimated amount of federal funding available to the City and the range of eligible activities, programs, and projects designed to utilize these available funds. Copies of the Consolidated Plan, Annual Action Plan, Citizen Participation Plan, CAPER, and documents regarding other important program requirements including contracting procedures, environmental policies, fair housing/equal opportunity requirements and relocation provisions, will be available to the public during the City's regular business hours, Monday through Thursday 7:00 am-5:00 pm and every other Friday from 7:00 am-4:00 pm, in the City's Community Development Department located at Huntington Park City Hall, 6550 Miles Avenue, Huntington Park, CA 90255. Additional information may be obtained by calling (323) 584-6210. Upon request, the City will make all information available in a format accessible to persons with disabilities.

**VII. TECHNICAL ASSISTANCE AND MISCELLANEOUS PROVISIONS**

A. Non-English Speaking Citizens

The City will provide bilingual assistance whenever determined necessary to afford non-English speaking citizens an equal opportunity to comprehend and adequately express their views regarding the planning, implementation, monitoring and evaluation of neighborhood improvement activities. Spanish translations will be available during public hearings and workshops. To the extent that is feasible, the City will attempt further to cater to non-English speaking citizens by providing written material in Spanish. The availability of these services will be so noted in the Notices regarding the community meetings.

B. Technical Assistance

In an effort to encourage the submission of views and proposals regarding the Consolidated Plan and Annual Action Plan, particularly from residents of target areas and groups representative of persons of low- and moderate-income, the City shall provide technical assistance in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan or Annual Action Plan, if requested. Such assistance will include, but is not limited to, the provision of sample proposals, and program regulations and guidelines.

C. Provisions for the Disabled

Adequate and accessible parking will be provided for all public meetings to facilitate the attendance of disabled residents. The City will provide various

auxiliary aids to enable equal access for persons with impaired sensory, manual, or speaking skills. Services and devices for persons with impaired vision include audio recordings via televised regular meetings of the City Council and archived videos of previous meetings. Auxiliary aids for persons for hearing impaired residents seeking information regarding housing and community development programs, the City has Teletype TDD machines available upon request.

## **VIII. CITIZEN SERVICE REQUESTS AND GRIEVANCE PROCEDURE**

Citizens should be aware that any questions or grievances, concerning the City of Huntington Park's Consolidated Plan, Annual Action Plan, any Amendments or CAPER, are to be submitted in writing to the City's Community Development Department located at Huntington Park City Hall, 6550 Miles Avenue, Huntington Park, CA 90255. During the actual development of the Consolidated Plan or Annual Action Plan submission or substantial amendment or the CAPER, oral or written concerns or complaints regarding the Plans or amendment shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before final submission of the documents to HUD. The City shall ensure that reasonable attempts are made to respond to questions or complaints in a timely manner, usually within fifteen (15) working days after receipt of the inquiry.

Although HUD will consider objections submitted at any time, such objections should be submitted within thirty-days of the submission of the Consolidated Plan, Annual Action Plan, any Amendments, or CAPER to HUD. Any written inquiries submitted to HUD should be addressed as follows:

U.S. Department of Housing and Urban Development  
Los Angeles Area Office, CPD Division  
611 West Sixth Street  
Los Angeles, CA 90017

Objections submitted to HUD must meet one or more of the following criteria:

1. The description of needs and objectives are plainly inconsistent with available facts and data.
2. The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant jurisdiction.
3. The Submission does not comply with specific requirements or law.
4. The Submission proposes the undertaking of ineligible activities.

It is incumbent upon an objector to state clearly the grounds for an objection to the Submission, or any other grievance or problem.

Additional criteria may apply for certain projects requiring additional review, such as environmental review. Any notices regarding these projects will refer to both the standard and applicable additional criteria.

#### **IX. ACCESS TO RECORDS**

Persons, agencies and other interested parties may access information and records related to the City's Consolidated Plan, Annual Action Plan and the City's use of CDBG and HOME funds during the preceding five years. Interested parties will be offered reasonable and timely access to records in accordance with applicable public records access regulations.

#### **X. DISPLACEMENT POLICY**

In an effort to minimize displacement of persons and to assist any persons displaced by governmental actions, the City of Huntington Park has adopted a Residential Anti-Displacement and Relocation Assistance Plan. This Plan is attached hereto as Attachment A.

**ATTACHMENT A**

**CITY OF HUNTINGTON PARK**  
**RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION**  
**ASSISTANCE PLAN**

## **CITY OF HUNTINGTON PARK RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

This Residential Antidisplacement and Relocation Assistance Plan (RARAP) is prepared by the City of Huntington Park (City) in accordance with the Housing and Community Development Act of 1974, as amended; and Department of Housing and Urban Development (HUD) regulations at 24 CFR 42.325 and is applicable to the City's Community Development Block Grant (CDBG), including the Section 108 Loan Guarantee Program, and HOME Investment Partnerships Act (HOME)-assisted projects.

Section 104(d) of the Housing and Community Development Act of 1974, as amended (HCD Act), and U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program regulations provide that, as a condition for receiving assistance, as a grantee, the City must certify that it is following a Residential Antidisplacement and Relocation Assistance Plan (RARAP), which contains two major components:

1. A requirement to replace all occupied and vacant occupiable low-moderate-income dwelling units that are demolished or converted to a use other than low-moderate-income housing in connection with an activity assisted under the HCD Act and 24 CFR 570.606(c)(1)); and
2. A requirement to provide certain relocation assistance to any lower income person displaced as a direct result of (1) the demolition of any dwelling unit or (2) the conversion of a low/moderate-income dwelling unit to a use other than a low/moderate-income dwelling in connection with an assisted activity.

The Huntington Park City Council previously approved a Displacement Policy for residents displaced from substandard structures when determined through City generated activities that eminent health, safety problems or extreme overcrowding exist. In addition, the City adopted a Tenant Assistance Policy for use in conjunction with the property improvement programs. The City is now amending its RARAP to ensure compliance with changes that occurred on January 4, 2005 to the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act or URA) 1970, as amended.

### **Minimize Displacement**

Consistent with the goals and objectives of activities assisted under the Act, Huntington Park will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs;



- Stage rehabilitation of apartment units to allow tenants to remain in the building complex during and after the rehabilitation, working with empty units first;
- Where feasible, give priority to rehabilitation of housing in lieu of demolition to minimize displacement;
- If feasible, demolish or convert only dwelling units that are unoccupied or vacant occupiable<sup>1</sup> dwelling units, especially if units are lower-income units as defined in 24 CFR. 42.305; and
- Target only those properties deemed essential to the need or success of the project.

### **Relocation Assistance to Displaced Persons**

The City will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG and HOME Programs, move permanently or move personal property from real property as a direct result of the demolitions of any dwelling unit or the conversion<sup>2</sup> of a lower-income dwelling unit<sup>3</sup> in accordance with requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant will be provided relocation assistance in accordance with the Uniform Act, as amended, and implementing regulations at 49 CFR Part 24.

### **One-for One Replacement of Lower-Income Dwelling Units**

In accordance with section 104(d) of the Housing and Community Development Act of 1974, as amended (HCD Act) (Pub. L. 93-383, 42 U.S. C. 5301 *et seq*) and the implementing regulations at 24 CFR 42.375, the City will fulfill its obligation of providing one-for-one replacement housing by replacing all occupied and vacant occupiable lower-income dwelling units<sup>4</sup> demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG and HOME Programs.

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<sup>1</sup> A **vacant occupiable dwelling** unit means a vacant dwelling unit that is in a standard condition; a vacant dwelling unit that is in a substandard condition, but is suitable for rehabilitation; or a dwelling unit in any condition that has been occupied (except by a squatter) at any time within the period beginning three months before the date of execution of the agreement by the recipient covering the rehabilitation or demolition.

<sup>2</sup> The term **conversion** means altering a housing unit to either use the dwelling for non-housing purposes, continue to use a unit for housing; but it fails to meet the definition of lower-income dwelling unit; or it is used as an emergency shelter. If a housing unit continues to be used for housing after completion of the project is not considered a "conversion" insofar as the unit is owned and occupied by a person who owned and occupied the unit before the project.

<sup>3</sup> A **lower-income dwelling unit** means a dwelling unit with a market rent (including utility costs) that does not exceed the applicable Fair Market Rent.

<sup>4</sup> The term **dwelling** as defined by the URA at 49 CFR 24.2(a)(10) includes transitional housing units or non-housekeeping units (SRO) commonly found in HUD programs. An emergency shelter is generally not considered a "dwelling" because such a facility is usually not a place of permanent, transitional or customary and usual residence.

To that end, the City, in fulfillment of 24 CFR 42.375, will replace all units triggering replacement-housing obligations with comparable lower-income dwelling units. Acceptable replacement units that are provided by the City or private developer will meet these requirements:

- The units will be located within the city and, to the extent feasible and consistent with other statutory priorities, be located within the same neighborhood as the units replaced.
- The units must be sufficient in number and size to house no fewer than the number of occupants who could have been housed, as determined by the City's local housing occupancy codes, in the units that are demolished or converted.
- The units must be provided in standard condition<sup>5</sup>.
- Replacement units must initially be made available for occupancy up to one year prior to the City publishing information regarding the project initiating replacement housing requirements and ending three years after commencing demolition or rehabilitation related to the conversion.
- Replacement units must remain lower-income dwelling units for a minimum of ten years from the date of initial occupancy. Replacement lower-income dwelling units may include public housing or existing housing receiving Section 8 project-based assistance.

### **Disclosure and Reporting Requirements**

Before entering into a contract committing the City to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City will make public by publishing in a newspaper of general circulation and will submit to HUD the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of and assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;

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<sup>5</sup> Pursuant to 24 CFR 42.305, the terms **standard condition** and **substandard condition suitable for rehabilitation** have the meaning established by the City in its HUD-approved Consolidated Plan required under 24 CFR part 91.205 as part of the housing and homeless needs assessment.

4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided;
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least ten years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items four through seven are unavailable at the time of the general submission, the City will identify the general locations of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

#### **Replacement not Required Based on Unit Availability**

Under 24 CFR 42.375(d), the City may submit a request to HUD for a determination that the one-to-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

#### **Contacts**

The City's Community Development Department at (323) 584-6200 is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The City's Community Development Department at (323) 584-6200 is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.



# **CITY OF HUNTINGTON PARK**

Community Development Department  
City Council Agenda Report

May 4, 2015

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:

## **ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR 2014**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Conduct a public hearing;
2. Take public testimony; and
3. Approve the 2014 Annual Housing Element Progress Report and direct staff to submit the report to the State Department of Housing and Community Development and the Office of Planning and Research.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements.

On February 2, 2009, the City of Huntington Park City Council unanimously voted to adopt the 2008-2014 Housing Element Update. On April 7, 2009, the State Department of Housing and Community Development (HCD) found the Housing Element to be in compliance with State law.

The purpose of the Annual Housing Element Progress Report is to demonstrate to the State the City's annual progress in implementing the goals, objectives and programs of the Housing Element. California Government Code Section 65400(a)(2) mandates that the progress report be prepared by each jurisdiction and submitted to HCD and Office of

## **ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR 2014**

**May 4, 2015**

**Page 2 of 2**

Planning and Research (OPR) on an annual basis using the guidelines set forth in the State's Housing Element Law and as provided by HCD. California Government Code Section 65400 (a)(2)(B) also requires that the City Council consider the progress report and hold a public hearing prior to submitting it to HCD and OPR.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the General Fund as a result of the recommended action.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The 2014 Annual Housing Element Progress Report provides a summary of the City's housing activities for its respective calendar year. Details of the City's progress towards implementing the major programs outlined in the 2008-2014 Housing Element can be found in the attached report.

The Annual Housing Element Progress Report is intended as a tool for informing local legislative bodies of the jurisdiction's effectiveness in implementing its Housing Element. Providing a copy of the report to HCD fulfills a statutory requirement to report certain housing information, including the City's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in California Government Code Sections 65584 and 65583(c)(3).

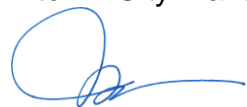
### **CONCLUSION**

Approval of the 2014 Annual Housing Element Progress Report will fulfill the City's obligation per California Government Code Section 65400(a)(2). Additionally, approval of the progress report improves the City's ability to apply for certain grant funding opportunities. Upon approval, staff will forward the progress report to HCD and OPR.

Respectfully submitted,



John A. Ornelas,  
Interim City Manager



Manuel Acosta  
Economic Development Manager

### **ATTACHMENT**

A: Housing Element Annual Progress Report, 2014



**CITY OF HUNTINGTON PARK**

**HOUSING ELEMENT**

**ANNUAL PROGRESS REPORT**

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*January 1, 2014 to December 31, 2014*

Community Development Department  
Planning Division  
6550 Miles Avenue  
Huntington Park, CA 90255  
(323) 584-6210

CITY OF HUNTINGTON PARK  
Housing Element Annual Progress Report  
*January 2014 – December 2014*

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**Date:** May 4, 2015

**To:** Department of Housing & Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**From:** City of Huntington Park  
Planning Division  
6550 Miles Avenue  
Huntington Park, CA 90255

**Subject:** Housing Element Annual Progress Report: January 2014 - December 2014

**Jurisdiction:** City of Huntington Park

**Contact Person:** Manuel Acosta, Economic Development Manager  
Phone: (323) 584-6213  
Fax: (323) 584-6244  
Email: [macosta@hpca.gov](mailto:macosta@hpca.gov)

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**Legislative Review:** This report was presented to the Huntington Park City Council at its regularly scheduled meeting of May 4, 2015, where members of the public were allowed to provide oral testimony and written comments. The City Council unanimously voted to approve the report.

**Introduction:** In compliance with Section 65400 of the California Government Code, the City of Huntington Park is required to prepare an Annual Progress Report on the implementation of the City's Housing Element. This report provides a summary of the housing activities of the City of Huntington Park from January 1, 2014 through December 31, 2014.

**Background:** The City of Huntington Park, incorporated in 1906, is an older, highly urbanized community located approximately five miles south of downtown Los Angeles. Huntington Park is relatively small in area - three square miles - but has one of the highest population densities in Los Angeles County with approximately 20,000 persons per square mile. The City's land use pattern is well established and contains virtually no remaining vacant land suitable for development.

As state law requires, the City of Huntington Park has implemented a General Plan to serve as a comprehensive, long-term guide for physical development within the City. The most recent comprehensive update was conducted in 1991/1992.

**Housing Element Summary:** The City's current Housing Element was updated and subsequently adopted by the City Council on February 2, 2009. The Housing Element, which is one of the seven mandated elements of the General Plan, was updated in full compliance with the most recent General Plan Guidelines established by the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). HCD reviewed the City's 2008-2014 Housing Element Update and found it to be in compliance with State law.

The City's 2008-2014 Housing Element focuses on maintaining and preserving the existing housing stock, while expanding opportunities for development of rental and ownership housing to address the needs of existing and future residents.

The Housing Element identifies the existing and projected housing needs and establishes goals, policies, objectives, and programs for the preservation, improvement, and development of housing to meet the needs of all economic sectors of the community.

With virtually no vacant land in the City, as a means of providing additional areas for residential growth, the City's General Plan provides for significant opportunities for mixed-use and residential infill in the Huntington Park Downtown Specific Plan and areas designated with a Senior Citizen and Affordable Housing overlays. The City has proven highly successful in allowing and integrating high density residential uses in the downtown; one of the key tools of this success has been joint use of the 19 municipal parking lots located along the periphery of the downtown. Huntington Park continues to utilize its downtown parking lots as a resource, both to provide needed land for housing, and to facilitate revitalization of the downtown.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing the Regional Housing Needs Assessment (RHNA) and assigning these regional needs to southern California jurisdictions. Pursuant to RHNA planning period, the Huntington Park Housing Element is a six-year plan extending from 2008-2014.

As defined by the RHNA, Huntington Park's housing need for the 2008-2014 period was established at 1,013 new units, distributed among the four income categories. The City has and will continue to provide sites for a mix of multi-family and mixed-use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

Huntington Park's Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.



The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs;
- A review of potential market, governmental, and infrastructure constraints to meeting Huntington Park's identified housing needs;
- An evaluation of residential sites and financial resources available to address the City's housing goals;
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs.

**Conclusion:** Through the years, the City has seen results from its commitment to housing related programs and from the development of affordable housing for lower-income families through its rehabilitation and redevelopment activities. This commitment is evidenced in its policy framework, the allocation of its own resources, and its efforts to pursue creative partnerships with the private sector in all aspects of housing production.

Attachments:           1.       Housing Element Implementation Report

cc:       Governors Office of Planning and Research  
          P.O. Box 3044  
          Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

**Jurisdiction**      City of Huntington Park

**Reporting Period**      1/1/2014      -      12/31/2014

**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions				
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions		
			0	0	0	0	0		0	0		
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶ ▶			0	0	0	0						
(10) Total by income Table A/A3 ▶ ▶												
(11) Total <b>Extremely Low-Income</b> Units*												

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Huntington Park

**Reporting Period** 1/1/2014 - 12/31/2014

**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**

### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>						0	
No. of Units Permitted for <b>Above Moderate</b>						0	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Huntington Park

**Reporting Period** 1/1/2014 - 12/31/2014

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2008	2009	2010	2011	2012	2013	2014			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	240	0	2	0	0	0	15	0			17	223
	Non-deed restricted												
Low	Deed Restricted	150	0	8	0	0	0	8	0			16	134
	Non-deed restricted												
Moderate	Deed Restricted	170											170
	Non-deed restricted												
Above Moderate		453	4	1	0	0	1	1	0			7	446
Total RHNA by COG. Enter allocation number:		1,013	4	11	0	0	1	24	0			40	973
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Huntington Park

**Reporting Period** 1/1/2014 - 12/31/2014

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program		Objective	Deadline in H.E.	Status of Program Implementation
1. Affordable Housing Development Assistance		Assemble parking lot sites; Support TOD application; Contact property owners within Affordable Housing/Senior Housing Overlay; Expand City's CHDO capacity; Develop Affordable Housing Strategy in 2009.	Assemble parking lot sites beginning 2008; TOD application in 2008; Contact property owners by 2009; Expand CHDO capacity in 2008; Housing Strategy in 2009.	City entitled parking lot sites for mixed use development/TOD. Affordable Housing/Senior Housing Overlay Zone amendment was completed in 2009. The City selected a consultant to assist in expanding the City's CHDO capacity. The City also executed a contract with a consultant to develop an Affordable Housing Strategy. The AHS was completed in 2012.
2. Homeownership Assistance		Develop bilingual brochure to advertise homeownership assistance programs and provide educational information on home foreclosures; distribute throughout the community and on the City's website.	Develop Homeownership brochure in 2008.	Provided educational information to the public on home foreclosures, home foreclosure assistance, and mortgage restructuring through the Neighborhood Assistance Corporation of America (NACA).

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**

City of Huntington Park

**Reporting Period**

1/1/2014 - 12/31/2014

3. Affordable Housing Incentives Ordinance	Update the City's current density bonus provisions to implement State law. Promote through the City's website and in discussions with developers.	Amend Ordinance and advertise on City's website in 2009.	The City updated its Density Bonus Ordinance to reflect State law in 2009. The new ordinance is found in Section 9-3.2201 of the Huntington Park Municipal Code (HPMC). The newly adopted Ordinance is found on the City's website.
4. Multi-Family Acquisition/Rehab through Non-Profit Developers	Acquire, rehabilitate, and establish Affordability covenants on 47 rental units.	2008-2014	The City committed approximately \$1.53 million in HOME and CDC funds to the Oldtimers Housing Development Corporation to assist in site acquisition and development of future affordable rental housing.
5. a. Owner-Occupied Residential Rehabilitation Program	Provide funds for the rehabilitation of 20 single-family homes. Conduct expanded bilingual marketing of the program to expand participation.	Develop and distribute marketing materials in 2009.	Progress has been made to provide rehabilitation funds to single-family homes. Bilingual marketing of the program has been expanded to increase participation. As of 2013, a total of seven owner-occupied residential units have been completed.
b. Minor Home Repair Program	Provide funds for repairs to 180 single family homes and multi family properties.	2008-2014	As of 2013, 33 home repairs have been completed.
6. Neighborhood Improvement Program	Administer comprehensive improvement program in deteriorating neighborhoods.	2008-2014	Neighborhood Improvement Meetings are held on a monthly basis with the Neighborhood Improvement Associations that have been formed.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**

City of Huntington Park

**Reporting Period**

1/1/2014 - 12/31/2014

7. Code Enforcement	Achieve 300 corrections annually; coordinate with rehab program. Conduct Planning Commission study session to evaluate programmatic options.	Planning Commission study session on code enforcement/ parking options in 2008.	The Planning Commission conducted a study session on Code Enforcement at the end of 2008 to evaluate various program options. City staff continues to conduct over 300 code enforcement inspections annually.
8. Section 8 Rental Assistance	Encourage landlords to register units with the Los Angeles County Housing Authority (HaCOLA); prepare handout for rental property owners. Disseminate bilingual HaCOLA program information for prospective tenants.	Disseminate bi-lingual Section 8 Brochures starting in 2008. Property owner handout by 2009.	The HaCOLA administers the Section 8 Rental Assistance Program within Huntington Park. Approximately 450 Huntington Park tenants/households currently receive Section 8 assistance. City Staff continues to disseminate bilingual Section 8 information and brochures at the public counter.
9. Preservation of Existing Assisted Housing	Conduct monitoring of assisted rental housing as defined by the City's Rental Monitoring Protocol.	Annual Monitoring 2008-2014	While no projects are at risk of conversion to market-rate during the 2008-2014 period, monitoring remains integral to the preservation of affordable housing. The City has developed a Rental Project Monitoring Protocol to certify continuing compliance with occupancy and affordability requirements in each assisted housing development.
10. Lead Based Paint Awareness	Initiate the Healthy Homes Program and coordinate with LA County regarding available funding and programs. Remediate lead cases through the City's residential	Initiate Healthy Homes Program in 2008.	In 2008, the City committed funding to support a new lead based paint community education and lead screening program through the Los Angeles Community Legal Center. In 2009, the City received a \$1.57 million grant for

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      City of Huntington Park

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**Reporting Period**      1/1/2014      -      12/31/2014

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	rehabilitation programs.		remediation of lead hazard control. In 2010, the City had 80 intake applications, enrolled 23 applicants for assistance, and trained 23 people for lead safe practices. As of 2013, a total of 88 units were rehabilitated.
11. Modified Standards for Affordable and Special Needs Housing	Provide flexible standards. Modify parking requirements for affordable projects.	Modify parking in 2009.	The City modified the parking requirements for affordable projects in 2009. The amendment also provides flexible standards for the development of affordable projects.
12. Zoning Ordinance Revisions	Amend Zoning Code to simplify multi-family permitting requirements, and facilitate SROs, transitional and supportive housing, and emergency shelters.	Amend the Code in 2009.	The City amended the Zoning Code to allow multi-family units to be developed in the C-P Zone with a Development Permit. SROs are permitted in the High Density Zone with a Development Permit. Standards were created within the Code for Transitional and Supportive Housing and Emergency Shelters. These new standards can be found in Section 9-3.2001 of the HPMC.
13. Sites in the Affordable Housing (AH) Overlay District	Amend the Zoning Code to replace Senior Overlay with AH Overlay. Maintain active listing of sites, and conduct annual monitoring to ensure adequate sites to address RHNA. Provide regulatory concessions and financial assistance to facilitate development, esp. family housing.	Amend Zoning Code by 2009. By 2011, assess adequacy of development standards and incentives in encouraging development.	The City has developed a "Priority Housing Sites Map" which identifies opportunity sites for future development. In 2009, the City amended the Zoning Code to replace the Senior Overlay Zone with the Affordable Housing Overlay Zone.



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      City of Huntington Park

**Reporting Period**      1/1/2014      -      12/31/2014

14. Second Units	Amend City's Second Unit Ordinance to provide ministerial approvals and reduced parking.	Amend the ordinance in 2009.	The City updated its Second Unit Ordinance to reflect State law in 2009. The newly amended ordinance allows for second units to be approved ministerially. The ordinance also reduced the parking requirement for second units.
15. Fair Housing Services	Contract with the Fair Housing Foundation; provide educational information on fair housing, and add contact information to the City's website.	Disseminate brochures and add fair housing information to City website by 2009.	The City currently contracts with the Fair Housing Foundation to offer fair housing services, tenant/landlord counseling and education and outreach activities to local residents.
16. Emergency Services	Provide funding to local agencies offering services to the homeless and those at risk of becoming homeless.	Annual funding; 2008-2014	The City currently provides funding support to two local agencies that provide services to homeless individuals and families, and persons at risk of becoming homeless - the Southeast Churches Service Center (SCSC) and the Salvation Army/ Southeast Communities Corps.
17. Reasonable Accommodation	Adopt and implement reasonable accommodation procedures.	Adopt and implement in 2009.	In 2009, The City adopted an Ordinance providing regulations for reasonable accommodation. The new ordinance is found in Section 9-3.1901 of the HPMC.



# CITY OF HUNTINGTON PARK

Public Works Department  
City Council Agenda Report

May 4, 2015

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:

## **APPROVE AGREEMENT WITH SEVERN TRENT SERVICES FOR OPERATION AND MAINTENANCE OF POTABLE WATER FACILITIES AND SEWER SYSTEM**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve agreement with Severn Trent Services for a 5-year term;
2. Authorize Interim City Manager to execute the agreement; and
3. Authorize the Expenditure of \$110,000.00 for the Repair of Well #15.

### **BACKGROUND**

On April 6<sup>th</sup>, the City Council authorized the amendment of the master agreement with Severn Trent for operation and maintenance of potable water facilities and sewer system in Huntington Park. Severn Trent currently operates and maintains the City's water and sewer systems. Specifically, Severn Trent provides day-to-day operations of the following:

#### Water Facilities

1. Well water supply system containing six production wells
2. Metropolitan Water District water receiving system
3. Water storage and pumping delivery systems
4. Water distribution system containing approximately:
  - a. 4,684 residential metered connections
  - b. 890 commercial/industrial metered connections
  - c. 600 fire hydrants
5. Two wellhead treatment systems including
  - a. Six air stripping towers
  - b. Four vessels granular activated carbon treatment system

# **APPROVE AGREEMENT WITH SEVERN TRENT SERVICES FOR OPERATION AND MAINTENANCE OF POTABLE WATER FACILITIES AND SEWER SYSTEM**

**May 4, 2015**

**Page 2 of 2**

## **Sewer Collection Facilities**

1. 317,000 lineal feet collection system

Approving the agreement with Severn Trent Environmental Services will secure the institutional knowledge that has been developed by the staff for the past 25 years regarding the potable water production facilities and sewer collection facilities. The down time, start-up time, and learning curve associated with other providers familiarizing themselves with the City's potable water and sewer systems and Water Master's procedures and policies will be avoided.

## **FISCAL IMPACT/FINANCING**

**Severn Trent Environmental Services Agreement** - The operations and maintenance of the potable water and sewer systems is an Enterprise Fund and does not impact the General Fund. This agreement reflects a concession of \$50,000 for each contract year. Regarding extra work related to City improvements, Severn Trent has also agreed to reduce its overhead rate from twenty (20) to ten (10) percent. For any non-City water services installations, a five (5) percent City Administration fee will be assessed. Perhaps the most significant benefit of continuing the Severn Trent arrangement is the City's ability to forego the downtime and start up time required with a new engagement. This contract will be brought forward in the City's overall budget adoption process in June. Beginning in FY 15-16, the contractual cost for the Severn Trent consulting engagement is \$1.2 million for services related to operations and maintenance.

**Repair of Well 15** – The repair of Well 15 will allow the City to pump the City's allotted water rights of 3853 ACF, thereby reducing the City's Met Water purchases and associated costs. On a gross basis, the City saves approximately \$670 for every ACF that is pumped (\$350/ACF versus purchased of \$1,028/ACF). Factoring operating costs of the facilities, the City will likely realize a net savings benefit of approximately \$500/ACF.

Repairs to Well #15 are intended to rectify normal wear and tear, and removal of unnecessary treatment equipment. Total costs of repairs including a 10% contingency are estimated to be \$110,000. This expenditure was contemplated in the FY 15 budget, however, the appropriation was not made in the capital outlay account. As such, we are now requesting that council appropriate \$110,000 to be paid from Acct. 681-8030-461.43-30.

## **LEGAL AND PROGRAM REQUIREMENTS**

The City's agreement for water and sewer system operation was assigned from Southwest Water Company to Severn Trent Services on February 19, 2015, per terms of the master agreement. Additionally, per the terms of section 2.2 of the agreement, the City may extend its agreement with Severn Trent without any additional procurement process.

**APPROVE AGREEMENT WITH SEVERN TRENT SERVICES FOR OPERATION AND  
MAINTENANCE OF POTABLE WATER FACILITIES AND SEWER SYSTEM**

**May 4, 2015**

**Page 2 of 2**

**CONCLUSION**

Upon approval, the Interim City Manager will execute the final form of the agreement with Severn Trent.

Respectfully submitted,



JOHN A. ORNELAS  
Interim City Manager



Michael Ackerman  
City Engineer

**ATTACHMENT:**

A. Agreement



## PROFESSIONAL SERVICES AGREEMENT

(Engagement: Operation and Maintenance of Potable Water Facility and Sewer System)  
(Parties: City of Huntington Park and Severn Trent Environmental Services, Inc.)

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this 4<sup>th</sup> day of May 2015 (hereinafter, the "Effective Date"), by and between the CITY OF HUNTINGTON PARK, a municipal corporation ("CITY") and SEVERN TRENT ENVIRONMENTAL SERVICES, INC. (hereinafter, "CONTRACTOR"). For the purposes of this Agreement CITY and CONTRACTOR may be referred to collectively by the capitalized term "Parties." The capitalized term "Party" may refer to CITY or CONTRACTOR interchangeably.

### RECITALS

This AGREEMENT is made and entered into with respect to the following facts:

WHEREAS, on November 19, 1990, the CITY entered into a Professional Services Agreement (the "Master Agreement") with SWWC Services, Inc., a Delaware corporation to provide operation and maintenance services of the CITY's well water production system, potable water storage system and water distribution system; and

WHEREAS, on May 13, 2013, the Professional Services Agreement was assigned to the CONTRACTOR, which assignment the City agreed to on May 22, 2013. Contractor then commenced providing operation and maintenance services under the terms and conditions of said Master Agreement; and

WHEREAS, Contractor represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees; and

WHEREAS, the Parties desire to enter this new Agreement to replace the previous Master Agreement; and

WHEREAS, Contractor further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, the execution of this Agreement was approved by the Huntington Park City Council at its Regular Meeting of May 4, 2015.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, Agency and Contractor agree as follows:

I.  
ENGAGEMENT TERMS

- 1.1 SCOPE OF SERVICES: Subject to the terms and conditions set forth in this Agreement and all exhibits attached and incorporated hereto, CONTRACTOR agrees to perform the services and tasks set forth in that certain document entitled "Scope of Services" and attached hereto as **Exhibit "A"** (hereinafter referred to as the "**Scope of Services**"). CONTRACTOR further agrees to furnish to CITY all labor, materials, tools, supplies, equipment, services, tasks and work necessary to competently perform and timely complete the services and tasks as set forth in the Scope of Services. For the purposes of this Agreement the aforementioned services and tasks set forth in the Scope of Services shall hereinafter be referred to generally by the capitalized term "Work."
- 1.2 TERM: This Agreement shall have an initial term of five (5) years commencing from the Effective Date unless terminated as provided elsewhere in this Agreement (hereinafter, the "Term"). Upon the conclusion of the Term, this Agreement may be renewed for a five (5) year extension term, upon mutual agreement of the Parties and approval from City Council, unless either Party issues written notice sixty (60) days in advance of its intent not to authorize an additional extension term. Nothing in this Section shall operate to prohibit or otherwise restrict the CITY's ability to terminate this Agreement at any time for convenience or for cause as further set out herein.
- 1.3 COMPENSATION: During the term of this Agreement and any extension term provided herein, CONTRACTOR shall perform the Services set forth in Section 1.2 above, at the rates of compensation set forth in the Rate Schedule reflected in **Exhibit "A"**. CONTRACTOR further agrees that the total compensation for the Work shall not exceed the sum total of \$1,225,249.36 DOLLARS per year /(\$102,104.11) per month (hereinafter, the "Base Fee"). CONTRACTOR shall not exceed the Contract Price unless such added expenditure is first approved by the CITY Council acting in consultation with the City Manager. In the event CONTRACTOR's charges are projected to exceed the Contract Price prior to the expiration of the Term or any single extension term, CITY may suspend CONTRACTOR's performance of any additional Work outside the Work as defined in Exhibit A, pending CITY approval of any anticipated expenditures in excess of the Contract Price or any other CITY-approved amendment to the compensation terms of this Agreement.
- 1.4 PAYMENT OF COMPENSATION: On the first of each month, CONTRACTOR shall submit to CITY an itemized invoice for that month's Base Fee and indicating the additional services and tasks performed during the recently concluded calendar month, including services and tasks performed and the reimbursable out-of-pocket expenses incurred. If the amount of CONTRACTOR's monthly compensation is a function of hours worked by CONTRACTOR's

personnel, the invoice shall indicate the number of hours worked in the recently concluded calendar month, the persons responsible for performing the Work, the rate of compensation at which such services and tasks were performed, the subtotal for each task and service performed and a grand total for all services performed. Within thirty (30) calendar days of receipt of each invoice, CITY shall pay any undisputed amounts. Within thirty (30) calendar days of receipt of each invoice, CITY shall notify CONTRACTOR in writing of any disputed amounts included in the invoice. CITY shall not withhold applicable taxes or other authorized deductions from payments made to CONTRACTOR.

- 1.5 ACCOUNTING RECORDS: CONTRACTOR shall maintain complete and accurate records with respect to all matters covered under this Agreement for a period of three (3) years after the expiration or termination of this Agreement. CITY shall have the reasonable right to access and examine such records, without charge. CITY shall own and further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.
- 1.6 ABANDONMENT BY CONTRACTOR: In the event CONTRACTOR ceases to perform the Work agreed to under this Agreement or otherwise abandons the undertaking contemplated herein prior to the expiration of this Agreement or prior to completion of any or all tasks set forth in the Scope of Services, CONTRACTOR shall deliver to CITY immediately and without delay, all written materials, including any electronic communications, records and other work product prepared or obtained by CONTRACTOR in the performance of this Agreement. Furthermore, CONTRACTOR shall only be compensated for the reasonable value of the services, tasks and other work performed up to the time of cessation or abandonment, less a deduction for any damages, costs or additional expenses which CITY may incur as a result of CONTRACTOR's cessation or abandonment.

## II.

### PERFORMANCE OF AGREEMENT

- 2.1 CITY'S REPRESENTATIVES: The CITY hereby designates the City Manager (hereinafter, the "CITY Representative") to act as its representative for the performance of this Agreement. The City Manager shall be the chief CITY Representative. The CITY Representative or their designee shall act on behalf of the CITY for all purposes under this Agreement. CONTRACTOR shall not accept directions or orders from any person other than the CITY Representative or their designee.
- 2.2 CONTRACTOR REPRESENTATIVE: CONTRACTOR hereby designates Fred Kriess to act as its representative for the performance of this Agreement (hereinafter, "CONTRACTOR Representative"). CONTRACTOR Representative shall have full authority to represent and act on behalf of the CONTRACTOR for all purposes under this Agreement. CONTRACTOR Representative or his designee shall supervise and direct the performance of the Work, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Work under this

Agreement. Notice to the CONTRACTOR Representative shall constitute notice to CONTRACTOR. CONTRACTOR may, by written notice to CITY, advise CITY of any change in CONTRACTOR Representative.

2.3 COORDINATION OF SERVICE; CONFORMANCE WITH REQUIREMENTS: CONTRACTOR agrees to work closely with CITY staff in the performance of the Work and this Agreement and shall be available to CITY staff and the CITY Representatives at all reasonable times. All work prepared by CONTRACTOR shall be subject to inspection and approval by CITY Representatives or their designees.

2.4 STANDARD OF CARE; PERFORMANCE OF EMPLOYEES: CONTRACTOR represents, acknowledges and agrees to the following:

- A. CONTRACTOR shall perform all Work skillfully, competently and in accordance with industry standards of CONTRACTOR's profession;
- B. CONTRACTOR shall perform all Work in a manner in accordance with this Agreement;
- C. CONTRACTOR shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*);
- D. CONTRACTOR understands the nature and scope of the Work to be performed under this Agreement as well as any and all schedules of performance;
- E. All of CONTRACTOR's employees and agents possess sufficient skill, knowledge, training and experience to perform those services and tasks assigned to them by CONTRACTOR; and
- F. Except as otherwise set forth in this Agreement, all of CONTRACTOR's employees and agents (including but not limited to subcontractors and subconsultants) possess all licenses, permits, certificates, qualifications and approvals of whatever nature that are legally required to perform the tasks and services contemplated under this Agreement and all such licenses, permits, certificates, qualifications and approvals shall be maintained throughout the term of this Agreement and made available to CITY for copying and inspection.

The Parties acknowledge and agree that CONTRACTOR shall perform, at CONTRACTOR's own cost and expense and without any reimbursement from CITY, any services necessary to correct any errors or omissions caused by CONTRACTOR's failure to comply with its obligation set out herein or failure on the part of CONTRACTOR's employees, agents, contractors, subcontractors and subconsultants to fulfill its obligations herein. Such effort by CONTRACTOR to correct any errors or omissions shall be commenced as soon as reasonably practicable upon their discovery or notice by either Party and shall be completed within seven (7) calendars days from the date of discovery or such other extended period of time authorized by the CITY Representatives in writing, in accordance with applicable industry standards. The Parties acknowledge and agree



that CITY's acceptance of any work performed by CONTRACTOR or on CONTRACTOR's behalf shall not constitute a release of any deficiency or delay in performance. The Parties further acknowledge, understand and agree that CITY has relied upon the foregoing representations of CONTRACTOR, including but not limited to the representation that CONTRACTOR possesses the skills, training, knowledge and experience necessary to perform the Work skillfully, competently and in accordance with applicable industry standards of CONTRACTOR's profession.

2.5 ASSIGNMENT: The skills, training, knowledge and experience of CONTRACTOR are material to CITY's willingness to enter into this Agreement. Accordingly, CITY has an interest in the qualifications and capabilities of the person(s) who will perform the services and tasks to be undertaken by CONTRACTOR or on behalf of CONTRACTOR in the performance of this Agreement. In recognition of this interest, CONTRACTOR agrees that it shall not assign or transfer, either directly or indirectly or by operation of law, this Agreement or the performance of any of CONTRACTOR's duties or obligations under this Agreement without the prior written consent of the CITY, which consent shall not be unreasonably withheld. CITY shall have up to sixty (60) calendar days to consider any proposed assignment by CONTRACTOR. CONTRACTOR can withhold consent where the CITY determines that the proposed assignee does not have the financial capacity to comply with the terms of this Agreement. In the absence of CITY's prior written consent, any attempted assignment or transfer shall be ineffective, null and void and shall constitute a material breach of this Agreement.

2.6 CONTROL AND PAYMENT OF SUBORDINATES; INDEPENDENT CONTRACTOR: The Work shall be performed by CONTRACTOR or under CONTRACTOR's strict supervision. CONTRACTOR will determine the means, methods and details of performing the Work subject to the requirements of this Agreement. CITY retains CONTRACTOR on an independent contractor basis and not as an employee. CONTRACTOR reserves the right to perform similar or different services for other principals during the term of this Agreement, provided such work does not unduly interfere with CONTRACTOR's competent and timely performance of the Work contemplated under this Agreement and provided the performance of such services does not result in the unauthorized disclosure of CITY's confidential or proprietary information. Any additional personnel performing the Work under this Agreement on behalf of CONTRACTOR are not employees of CITY and shall at all times be under CONTRACTOR's exclusive direction and control. CONTRACTOR shall pay all wages, salaries and other amounts due such personnel and shall assume responsibility for all benefits, payroll taxes, Social Security and Medicare payments and the like. CONTRACTOR shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: Social Security taxes, income tax withholding, unemployment insurance, disability insurance, workers' compensation insurance and the like.

2.7 REMOVAL OF EMPLOYEES OR AGENTS: If any of CONTRACTOR's officers, employees, agents, contractors, subcontractors or subconsultants is determined by the CITY Representatives to be uncooperative, incompetent, a threat to the adequate or timely performance of the tasks assigned to CONTRACTOR, a threat to persons or property, or if any of CONTRACTOR's officers, employees, agents, contractors, subcontractors or subconsultants fail or refuse to

perform the Work in accordance with this Agreement, such officer, employee, agent, contractor, subcontractor or subconsultant shall be promptly removed by CONTRACTOR and shall not be reassigned to perform any of the Work.

2.8 COMPLIANCE WITH LAWS: CONTRACTOR shall keep itself informed of and in compliance with all applicable federal, State or local laws to the extent such laws control or otherwise govern the performance of the Work. CONTRACTOR's compliance with applicable laws shall include without limitation compliance with all applicable Cal/OSHA requirements. To the extent that any changes in applicable law result in an increase in CONTRACTOR's cost of performance, the Parties shall negotiate in good faith to reach a mutually agreeable price adjustment. Should the Parties fail to reach such an agreement within 30 days (or such other agreeable time period) of CONTRACTOR's notice to CITY of its increased cost of performance, either Party may terminate this Agreement upon 60 days' written notice.

(a) In the event that water treatment violations occur following the effective date of this Agreement, subject to Sub-Section (b) below and the applicable Force Majeure provisions, the CONTRACTOR shall, in respect of violations that may be imposed by Applicable Law and to the extent due to CONTRACTOR's fault, be responsible for: fines, penalties, or damages. Prior to settlement or payment of any such fines, penalties or damages, the CONTRACTOR reserves the right to contest government or private actions, suits or proceedings for violations through administrative procedures or otherwise.

(b) To the extent that violations of applicable laws, rules, regulations or permits are caused by failures in the facilities or causes beyond CONTRACTOR's control, including the CITY's failure to approve recommended repairs or maintenance, CONTRACTOR will use its best efforts to maximize performance of the Facilities but shall not be responsible for associated violations or damages, fines or penalties which result.

2.9 NON-DISCRIMINATION: In the performance of this Agreement, CONTRACTOR shall not discriminate against any employee, subcontractor, subconsultant, or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age, physical or mental disability or medical condition.

2.10. INDEPENDENT CONTRACTOR STATUS: The Parties acknowledge, understand and agree that CONTRACTOR and all persons retained or employed by CONTRACTOR are, and shall at all times remain, wholly independent contractors and are not officials, officers, employees, departments or subdivisions of CITY. CONTRACTOR shall be solely responsible for the negligent acts and/or omissions of its employees, agents, contractors, subcontractors and subconsultants. CONTRACTOR and all persons retained or employed by CONTRACTOR shall have no authority, express or implied, to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of, or against, CITY, whether by contract or otherwise, unless such authority is expressly conferred to CONTRACTOR under this Agreement or is otherwise expressly conferred by CITY in writing.

2.11 CITY RESPONSIBILITIES: During the term of this Agreement, the CITY shall:

- a) obtain and maintain all state, federal, and local permits and licenses required for ownership, operation and maintenance of the Facilities, including without limitation, the CITY's Permits;
- c) comply with Applicable Law relating to the management, ownership, operation, maintenance, repair and replacement of the Facilities (to the extent that the responsibility of complying with those laws is not specifically assumed by the CONTRACTOR under this Agreement). The CONTRACTOR shall not be responsible for the CITY's failure to comply with any provision of Applicable Law that is not otherwise specifically assumed by the CONTRACTOR hereunder.

### III. INSURANCE

3.1 DUTY TO PROCURE AND MAINTAIN INSURANCE: Prior to the beginning of and throughout the duration of the Work, CONTRACTOR will procure and maintain policies of insurance that meet the requirements and specifications set forth under this Article. CONTRACTOR shall procure and maintain the following insurance coverage, at its own expense:

- A. Commercial General Liability Insurance: CONTRACTOR shall procure and maintain Commercial General Liability Insurance ("CGL Coverage") as broad as Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001) or its equivalent. Such CGL Coverage shall have minimum limits of no less than Two Million Dollars (\$2,000,000.00) per occurrence and Five Million Dollars (\$5,000,000.00) in the general aggregate for bodily injury, personal injury, property damage, operations, products and completed operations, and contractual liability. CONTRACTOR shall secure Errors and Omissions Liability coverage as an endorsement to its CGL Coverage appropriate to CONTRACTOR's profession. Such coverage shall have minimum limits of no less than One Million Dollars (\$1,000,000.00) per occurrence and shall be endorsed to include contractual liability.
- B. Automobile Liability Insurance: CONTRACTOR shall procure and maintain Automobile Liability Insurance as broad as Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto). Such Automobile Liability Insurance shall have minimum limits of no less than One Million Dollars (\$1,000,000.00) per accident for bodily injury and property damage.
- C. Workers' Compensation Insurance/ Employer's Liability Insurance: A policy of workers' compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both CONTRACTOR and CITY against any loss, claim or damage arising from any injuries or occupational diseases

occurring to any worker employed by or any persons retained by CONTRACTOR in the course of carrying out the Work contemplated in this Agreement.

D. Pollution Liability Insurance: CONTRACTOR shall procure pollution liability insurance with a limit of Three Million Dollars (\$3,000,000.00) per claim and aggregate.

3.2 ADDITIONAL INSURED REQUIREMENTS: The CGL Coverage and the Automobile Liability Insurance shall contain an endorsement naming the CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers as additional insureds.

3.3 REQUIRED CARRIER RATING: All varieties of insurance required under this Agreement shall be procured from insurers admitted in the State of California and authorized to issue policies directly to California insureds. Except as otherwise provided elsewhere under this Article, all required insurance shall be procured from insurers who, according to the latest edition of the Best's Insurance Guide, have an A.M. Best's rating of no less than A:VII. CITY may also accept policies procured by insurance carriers with a Standard & Poor's rating of no less than BBB according to the latest published edition the Standard & Poor's rating guide. As to Workers' Compensation Insurance/ Employer's Liability Insurance, the CITY Representatives are authorized to authorize lower ratings than those set forth in this Section.

3.4 PRIMACY OF CONTRACTOR'S INSURANCE: All policies of insurance provided by CONTRACTOR shall be primary to any coverage available to CITY or CITY's elected or appointed officials, officers, employees, agents or volunteers. Any insurance or self-insurance maintained by CITY or CITY's elected or appointed officials, officers, employees, agents or volunteers shall be in excess of CONTRACTOR's insurance and shall not contribute with it.

3.5 WAIVER OF SUBROGATION: All insurance coverage provided pursuant to this Agreement shall not prohibit CONTRACTOR or CONTRACTOR's officers, employees, agents, subcontractors or subconsultants from waiving the right of subrogation prior to a loss. CONTRACTOR hereby waives all rights of subrogation against CITY.

3.6 VERIFICATION OF COVERAGE: CONTRACTOR acknowledges, understands and agrees, that CITY's ability to verify the procurement and maintenance of the insurance required under this Article is critical to safeguarding CITY's financial well-being and, indirectly, the collective well-being of the residents of the CITY. Accordingly, CONTRACTOR warrants, represents and agrees that it shall furnish CITY with original certificates of insurance and endorsements evidencing the coverage required under this Article. **The certificates of insurance and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf.** All certificates of insurance and endorsements shall be received and approved by CITY as a condition precedent to CONTRACTOR's commencement of any work or any of the Work. Upon CITY's written request, CONTRACTOR shall also provide CITY with certified copies of all required insurance policies and endorsements.

IV.  
INDEMNIFICATION

- 4.1 The Parties agree that CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers (hereinafter, the "CITY Indemnitees") should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, or any other cost arising out of or in any way related to this Agreement subject to Paragraph 4.2 and 4.3. Accordingly, the provisions of this indemnity provision are intended by the Parties to be interpreted and construed to provide the CITY Indemnitees with the fullest protection possible under the law. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of CONTRACTOR's commitment to indemnify, defend and protect CITY as set forth herein.
- 4.2 Work of Contractor's Design Professionals Services: Except for direct claims by the Parties against each other, the duty to indemnify, defend and hold harmless as set forth under this subsection shall apply to the negligence, recklessness or willful misconduct of any individual who qualifies as a "design professional" within the meaning of subsection (c)(2) of section 2782.8 of the California Civil Code in so far as such negligence, recklessness or willful misconduct occurs in the performance work or activities that must be performed by a "design professional." Subject to the limitation of the preceding sentence, to the fullest extent permitted by law, CONTRACTOR shall immediately defend and indemnify and hold harmless the CITY Indemnities, defined above, from and against any and all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) of every nature arising out of the negligence, recklessness, or willful misconduct of CONTRACTOR or any of CONTRACTOR's officers, employees, servants, agents, contractors, subcontractors or authorized volunteers or any other person or entity involved by, for, or with or on behalf of CONTRACTOR in the performance of design professional services under this Agreement. The Parties understand and agree that the duty of CONTRACTOR to indemnify, defend and hold harmless pursuant to this subsection includes the duty to defend as set forth in section 2778 of the California Civil Code. CONTRACTOR's obligation to indemnify applies except to the extent that it is finally adjudicated that the liability was caused by the active negligence or sole willful misconduct of an indemnified party. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of an indemnified party, then CONTRACTOR's indemnification obligation shall be reduced in proportion to the established comparative liability.
- 4.3 Work of All Other Persons/Non-Design Professionals: Except for direct claims by the Parties against each other and as otherwise provided under Section 4.2 of this Article, above, to the fullest extent permitted by law, CONTRACTOR shall indemnify, defend and hold harmless the CITY Indemnitees from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other reasonable costs and fees of litigation) of every nature to the extent caused by CONSULTANT's negligent performance under this Agreement, including but not limited to the negligent acts, errors or omissions of

CONTRACTOR or CONTRACTOR's officers, employees, agents, servants, contractors, subcontractors or subconsultants or the failure of the same to comply with any of the duties, obligations or standards of care set forth herein. The duty to indemnify, defend and hold harmless under this subsection shall not encompass a duty to indemnify, defend or hold harmless for liability, loss, suit, damage, expense, or cost to the extent caused by the negligence or willful misconduct of any or all of the City Indemnitees. The duty to indemnify, defend and hold harmless as set forth under this subsection is intended to encompass liabilities, losses, damages, expense and costs not otherwise subject to subsection 4.2, above.

- 4.4 CITY shall have the right to offset against the amount of any compensation due CONTRACTOR under this Agreement any amount due CITY from CONTRACTOR as a result of CONTRACTOR's failure to pay CITY promptly any indemnification arising under this Article and related to CONTRACTOR's failure to either (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.
- 4.5 The obligations of CONTRACTOR under this Article will not be limited by the provisions of any workers' compensation act or similar act. CONTRACTOR expressly waives its statutory immunity under such statutes or laws as to CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers.
- 4.6 CONTRACTOR agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Article from each and every subcontractor or any other person or entity involved by, for, with or on behalf of CONTRACTOR in the performance of this Agreement. In the event CONTRACTOR fails to obtain such indemnity obligations from others as required herein, CONTRACTOR agrees to be fully responsible and indemnify, hold harmless and defend CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of CONTRACTOR's subcontractors or any other person or entity involved by, for, with or on behalf of CONTRACTOR in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of CITY's choice.
- 4.7 CITY does not, and shall not, waive any rights that it may possess against CONTRACTOR because of the acceptance by CITY, or the deposit with CITY, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.
- 4.8 This Article and all provisions contained herein (including but not limited to the duty to indemnify, defend and hold free and harmless) shall survive the termination or normal expiration of this Agreement and is in addition to any other rights or remedies which the CITY may have at law or in equity.

V.  
TERMINATION

5.1 TERMINATION WITHOUT CAUSE: Except for the first two years of this Agreement, either Party may, by written notice to the other, immediately terminate this Agreement at any time for convenience and without cause by giving written notice to Consultant of such termination, which notice shall specify the effective date of such termination, which effective date shall not be less than 90 days from the written notice. Upon such termination for convenience, CONTRACTOR shall be compensated only for those services and tasks which have been performed by CONTRACTOR up to the effective date of the termination. If this Agreement is terminated as provided herein, CITY may require CONTRACTOR to provide all finished or unfinished Documents and Data, as defined in Section 6.1 below, and other information of any kind prepared by CONTRACTOR in connection with the performance of the Work. CONTRACTOR shall be required to provide such Documents and Data within fifteen (15) calendar days of CITY's written request. No actual or asserted breach of this Agreement on the part of CITY pursuant to Section 5.2, below, shall operate to prohibit or otherwise restrict CITY's ability to terminate this Agreement for convenience as provided under this Section.

5.2 EVENTS OF DEFAULT; BREACH OF AGREEMENT:

- A. In the event either Party fails to perform any duty, obligation, service or task set forth under this Agreement (or fails to timely perform or properly perform any such duty, obligation, service or task set forth under this Agreement), an event of default (hereinafter, "Event of Default") shall occur. For all Events of Default, the Party alleging an Event of Default shall give written notice to the defaulting Party (hereinafter referred to as a "Default Notice") which shall specify: (i) the nature of the Event of Default; (ii) the action required to cure the Event of Default; (iii) a date by which the Event of Default shall be cured, which shall not be less than the applicable cure period set forth under Sections 5.2.B and 5.2C below or if a cure is not reasonably possible within the applicable cure period, to begin such cure and diligently prosecute such cure to completion. The Event of Default shall constitute a breach of this Agreement if the defaulting Party fails to cure the Event of Default within the applicable cure period or any extended cure period allowed under this Agreement.
- B. CONTRACTOR shall cure the following Events of Defaults within the following time periods:
- i. Within three (3) business days of CITY's issuance of a Default Notice for any failure of CONTRACTOR to timely provide CITY or CITY's employees or agents with any information and/or written reports, documentation or work product which CONTRACTOR is obligated to provide to CITY or CITY's employees or agents under this Agreement. Prior to the expiration of the 3-day cure period, CONTRACTOR may submit a written request for additional time to cure the Event of Default upon a showing that CONTRACTOR has commenced efforts to cure the Event of Default and that the Event of Default cannot be

reasonably cured within the 3-day cure period. The foregoing notwithstanding, CITY shall be under no obligation to grant additional time for the cure of an Event of Default under this Section 5.2 B.i. that exceeds seven (7) calendar days from the end of the initial 3-day cure period; or

- ii. Within thirty (30) calendar days of CITY's issuance of a Default Notice for any other Event of Default under this Agreement. Prior to the expiration of the 30-day cure period, CONTRACTOR may submit a written request for additional time to cure the Event of Default upon a showing that CONTRACTOR has commenced efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 30-day cure period. The foregoing notwithstanding, CITY shall be under no obligation to grant additional time for the cure of an Event of Default under this Section 5.2B.ii that exceeds thirty (30) calendar days from the end of the initial 30-day cure period.

In addition to any other failure on the part of CONTRACTOR to perform any duty, obligation, service or task set forth under this Agreement (or the failure to timely perform or properly perform any such duty, obligation, service or task), an Event of Default on the part of CONTRACTOR shall include, but shall not be limited to the following: (i) CONTRACTOR's refusal or failure to perform any of the services or tasks called for under the Scope of Services; (ii) CONTRACTOR's failure to fulfill or perform its obligations under this Agreement within the specified time or if no time is specified, within a reasonable time; (iii) CONTRACTOR's and/or its employees' disregard or violate any federal, state, local law, rule, procedure or regulation; (iv) the initiation of proceedings under any bankruptcy, insolvency, receivership, reorganization, or similar legislation as relates to CONTRACTOR, whether voluntary or involuntary; (v) CONTRACTOR's refusal or failure to perform or observe any material covenant, condition, obligation or provision of this Agreement; and/or (vii) CITY's discovery that a statement representation or warranty by CONTRACTOR relating to this Agreement is false, misleading or erroneous in any material respect.

- C. CITY shall cure any Event of Default asserted by CONTRACTOR within forty-five (45) calendar days of CONTRACTOR's issuance of a Default Notice, unless the Event of Default cannot reasonably be cured within the 45-day cure period. Prior to the expiration of the 45-day cure period, CITY may submit a written request for additional time to cure the Event of Default upon a showing that CITY has commenced its efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 45-day cure period. The foregoing notwithstanding, an Event of Default dealing with CITY's failure to timely pay any undisputed sums to CONTRACTOR as provided under Section 1.4, above, shall be cured by CITY within five (5) calendar days from the date of CONTRACTOR's Default Notice to CITY.
- D. Either Party may also immediately suspend performance under this Agreement pending the Defaulting Party's cure of any Event of Default by giving said Party written notice of the Party's intent to suspend performance (hereinafter, a "Suspension Notice"). A Party may issue the Suspension Notice at any time upon the occurrence of an Event of Default. Upon such suspension, CONTRACTOR shall be compensated only for those services and tasks which



have been rendered by CONTRACTOR in accordance with this Agreement up to the effective date of the suspension. No actual or asserted breach of this Agreement on the part of CITY shall operate to prohibit or otherwise restrict CITY's ability to suspend this Agreement as provided herein.

- E. No waiver of any Event of Default or breach under this Agreement shall constitute a waiver of any other or subsequent Event of Default or breach. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.
- F. The duties and obligations imposed under this Agreement and the rights and remedies available hereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. In addition to any other remedies available to CITY at law or under this Agreement in the event of any breach of this Agreement, CITY, in its sole and absolute discretion, may also pursue any one or more of the following remedies:
  - i. Upon a thirty (30) day written notice to CONTRACTOR, the CITY may terminate this Agreement in whole or in part;
  - ii. Upon written notice to CONTRACTOR, the CITY may extend the time of performance;
  - iii. The CITY may proceed by appropriate court action to enforce the terms of the Agreement to recover damages for CONTRACTOR's breach of the Agreement or to terminate the Agreement; or
  - iv. The CITY may exercise any other available and lawful right or remedy.
- G. In the event CITY is in breach of this Agreement, CONTRACTOR's sole remedy shall be the suspension or termination of this Agreement and/or the recovery of any unpaid sums lawfully owed to CONTRACTOR under this Agreement for completed services and tasks.

5.3 SCOPE OF WAIVER: No waiver of any default or breach under this Agreement shall constitute a waiver of any other default or breach, whether of the same or other covenant, warranty, agreement, term, condition, duty or requirement contained in this Agreement. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

5.4 SURVIVING ARTICLES, SECTIONS AND PROVISIONS: The termination of this Agreement pursuant to any provision of this Article or by normal expiration of its term or any extension thereto shall not operate to terminate any Article, Section or provision contained herein which provides that it shall survive the termination or normal expiration of this Agreement.

## VI.

## MISCELLANEOUS PROVISIONS

- 6.1 **DOCUMENTS & DATA; LICENSING OF INTELLECTUAL PROPERTY:** All Documents and Data shall be and remain the property of CITY without restriction or limitation upon their use or dissemination by CITY. For purposes of this Agreement, the term “Documents and Data” means and includes all materials, equipment, reports, analyses, correspondence, plans, drawings, designs, renderings, specifications, notes, summaries, strategies, charts, schedules, spreadsheets, calculations, lists, data compilations, documents or other materials developed and/or assembled by or on behalf of CONTRACTOR in the performance of this Agreement and fixed in any tangible medium of expression, including but not limited to Documents and Data stored digitally, magnetically and/or electronically. This Agreement creates, at no cost to CITY, a perpetual license for CITY to copy, use, reuse, disseminate and/or retain any and all copyrights, designs, and other intellectual property embodied in all Documents and Data. CONTRACTOR shall require all subcontractors and subcontractor working on behalf of CONTRACTOR in the performance of this Agreement to agree in writing that CITY shall be granted the same right to copy, use, reuse, disseminate and retain Documents and Data prepared or assembled by any subcontractor or subcontractor as applies to Documents and Data prepared by CONTRACTOR in the performance of this Agreement.
- 6.2 **CONFIDENTIALITY:** All data, documents, discussion, or other information developed or received by CONTRACTOR or provided for performance of this Agreement are deemed confidential and shall not be disclosed by CONTRACTOR without prior written consent by CITY. CITY shall grant such consent if disclosure is legally required. Upon request, all CITY data shall be returned to CITY upon the termination or expiration of this Agreement. CONTRACTOR shall not use CITY’s name or insignia, photographs, or any publicity pertaining to the Work in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of CITY.
- 6.3 **FALSE CLAIMS ACT:** CONTRACTOR warrants and represents that neither CONTRACTOR nor any person who is an officer of, in a managing position with, or has an ownership interest in CONTRACTOR has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act, 31 U.S.C., Section 3789 et seq. and the California False Claims Act, Government Code Section 12650 et seq.
- 6.4 **NOTICES:** All notices permitted or required under this Agreement shall be given to the respective Parties at the following addresses, or at such other address as the respective Parties may provide in writing for this purpose:

**CONTRACTOR:**

Severn Trent Environmental Services,  
Inc.  
Regional General Manger  
Severn Trent Services

**CITY:**

City of Huntington Park  
City Manager’s Office  
6550 Mile Avenue  
Huntington Park, CA 90255

402 N. Neely Street  
Gilbert, AZ 85223  
Phone: (623) 572-9550  
E-Mail: [fred.kriess@stservices.com](mailto:fred.kriess@stservices.com)

Attn: John A. Ornelas, Interim City Manager  
Phone: (626) 580-2250  
Fax: (626) 580-2253

Cc: to Legal Department  
Severn Trent Environmental Services,  
Inc.  
220 Gibraltar Road, Suite 200  
Horsham, PA 19044

Such notices shall be deemed effective when personally delivered or successfully transmitted by facsimile as evidenced by a fax confirmation slip or when mailed, forty-eight (48) hours after deposit with the United States Postal Service, first class postage prepaid and addressed to the Party at its applicable address.

- 6.5 COOPERATION; FURTHER ACTS: The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as is reasonably necessary, appropriate or convenient to achieve the purposes of this Agreement.
- 6.6 SUBCONTRACTING: CONTRACTOR shall not subcontract any portion of the Work required by this Agreement, except as expressly stated herein, without the prior written approval of CITY. Subcontracts (including without limitation subcontracts with subcontractors), if any, shall contain a provision making them subject to all provisions stipulated in this Agreement with the exception of provisions relating to insurance requirements and indemnification.
- 6.7 CITY'S RIGHT TO EMPLOY OTHER CONSULTANTS: CITY reserves the right to employ other contractors in connection with the various projects worked upon by CONTRACTOR.
- 6.8 PROHIBITED INTERESTS: CONTRACTOR warrants, represents and maintains that it has not employed nor retained any company or person, other than a *bona fide* employee working solely for CONTRACTOR, to solicit or secure this Agreement. Further, CONTRACTOR warrants and represents that it has not paid nor has it agreed to pay any company or person, other than a *bona fide* employee working solely for CONTRACTOR, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of CITY, during the term of his or her service with CITY, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.
- 6.9 TIME IS OF THE ESSENCE: Time is of the essence for each and every provision of this Agreement.

- 6.10 GOVERNING LAW AND VENUE: This Agreement shall be interpreted and governed according to the laws of the State of California. In the event of litigation between the Parties, the venue, without exception, shall be in the Los Angeles County Superior Court of the State of California. If, and only if, applicable law requires that all or part of any such litigation be tried exclusively in federal court, venue, without exception, shall be in the Central District of California located in the City of Los Angeles, California.
- 6.11 ATTORNEYS' FEES: If either Party commences an action against the other Party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing Party in such litigation shall be entitled to have and recover from the losing Party reasonable attorneys' fees and all other costs of such action.
- 6.12 SUCCESSORS AND ASSIGNS: This Agreement shall be binding on the successors and assigns of the Parties.
- 6.13 NO THIRD PARTY BENEFIT: There are no intended third party beneficiaries of any right or obligation assumed by the Parties. All rights and benefits under this Agreement inure exclusively to the Parties.
- 6.14 CONSTRUCTION OF AGREEMENT: This Agreement shall not be construed in favor of, or against, either Party but shall be construed as if the Parties prepared this Agreement together through a process of negotiation and with the advice of their respective attorneys.
- 6.15 SEVERABILITY: If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.
- 6.16 AMENDMENT; MODIFICATION: No amendment, modification or supplement of this Agreement shall be valid or binding unless executed in writing and signed by both Parties, subject to CITY approval. The requirement for written amendments, modifications or supplements cannot be waived and any attempted waiver shall be void and invalid.
- 6.17 CAPTIONS: The captions of the various articles, sections and paragraphs are for convenience and ease of reference only, and do not define, limits, augment, or describe the scope, content, or intent of this Agreement.
- 6.18 INCONSISTENCIES OR CONFLICTS: In the event of any conflict or inconsistency between the provisions of this Agreement and any of the exhibits attached hereto, the provisions of this Agreement shall control.
- 6.19 ENTIRE AGREEMENT: This Agreement including all attached exhibits is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed herein and supersedes all other agreements or understandings, whether oral or written, or entered into between CITY and CONTRACTOR prior to the execution of this Agreement. No statements,

representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid or binding. No amendment, modification or supplement to this Agreement shall be valid and binding unless in writing and duly executed by the Parties pursuant to Section 6.15, above.

6.20 **COUNTERPARTS:** .This Agreement shall be executed in three (3) original counterparts each of which shall be of equal force and effect. No handwritten or typewritten amendment, modification or supplement to any one counterparts shall be valid or binding unless made to all three counterparts in conformity with Section 6.16, above. One fully executed original counterpart shall be delivered to CONTRACTOR and the two remaining counterparts shall remain with the City for archiving and day-to-day reference by the department responsible for administering the Agreement on the City's behalf.

6.21 Notwithstanding any provision to the contrary contained in this Agreement, in no event shall either party be liable for punitive damages.

6.22 **FORCE MAJEURE:** A party's performance of any obligation under this Agreement shall be excused if, and to the extent that, the party is unable to perform because of any event of Force Majeure. In any such event, the party unable to perform shall be required to resume performance of its obligations under this Agreement upon the termination of the event or cause that excused performance hereunder. "Force Majeure" herein means an event which is beyond the reasonable control of a party, including without limitation: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law that prevents Contractor from performing its obligations as set forth in this Agreement; (e) actions, embargoes or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority that prevents Contractor from performing its obligations as set forth in this Agreement; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees;] (i) shortage of adequate power or transportation facilities.

**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed the day and year first appearing in this Agreement, above.

**CITY OF HUNTINGTON PARK:**

**By:** \_\_\_\_\_  
John A. Ornelas, Interim City  
Manager

**Severn Trent Environmental Services, Inc.:**

**By:** \_\_\_\_\_  
**Name:** \_\_\_\_\_  
**Title:** \_\_\_\_\_

**APPROVED AS TO FORM:**

**By:** \_\_\_\_\_  
City Attorney

**EXHIBIT “A”  
SCOPE OF WORK  
(SEE ATTACHED)**

## SCOPE OF SERVICES

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Severn Trent Services (STS) will operate and maintain the CITY's well water production system, potable water storage system and water distribution in accordance with CITY's Water Supply Permit issued by the State of California State Water Resources Control Board (SWRCB), formerly California Department of Public Health (CDPH).

Except as otherwise set forth in this agreement, STS will operate the water and sanitary sewer system in compliance with current regulatory agency guidelines effective June 2015.

This proposed SCOPE OF SERVICES outlines the major elements of the STS's plan to operate and maintain the CITY's:

- Water Well System
- Water Distribution System
- Water Storage System
- Sewer Collection System

## MANAGEMENT OF THE PROGRAM

The City of Huntington Park program will be managed directly by an on-site Severn Trent Services manager. Overall management responsibility will be under the direction of:

Fred Kriess  
Regional General Manager  
Severn Trent Services  
Office Phone: (623) 572 9550  
E-mail: [fred.kriess@stservices.com](mailto:fred.kriess@stservices.com)

The Severn Trent Services assigned Manager will be responsible for direct day to day operations. The manager has the authority to respond to the CITY's directions and requests on matters relating to operation of the potable water and sewer collection system. Severn Trent Services shall provide CITY representation at WRD, Central Basin and Metropolitan Water meetings. Severn Trent Services will also evaluate and advise CITY on annual water budget; evaluate and advise CITY on water production and distribution facilities (water engineering, lifespan, efficiency, new technologies etc.).

## GENERAL WATER FACILITY DESCRIPTION

The general description of the water facility STS proposes to operate and maintain for the CITY is:

- 1) Well water supply system containing six (6) production wells
- 2) MWD water receiving system;



## CITY OF HUNTINGTON PARK

### Operations and Maintenance

- 3) Water storage and pumping delivery systems; and
- 4) Water distribution system containing approximately:
  - 4684 residential metered connections
  - 890 commercial/industrial metered connections
  - 600 fire hydrants
- 5) Two (2) wellhead treatment systems:
  - Six (6) Air Stripping Towers- 6717 Cottage Avenue
  - Four (4) Vessels Granular Activated Carbon Treatment System-5920 Miles Avenue

#### **GENERAL SEWER COLLECTION FACILITY DESCRIPTION**

Up to date sewer location and layout plans for the CITY are not presently available.

STS will operate and maintain the CITY's Sewer Collection System. A cursory inspection sets the estimated footage to be 317,000 lineal feet.

STS is responsible to clean one half (1/2) of the system each calendar year (approximately 158,500 lineal feet), thereby allowing for a totally cleaned system once every two (2) years.

#### **SYSTEMS STAFFING ATTENDANCE**

STS assumes responsibility for control and the operational performance of the water and sewer collection systems twenty-four (24) hours per day, seven (7) days per week, holidays included. In order to accomplish this, STS will staff the water system and sewer collection system with qualified, experienced, and certified by the State of California State Water Resources Control Board (formerly CDPH) personnel five (5) days per week, eight (8) hours per day.

Routine inspections will be conducted on weekends and holidays. One water service worker will be assigned as "stand-by" to respond to emergency calls twenty-four (24) hours per day, seven (7) days per week, holidays included.

#### **PERSONNEL ASSIGNMENT**

STS shall staff the FACILITY with a minimum of eight (8) full-time personnel filling the following personnel classifications:

- Facility Manager
- Assistant Facility Manager
- Water Production Supervisor
- Meter Reader
- Water Service Workers (2)
- Sewer Service Workers (2)

## CITY OF HUNTINGTON PARK

### Operations and Maintenance

The Facility Manager shall be certified by the State of California State Water Resources Control Board (formerly CDPH) at the minimum level.

STS shall provide qualified personnel to perform the following;

- Annual Sewer Cleaning
- Periodic Well Pump Efficiency Testing
- Annual Meter Exchange Program

The above services are included in the base price of the contract.

As indicated in the Qualifications and Experience section of this proposal, STS have the capabilities to provide a wealth of experienced personnel in all phases of water systems and collection system in all phases of water systems and collection systems' Operation, Maintenance, Engineering and Management.

#### **PERSONNEL CERTIFICATION**

The State of California State Water Resources Control Board (formerly CDPH) requires all persons responsible for water distribution system be certified at levels mandated by the State. This process requires a combination of defined technical and education as approved by the State followed by passing an exam administered by the State of California State Water Resources Control Board (formerly CDPH). Levels range 1-5 depending on level of responsibilities. In general, this has increased the skill level requirement within the current water industry. The current Water Supply Permit for the CITY requires to, employ a minimum D4/T2 Facility Manager, D3/T2 Assistant Manager, and T2 by any personnel responsible for collecting water samples.

#### **WATER SYSTEM RECORDS**

The successful operations and maintenance of water system components is dependent upon reliable, frequent inspections and efficient, repeatable Preventative Maintenance. Accurate record systems are an absolute must to achieve these two goals.

STS, has adopted and utilizes a Computer Maintenance Management System to maintain excellence in Operation and Maintenance.

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***Duties performed by STS in the water systems under base contract are as follows:***

#### **FACILITY INSPECTION**

STS shall inspect each water well, pumping station, water storage units and other required units located within the water facilities daily and shall produce records of each inspections as part of the permanent records of the CITY. Additional inspections shall be made if required due to any change, variation, peculiarity, defect, or problem in the condition of a particular facility which makes such extra inspections reasonable necessary.

### **SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA)**

STS shall oversee the operation of the CITY's SCADA system through the use of the CITY owned computer system located at the main office.

General tasks include but are not limited to the following:

- Monitor well and booster settings
- Monitor system pressure
- Monitor reservoir levels
- Monitor pump control as required
- Monitor alarms
- Troubleshoot

### **PROCESS CHEMICALS**

STS shall purchase on behalf of the CITY and maintain an inventory of chlorine and others chemicals routinely used in the operations of the water FACILITY. Such chemicals shall be stored at each water well located within the water FACILITY in quantities sufficient to assure continuous operation of the water FACILITY. All chemical cost to be paid by CITY.

### **WELL PRODUCTION TESTS**

STS shall arrange for production tests for all wells every two (2) years. STS shall provide the CITY with copies of all reports resulting from these tests.

### **SUPPLY AND SYSTEM METERS**

STS shall verify and have certified, on an annual basis, all water production meters. Certification shall be for accuracy.

### **MAINTENANCE**

For the purposes of this Proposal the following definition shall apply:

"Preventative Maintenance": Periodic scheduled maintenance in accordance with industry standards. Preventative maintenance is limited to:

- Lubrication
- Oil Change
- Valve Exercising
- Touch-up painting
- Line Flushing

## CITY OF HUNTINGTON PARK

### Operations and Maintenance

STS shall furnish personnel, tools and equipment required to properly lubricate all mechanical equipment; to replace control lamps or light bulbs; to adjust or replace pump shaft packing; or to perform other light maintenance required at specific intervals by the equipment manufacturers.

STS shall perform these services for each appropriate piece of equipment throughout the FACILITY. All data applicable solely to the CITY's equipment shall be considered the property of the CITY.

#### **METER EXCHANGE PROGRAM**

STS shall maintain a meter exchange program. STS shall replace four hundred (400) meters on an annual basis to maintain the integrity of the customer metered program. This program is included in the base contract price.

#### **REPAIR MAINTENANCE TO THE SYSTEMS**

STS shall perform maintenance work of the water FACILITY distribution system, which shall include; new meter installations (exclusive of meter exchange program), which includes the reading of the new meter and reporting the reading to the Customer Service office of the Revenue Collections office; repairs to water mains; repairs to and replacement of individual hydrants, meters and other related equipment. STS shall be responsible for maintenance and operation extensions and/or expansions of the distribution system by New Construction of water mains and water service lines between the mains and the meters. STS shall not be responsible for water lines between the meter and house or other structures.

STS may subcontract any repairs or services required under this proposal to a qualified subcontractor who has obtained all applicable state, federal or municipal licenses, permits and certificates, provided that any outside subcontractor so chosen by STS must be approved by the CITY, which may disapprove of any outside subcontractor without cause.

STS's Equipment and Services Departments are considered a subcontractor under the terms of this proposal. An *outside* subcontractor is considered to be a contractor or individual that is not a full-time employee of record of STS.

STS has provided in its base contract a maximum annual dollar amount to perform Repair Maintenance Service on all the Water and Sewer FACILITY systems, subject to an annual CPI adjustment.

The current annual amount is:

**Annual Maximum Repair Maintenance Limit:                      \$143,000.00 (FY 14-15)**

This includes materials, supplies, equipment, subcontractor costs. These costs do not include on-site regular, employee labor costs.

This annual repair maintenance limit is set up in the base contract price as an unexpected refundable item. Should the annual aggregate limit not be expended in any one contract year term, the unexpended balance shall be refunded to the CITY.

## CITY OF HUNTINGTON PARK

### Operations and Maintenance

The CITY shall be responsible for all costs exceeding the annual repair maintenance dollar limit.

STS will provide the CITY with a monthly report and back up of the expenditures applied to this fund.

#### **WATER CUSTOMER SERVICE**

STS shall perform all usual customer services such as bi-monthly meter readings, water service turn-offs and turn-ons, and turn-offs for non-payment for the potable water supply. STS base contract prices assumes that the following approximate number of metered connections are read on a bi-monthly reading scheduled basis.

- Residential Meters: 4651
- Commercial/Industrial: 899
- **Total meters in system:** 5550

STS will work closely with the CITY's Revenue Collections department and furnish all necessary data to the department to provide for adequate customer billing. No additional compensation will be allowed for meters added to the water distribution system.

#### **TURN-ON AND TURN-OFF SERVICES**

Upon request by the CITY's Revenue Collections department, STS shall perform turn-on and turn-off services directly related to the proper care and maintenance of the water FACILITY. This includes any turn-on/turn-offs services performed to facilitate any construction or repairs performed, when such construction or repairs are being made to the distribution lines or system. At the time of the turn-on/turn-off service, and if requested by the CITY, STS shall install at the sole cost and expense of the CITY a water line cutoff valve.

#### **INSPECTIONS**

STS shall be responsible for CITY field inspection of all additions and or modifications to the CITY water distribution system. This change in responsibility is a reflection of current state regulations governed by State of California State Water Resources Control Board (formerly CDPH) Certification requirements.

STS shall prepare and review on behalf of the CITY a variety of formal plans and documents required by governmental and regulatory departments as they pertain to the CITY water system.

STS shall review and respond to all requests for new construction and or redevelopment in conjunction with Planning or Building and Safety to insure the water system is capable of supporting the intended development.

#### **UNDERGROUND SERVICE ALERTS**

STS shall be responsible for identifying and marking water and sewer lines on behalf of the CITY for all Dig alert work orders.

### **WATER QUALITY SAMPLING**

The CITY currently is under contract with the Water Replenishment District (WRD) to conduct the CITY's Title 22 Monitoring. The CITY is responsible to pay all lab fees associated with water quality sampling for the Water FACILITY. STS will be responsible to coordinate, schedule and assist WRD with the field sampling process if required. All records will be maintained by STS and copies will be available upon request of the CITY and State of California State Water Resources Control Board (formerly CDPH).

STS shall collect weekly Bacteriological samples as defined in the current Coliform Sampling Plan and monthly General Physical samples within the distribution system.

STS shall collect samples for the Disinfectant and Disinfection Byproducts Rule (DDBPR) and Stage 2 DDBR concerning public health risks regarding Trihalomethanes (THM's) and Haloacetic Acids (HAA5).

STS shall collect samples for the increased regulatory requirements mandated by the State of California State Water Resources Control Board (formerly CDPH) for the treatment systems located at the water well locations and all CITY well locations as required.

- Well #17- 5920 Miles Avenue Huntington Park- CTC Monitoring
- Well #15-6717 Cottage Ave Huntington Park- TCE Monitoring

STS shall collect samples for Lead and Copper monitoring as mandated by the SWRCB Supply Water permit.

STS currently serves as the representative on behalf of the CITY to input data and information into the Environmental Protection Agency (EPA) Central Data Exchange (CDX) database. The system was established by EPA to submit various sampling plans, review and update data, i.e. UCMR2, DDBPR2, etc.

### **REPORTS**

STS will prepare and sign as certified operator all monthly operating reports as required by the State, Federal and local governments, districts, and organizations. STS shall also perform oversight of the necessary laboratory sampling and analyses as required by and in accordance with the testing requirements of the State of California State Water Resources Control Board (formerly CDPH). STS will submit required reporting to local, state and federal jurisdictions and the following agencies and all reporting to local, State, and Federal agencies and jurisdictions:

City of Huntington Park

- State of California State Water Resources Control Board (formerly CDPH)
- County Environmental Department Health Services
- Environmental Protection Agency

STS shall prepare the comprehensive State Water Resources Annual Drinking Water Report which consists of data concerning every aspect of the CITY's water system for the calendar year.

## CITY OF HUNTINGTON PARK

### Operations and Maintenance

Key elements include, but are not limited to, the following:

- Water Quality
- Water Storage Information
- Sampling Plans
- Service Connection
- Maximum/Minimum Water Demand Usage
- Water Issues and Complaints
- Improvements
- Reservoir Inspections

#### **OPERATION AND MAINTENANCE REPORTS**

Two (2) copies shall be provided monthly and submitted to the CITY by the 15<sup>th</sup> day of the following month. The report shall cover the following minimum information:

- Data required by the SWRCB
- Overview statement of operation and any significant events
- Delinquent shut-off report
- Monthly emergency call-out report
- Power usage report
- Meter replacement report
- Water production report
- Daily log of operations
- Corrective repair log
- Progress report

#### **SEWER COLLECTION SYSTEM**

STS will operate and maintain the CITY's Sewer Collection System. At the time of preparation of this proposal definitive sewer plans are not available. The estimated footage is 317,000 lineal feet.

It is mutually agreed between the CITY and STS that the Sewer Collection System is estimated to contain approximately 317,000 lineal feet. STS will clean one half (1/2) of the Sewer Collection system each contract year, (approximately 158,500 lineal feet) thereby allowing for a totally cleaned system every other year.

The base cost of this contract includes the cost of cleaning half the sewer system (approximately 158,500 lineal feet) annually and any additional sewer linear footage that may be added to the system. No additional compensation shall be allowed.

## CITY OF HUNTINGTON PARK

### Operations and Maintenance

Should the CITY require additional footage cleaned beyond the annual estimated footage of 158,500 lineal feet, a charge of \$0.51 per lineal feet shall be paid by the CITY in accordance with the CITY's Sewer Management Plan (SSMP).

STS shall utilize equipment and personnel from its sewer maintenance department to perform the annual cleaning. STS shall utilize a VAC-CON LN 8000 Type high pressure cleaning system for this cleaning procedure.

STS shall respond to all sewer emergency calls, twenty-four (24) hours a day, seven (7) days per week, holidays included within two (2) hours. Emergency response calls are included in the base contract price. STS shall notify the CITY within twenty-four (24) hours of any emergency call-out and provide the CITY with the following minimum data:

- Time of day reported to STS
- Time of day STS responds
- Nature of problem
- Solution to problem
- Name, address, phone number of complaining party

The CITY will receive a monthly sewer cleaning report which will include the following:

- Amount of contract cleaning performed
- Emergency call out report listing time reported, time of response, problem, name and address of compliant
- General system conditions report

### **SEWER SYSTEM OVERFLOW (SSO)/ SEWER SYSTEM MANAGEMENT PLAN (SSMP)**

STS's participation is outlined in the CITY's SSMP.

### **MAJOR EQUIPMENT**

Included in the base contract price, STS shall furnish, operate and maintain the following equipment units:

- One (1) Utility Truck w/crane (water)
- One (1) VacCon Sewer Truck
- One (1) Customer Service Truck
- Three (3) Service Truck (water distribution)
- One (1) Service Truck (water production)
- One (1) Meter Read Truck
- One (1) Manager Truck
- Vehicle communication system
- Air Compressor/ Jack Hammer Unit
- Backhoe
- Valve Exerciser
- Arrow Board/Traffic Control Equipment



**CPI INDEX ADJUSTMENT**

This contract will be reviewed annually for compensation increase or decrease, based on Los Angeles Region CPI Index as published by the Bureau of Labor Statistics. This annual average increase or decrease reported will be utilized to increase or decrease the compensation of the year following the reported year. *Under no circumstance shall the annual adjustment be less than 1% or greater than 3%.*

**ADDITIONAL SERVICES**

At the request of the CITY and at the option of STS, STS shall provide additional services for the CITY. Compensation for such services shall be negotiated on a case-by-case basis.

Any additional field work requested by the CITY or required under the contract shall be performed at the following rate classifications:

**1. Personnel**

Manager	\$70/hour
Chief Operator	\$55/hour
Supervisor	\$55/hour
Maintenance Technician	\$32/hour

**2. Equipment**

Service Truck	\$27/hour
Utility Truck	\$35/hour
Sewer Cleaning Truck (Jetter)	\$0.51/foot
Dump Truck	\$35/hour
Backhoe	\$40/hour
Other	at comparable rental rate

Overhead and profit rate shall be established at twenty percent (20%) for all additional work and five percent (5%) for City Administration Fee, however, work related to and for the direct benefit of the CITY shall be at ten percent (10%).

**WELL REPAIR, REPLACEMENT, AND UPGRADES**

When directed by the CITY and agreed upon by STS, STS shall provide and/or subcontract project management which may include design, installation, repairs and/or replacement production facilities, appurtenant facilities, and water distribution system at an additional cost to the City beyond the base contract price.

**SANITATION AND HEALTH COMPLIANCE**

When directed by the CITY and agreed upon by STS, STS shall provide management of CITY's Cross Connection Control Programs as listed in the Huntington Park Municipal Code Title 6 Sanitation and

## CITY OF HUNTINGTON PARK

### Operations and Maintenance

Health, Chapter 5 Water System, Article 3 Cross-Connection Control at an additional cost to the City beyond the base contract price. .

#### **CHANGE OF SCOPE**

Should the SCOPE OF SERVICES be changed due to changes in Regulatory permit requirements and/or other changes initiated and mandated, STS and the CITY shall negotiate the increase or decrease as required.

# **CITY OF HUNTINGTON PARK**

## **City Council Meeting Agenda Monday, May 4, 2015**

### **REGULAR AGENDA**

#### **CITY MANAGER**

##### **Item 9.**

**Extension to Oldtimers Foundation Transportation Services Agreement and  
Consideration of Assignment of Oldtimers Agreement to New Transportation  
Service Provider.**

##### **Attachment:**

Letter regarding Temporary Continuation of Transportation Services

**Additional Items Available Monday, May 4, 2015**



ADPERAPR302015am 10:00

## Office of the City Manager

April 29, 2015

Jose L. Solache  
Interim Chief Executive Officer  
Oldtimers Foundation  
3355 East Gage Avenue  
Huntington Park, CA 90255

Via Email: jlsolache@gmail.com  
Via Fax: (323) 582-5957

Dear Mr. Solache:

This letter will serve to memorialize my understanding of the relationship between the City of Huntington Park (City) and Oldtimers Foundation (Oldtimers) for the temporary continuation of transportation services commencing May 1, 2015 and continuing for a period not to exceed June 1, 2015.

It is my understanding that in spite of your previously submitted Notice of Termination dated March 31, 2015, Oldtimers is willing to provide transportation services pursuant to the terms of the "Fourth Amendment to Agreement for Operation of Public Transit Services in the City of Huntington Park between the City of Huntington Park and Oldtimers Foundation." In consideration of the continued services by Oldtimers to the City, the City is willing to increase the currently hourly service rate to \$53.00 per hour.

This temporary service arrangement will allow the City and the new transportation service provider to finalize negotiations for permanent transportation services consistent with the service levels previously agreed to by Oldtimers.

If the above expressed terms are acceptable to Oldtimers, please sign this letter below and return the same to my office at your earliest convenience. As you are aware, time is of the essence and your response to his correspondence is needed no later than 11:00 am April 30, 2015.

Thank you in advance for your cooperation.

Very truly yours,

John A. Ornelas  
Interim City Manager

I accept the above terms of service with the City on behalf of Oldtimers for interim transportation services.

Jose Solache, Interim Chief Executive Director, Oldtimers Foundation

4/30/15  
Date