

# CALL AND NOTICE OF SPECIAL MEETING

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## CITY OF HUNTINGTON PARK

**NOTICE IS HEREBY GIVEN** That a Special Meeting of the City Council of the City of Huntington Park will be held on Tuesday, February 18, 2025, at 6:00 p.m. at City Hall Council Chambers, 6550 Miles Avenue, Huntington Park, CA 90255

**Tuesday, February 18, 2025**

**Karina Macias**  
Mayor

**Arturo Flores**  
Vice Mayor

**Eduardo “Eddie” Martinez**  
Council Member



**Jonathan A. Sanabria**  
Council Member

**Esmeralda Castillo**  
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) 584-6161. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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

**PLEASE NOTE**--The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Members of the City Council. Members of the City Council and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the City Council and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.

- The conduct of City Council meetings is governed by the portion of the California Government Code commonly known as the "Brown Act" and by the Huntington Park City Council Meeting Rules of Procedure.
- The City Council meeting is for conducting the City's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak for three minutes to address items that are listed on the City Council agenda or topics which are within the jurisdictional authority of the City.
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the meeting will be permitted. Any person not adhering to the Rules of Procedure or conduct authorized by the Brown Act may be asked to leave the Council Chambers.
- All comments directed to the City Council or to any member of the City Council must be directed to the Mayor (or Chairperson if Mayor is absent).

We ask that you please respect the business nature of this meeting and the order required for the proceedings conducted in the Council Chambers.

### **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.**

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**

The City of Huntington Park shows replays of City Council Meetings on Local Access Channel 3 and over the Internet at [www.hpca.gov](http://www.hpca.gov). NOTE: Your attendance at this public

CITY COUNCIL MEETING AGENDAS

meeting may result in the recording and broadcast of your image and/or voice.

## **CALL TO ORDER**

## **ROLL CALL**

Mayor Karina Macias  
Vice Mayor Arturo Flores  
Council Member Eduardo “Eddie” Martinez  
Council Member Jonathan A. Sanabria  
Council Member Esmeralda Castillo

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

## **PRESENTATION(S)**

### **1. VOLUNTEER APPRECIATION CERTIFICATES**

## **PUBLIC COMMENT**

*Pursuant to Government Code Section 54954.3(a) Members of the public will have an opportunity to address the City Council on items listed on this agenda. For items on this agenda 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.*

## **STAFF RESPONSE**

RECESS TO CLOSED SESSION

## **CLOSED SESSION**

1. CONFERENCE INVOLVING JOINT POWERS AGENCY HUB CITIES  
CONSORTIUM - ANTICIPATED LITIGATION  
Government Code §§ 54956.9(d)(2) and 54956.9(e)(3)  
One (1) potential matter
2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Government Code §§ 54956.9(d)(2)  
One (1) potential matter

## **CLOSED SESSION ANNOUNCEMENT**

## **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered 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.

CITY COUNCIL MEETING AGENDAS

February 18, 2025

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## **CITY CLERK**

### **1. CITY COUNCIL MEETING MINUTES**

IT IS RECOMMENDED THAT CITY COUNCIL:

Approve Minute(s) of the following City Council Meeting(s):

1. Special City Council Meeting held February 3, 2025

## **FINANCE**

### **2. CHECK REGISTERS**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Approve Accounts Payable and Payroll Warrant(s) dated February 18, 2025

## **END OF CONSENT CALENDAR**

## **REGULAR AGENDA**

## **PUBLIC WORKS**

### **1. CONSIDERATION AND APPROVAL TO AWARD CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES TO CANNON AS A SOLE SOURCE FOR WELL NO 16 AND PUMP STATION IMPROVEMENTS PROJECT.**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Waive formal bidding and award a sole source contract for construction management and inspection services to Cannon for the Well No. 16 and Pump Station Improvements Project.
2. Authorize the City Manager to execute the agreement and any related documents.

## **COMMUNITY DEVELOPMENT**

### **2. CONSIDERATION AND APPROVAL TO AWARD A PROFESSIONAL SERVICES AGREEMENT TO MNS ENGINEERING INC. FOR COMMUNITY DEVELOPMENT SERVICES.**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Award a Professional Services Contract to MNS Engineers, INC. for the management and administrative services related to the City's Permanent Local Housing Allocation Program (PLHA) funded through the California Department of Housing and Community Development (HCD);and
2. Authorize the City Manager to execute the contract agreement.



## **CITY CLERK**

### **3. COUNCIL APPOINTMENTS TO VARIOUS COMMISSIONS AND COMMITTEES**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Make appointments to Commissions consistent with provisions set forth in Resolution No. 2025-01; and
2. Consider committee re-assignment to fill committee vacancies; and
3. Consider committee re-assignment or re-affirm current appointments; and
4. Add and/or delete any other temporary subcommittees, as appropriate.

### **END OF REGULAR AGENDA**

### **PUBLIC HEARING(S)**

#### **1. HOLD A PUBLIC HEARING TO REVIEW AND RECEIVE PUBLIC INPUT ON THE DEVELOPMENT OF THE FIVE-YEAR CONSOLIDATED PLAN 2025-2029**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Conduct a Public Hearing; and
2. Receive public input, from all interested parties, on the development of the Five-Year Consolidated Plan 2025-2029.

### **DEPARTMENTAL REPORTS**

### **WRITTEN COMMUNICATIONS**

### **COUNCIL COMMUNICATIONS**

**Council Member Esmeralda Castillo**

**Council Member Jonathan A. Sanabria**

**Council Member Eduardo “Eddie” Martinez**

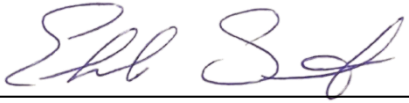
**Vice Mayor Arturo Flores**

**Mayor Karina Macias**

## **ADJOURNMENT**

The City of Huntington Park City Council will adjourn the meeting to a Regular Meeting on Monday, March 3, 2025 at 6:00 P.M.

I, Eduardo Sarmiento, 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) not less than 72 hours prior to the meeting. Dated this 13<sup>th</sup> day of February 2025.



Eduardo Sarmiento, City Clerk

# CONSENT CALENDER

## ITEM 1

## **MINUTES**

Meeting of the  
City of Huntington Park City  
Council Monday, February 3, 2025

The regular meeting of the City Council of the City of Huntington Park, California was called to order at 6:00 p.m. on Tuesday, February 3, 2025, in the Council Chambers at City Hall, 6550 Miles Avenue, Huntington Park, California; Mayor Karina Macias presiding.

**PRESENT:** Council Member(s): Esmeralda Castillo, Jonathan Sanabria, Eduardo “Eddie” Martinez, Vice Mayor Arturo Flores, and Mayor Karina Macias

**ABSENT:** Council Member(s): NA

**CITY OFFICIALS/STAFF:** Ricardo Reyes City Manager; Eduardo Sarmiento City Clerk; Acting Director of Community Development Sergio Infanzon; Gerardo “Jerry” Lopez Director of Public Works; Cynthia Norzagaray Director of Parks and Recreation, Sergio Infanzon Director of Communications; Arnold Alvarez- Glassman City Attorney.

### **INVOCATION**

Mayor Macias led the Invocation.

### **PLEDGE OF ALLEGIANCE**

Councilmember Castillo led the Pledge of Allegiance

### **PRESENTATION(S)**

#### **2. AMERICAN HEART ASSOCIATION PROCLAMATION**

### **PUBLIC COMMENTS**

- 1) Janeth Preciado Vargas
- 2) Rosie Palstor
- 3) Baldnumero Capiz
- 4) Laura
- 5) Rodolfo
- 6) Jennifer Gonada
- 7) Ricardo Garteler
- 8) Dr. David Sanchez
- 9) Maria De Los Angeles
- 10) Maria P Sanchez
- 11) Aida Vega
- 12) CBE

### **STAFF RESPONSE**

Macias: Thanks, the Public for their Patience

Reyes: Rent Control Meeting will take place tomorrow February 4, 2025

Lozano: In regard to Ice Raids. Department will act in accordance to SB54, they will not

provide personell or assistance to ICE

### **CLOSED SESSION**

None

### **CLOSED SESSION ANNOUNCEMENT**

None

### **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered 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.

### **CITY CLERK**

#### **1. CITY COUNCIL MEETING MINUTES**

IT IS RECOMMENDED THAT CITY COUNCIL:

Approve Minute(s) of the following City Council Meeting(s):

1. Special City Council Meeting held January 21, 2025

### **FINANCE**

#### **2. CHECK REGISTERS**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Approve Accounts Payable and Payroll Warrant(s) dated February 3, 2025

**MOTION:** Councilmember Sanabria motioned to approve the item. The motion was seconded by Councilmember Martinez. The motion was carried out by unanimous consent.

**AYES:** Council Member (s): Castillo, Sanabria, Martinez, Vice Mayor Flores, and Mayor Macias

**NOES:** Council Member (s): None

**ABSENT:** Council Member(s): None

### **END OF CONSENT CALENDAR**

## **REGULAR AGENDA**

### **COMMUNITY DEVELOPMENT**

#### **1. CONSIDERATION AND ADOPTION OF ORDINANCE UPDATING SIDEWALK VENDING REGULATIONS IN COMPLIANCE WITH SB 946 AND SB 972**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Review the material presented in this staff report, discuss the proposed updates and revisions to the Huntington Park Municipal Code; and
2. Take public testimony regarding the ordinance; and
3. Waive first reading and introduce Ordinance No. 2025-XX, amending the City's sidewalk vending regulations; and
4. Schedule the second reading and adoption of the ordinance for March 3, 2025, Regular City Council Meeting.

**MOTION:** Mayor Macias motioned to turn this item into a Public Hearing item. Councilmember Sanabria motioned to approve and add amendment that included 50 feet from restaurant and change language from tax to fee. The motion was seconded by Councilmember Martinez. Mayor Macias amended limiting the size or amount of propane tanks (for safety reasons), adding compliance and regulations, point of sale requirement, food waste separation to comply with w/ state law, fine waiving authority to be granted to CM. The Motion was carried out by unanimous consent.

**AYES:** Council Member (s): Castillo, Sanabria, Martinez, Vice Mayor Flores, and Mayor Macias

**NOES:** Council Member (s): None

**ABSENT:** Council Member(s): None

### **CITY MANAGER**

#### **2. CONSIDERATION AND INTRODUCTION OF ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, CALIFORNIA, AMENDING TITLE 5, CHAPTER 21, ARTICLE 1, SECTION 5-21.102(e) OF THE HUNTINGTON PARK MUNICIPAL CODE**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Approve the first reading and introduction of an ordinance amending Section 5-21.102 of the Huntington Park Municipal Code to allow leashed dogs at Veteran's Park; and
2. Schedule the second reading and adoption of the ordinance at the next regularly scheduled Council meeting.

**MOTION:** Councilmember Sanabria motioned to approve the motion with the addition of an Amendment to also include Keller Park, Veteran Park, and Perez Park. A friendly amendment was also added to include leashed dogs who can only stay on the . The motion was seconded by Councilmember Martinez as well as including a friendly amendment to only designated pathways. The motion was carried out by Majority consent.

**AYES:** Council Member (s): Sanabria, Martinez, and Vice Mayor Flores.

**NOES:** Council Member (s): Macias

**ABSENT:** Council Member(s): None

**ABSTAIN:** Council Member(s): Castillo

## **FINANCE DEPARTMENT**

### **3. APPROVE A RESOLUTION ESTABLISHING A DONATION POLICY AND OVERSIGHT**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Approve a Resolution establishing a formal donation policy and oversight for the City of Huntington Park; and
2. Direct staff to implement the policy and ensure compliance with all reporting and approval procedures.

**MOTION:** Councilmember Sanabria moved to approve a Resolution establishing a formal donation policy and oversight for the City of Huntington Park; and Direct staff to implement the policy and ensure compliance with all reporting and approval procedures. Additionally add an amendment that would remove City Ability from receiving any donations (only directors can receive). The motion was seconded by Vice Mayor Flores. Vice Mayor Flores also requested we look into creating a non-profit of the city (future). The motion was carried out by unanimous consent.

**AYES:** Council Member (s): Castillo, Sanabria, Martinez, Vice Mayor Flores, and Mayor Macias

**NOES:** Council Member (s): None

**ABSENT:** Council Member(s): None



**4. FISCAL YEAR 2023-24 END OF YEAR BUDGET REVIEW OF THE CITY'S OPERATING BUDGET**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Receive and file the FY 2023-2024 Budget Status Report through June 30, 2024

**MOTION:** Councilmember Sanabria motioned to receive and file the FY 2023-2024 Budget Status Report through June 30, 2024. The motion was seconded by Vice Mayor Flores. The motion was carried out by unanimous consent.

**AYES:** Council Member (s): Castillo, Sanabria, Martinez, Vice Mayor Flores, and Mayor Macias

**NOES:** Council Member (s): None

**ABSENT:** Council Members (s): None

**POLICE DEPARTMENT**

**5. REVIEW AND DISCUSS POSSIBLE ACTION ON A COMPREHENSIVE ASSESSMENT REGARDING THE K5 POLICE ROBOT "ROBO COP" PROGRAM**

IT IS RECOMMENDED THAT CITY COUNCIL:

1. Receive and File the report regarding the comprehensive assessment of the Police Robot "Robo Cop" Program; or
2. Direct staff to identify an alternate technology-based program, assessing the feasibility, operational considerations, and financial impacts of implementing the alternate program; or
3. Direct staff to identify a new location where "Robo Cop" can best fit the needs of the community.

**MOTION:** Councilmember Sanabria motioned to Direct staff to identify an alternative technology-based program, assessing the feasibility, operational considerations, and financial impacts of implementing the alternate program. The motion was seconded by Councilmember Martinez and he requested we notify community when Robo Cop will be concluding for their last opportunity to see it. The motion was carried out by unanimous consent.

**AYES:** Council Member (s): Castillo, Sanabria, Martinez, Vice Mayor Flores, and Mayor Macias

**NOES:** Council Member (s): None

**ABSENT:** Council Members (s): None

**CITY CLERK**

**5. COUNCIL APPOINTMENTS TO VARIOUS COMMISSIONS**

RECOMMENDED THAT CITY COUNCIL:

1. Make appointments to Commissions consistent with provisions set forth in Resolution No. 2025-01.

**MOTION:** No Appointments made.

**DEPARTMENTAL REPORTS**

City Manager: Thanked staff for hard work.

Parks: First Day Registration for Doger's Dream Team Baseball opened 02/03/2025.

Communications: All activities for rental registration program have been completed. URL: [Rso@hpcg.gov](mailto:Rso@hpcg.gov) for any questions regarding the Rent Stabilization Ordinance.

**WRITTEN COMMUNICATIONS**

Two written communications: Daniela Martinez and Peter Griffin who were in support of the Rent Control Program.

**COUNCIL COMMUNICATIONS**

Castillo: Thanked staff and directors.

Sanabria: People are aware of the "current administration" [president administration]. Kids have undocumented parents and wanted to make sure that they knew that councilmembers are in support of them. Sanabria provided statistics from 2020 census: In the City of Huntington Park: 50% of households have one person living that's undocumented; 1/10 individuals have a family member that Undocumented in LA County. Furthermore, Councilmember Sanabria spoke about how rent has skyrocketed by over 50% in the last 10 years. He urged that the council should protect their community from these issues and thus why he urges the city, staff, and council to act fast.

Martinez: Thanked all staff. He also brought to the attention of the City Manager that the state of California has an opportunity to get funding to control street crime and prevent street violence. It might be worth looking into it.

Flores: Nothing to report.

Macias: Thanked Directors and Staff. Thanked staff in Community Development for their hard work. She is listening to staff when we move forward with implementation of projects and will continue the way she's been working! It's about quietly doing work and

supporting to community. She also wished City Clerk Eduardo Sarmiento and Parks and Recreation Director Cynthia Norzagaray a happy early birthday.

**ADJOURNMENT**

Mayor Macias adjourned @ 9:48p.m. The next City of Huntington Park City Council meeting will be held on Tuesday, February 18<sup>th</sup>, 2025, at 6:00 pm.

Respectfully submitted,

  
\_\_\_\_\_  
Eduardo Sarmiento, City Clerk

## ITEM 2

### List of Funds - City of Huntington Park

FUND	DESCRIPTION	FUND	DESCRIPTION
111	General Fund	230	Homeland Security Fund
112	Waste Collection/Disposal	231	Parking System Fund
114	Spec Events Contributions	232	Art in Public Places Fund
115	General Fund Reserve	233	Bullet Proof Vest Grant
116	Retirement Fund	234	Congressional Earmark
120	Special Revenue DNA ID	235	Federal Street Improvmnt
121	Special Revnu Welfare Inm	236	HUD Economic Empowerment
122	Prevention Intervention	237	Community Planning
123	Board of Corrections LEAD	238	Air Pollution Grant
124	Auto Theft Prevention	239	Federal CDBG Fund
150	Emergency Preparedness	240	HUD EZ/EC Soc Sec Block
151	Economic Development	241	CalHome
152	Greenway Linear Park Proj	242	HUD Home Program
200	LACTMA TOD	243	HUD 108 B03MC060566
201	Environmental Justice	244	HUD EDI Grant
202	CFP Crosswalks	245	EPA Brownfield
203	ATP Randolph Rail-Trail	246	LBPHCP-Lead Base
204	SR2S Middleton Safe Route	247	Neighborhood Stabilization
205	CFP Pacific Blvd	248	Homelessness Prevention
206	CFP I Park Pay Station	249	DEPT OF TOXIC SUBSTANCES
207	CFP Signal Synchronizatio	250	DTSC Grant
208	CMAQ Metro Rapid	251	Land & Water Conservation
209	CFP City Street Resurfac	252	ABC
210	Measure M	253	DEBT SERVICE FUND
211	Road Maint & Rehab SB1	257	CDC Merged Project Fund
212	P & R Grants	258	CDC Merged Debt Service
213	Park Facilities	259	CDC Low/Mod Income Housin
214	Recreation Field Charter	262	CDC Neighbor Preservn Cap
215	Trees for A Better Enviro	263	CDC Neighbor Presrvn Debt
216	Employees Retirement Fund	264	CDC Nghbr Prsrvn Low/Mod
217	OPEB	267	CDC Sta Fe Redev Project
218	PARS	268	CDC Sta Fe Debt Service
219	Sales Tax-Transit Fund A	269	CDC Sta Fe Low/Mod Income
220	Sales Tax-Transit C	270	Successor Agency Merge
221	State Gasoline Tax Fund	271	Successor Agency Merg Prj
222	Measure R	272	Successor Agency Low Mod
223	Local Origin Program Fund	273	Successor Agency NHP
224	Office of Traffc & Safety	274	Successor Agency NHP Prj
225	Cal Cops Fund	275	Successor Agency
226	Air Quality Improv Trust	276	SUCCESSOR AGENCY-GF
227	Offc of Criminal Justice	283	Sewer Maintenance Fund
228	State Dept. of Justice	285	Solid Waste Mgmt Fund
229	Police Forfeiture Fund	286	Illegal Disposal Abatemnt

FUND	DESCRIPTION
287	Solid Waste Recycle Grant
288	COMPBC
293	PUBLIC FIN. AUTHOR.L/T DT
299	CDC Special Revenue Fund
322	STIP Transportation Fund
334	Ped/Bike Path Fund
335	Energy Efficient Grant
345	Rails To Trails Randolph
346	Bike Lane State Street
347	SRTS Middleton Elementary
348	Pacific Blvd Ped Improve
349	Capital Improvement Fund
475	HP PUBLIC FINANCE AUTHOR
533	Business Improv Dist Fund
535	Strt Lght & Lndscp Assess
681	Water Department Fund
741	Fleet Maintenance
742	Information Technology
745	Self Insurance
746	Employee Benefit Fund
748	Veh & Equip Replacement
779	Deferred Comp. Trust Fund
800	Pooled Cash
801	Pooled Cash Fund
802	Pooled Interest
993	Public Fin Authority LTD
994	General Fixed Assets Acct
995	General LTD Account Grp
996	General Long Term Debt
997	CDC Gnrl LTD Account Grp
998	Reserve Template Fund
999	Pooled Cash/Template

City of Huntington Park  
Demand Register  
February 18, 2025

PAYEE	INVOICE NUMBER	ACCOUNT NUMBER	DESCRIPTION	Sum of TRANSACTION AMOUNT
AARON CRUZ	5494	111-6060-466.33-20	FOLKLORICO CLASSES	160.00
	5496	111-6060-466.33-20	FOLKLORICO CLASSES	256.00
	5497	111-6060-466.33-20	FOLKLORICO CLASSES	160.00
AARON CRUZ Total				576.00
AGILE OCCUPATIONAL MEDICINE, PC	EM037102	111-2030-413.56-41	TREADMILL STRESS TEST	300.00
	EM037103	111-2030-413.56-41	TREADMILL STRESS TEST	300.00
AGILE OCCUPATIONAL MEDICINE, PC Total				600.00
ALADDIN LOCK & KEY SERVICE	34815	221-8014-429.74-10	LOCKS	290.13
	34824	741-8060-431.43-20	ISUZU KEYS	19.68
	34825	741-8060-431.43-20	SILVERADO KEYS	29.53
	34828	111-8022-419.43-10	CITY HALL KEYS	57.22
	34835	111-7010-421.43-20	REMOTE REPAIR & BATTERY	82.13
	34843	111-8020-431.43-10	MASTER KEYS	1,070.78
	34846	741-8060-431.43-20	FLEET SUPPLIES	196.01
ALADDIN LOCK & KEY SERVICE Total				1,745.48
ALAN'S LAWN AND GARDEN CENTER, INC.	67414	741-8060-431.43-20	REPAIR OF SAW MACHINE	358.96
	67935	111-8010-431.74-10	GENERATOR INVERTER	594.36
ALAN'S LAWN AND GARDEN CENTER, INC. Total				953.32
ALL CITY MANAGEMENT SERVICES,INC	98480	111-9010-413.56-41	SERVICES 1/5/25 - 1/18/25	10,942.09
ALL CITY MANAGEMENT SERVICES,INC Total				10,942.09
ALL TRAFFIC SOLUTIONS, INC	SIN043306	111-7010-421.61-20	CHANGEABLE MESSAGE SIGN	244.89
		224-7115-421.74-10	CHANGEABLE MESSAGE SIGN	20,000.00
ALL TRAFFIC SOLUTIONS, INC Total				20,244.89
ALVAREZ-GLASMAN & COLVIN	2024-10-21240	111-0220-411.32-70	OCTOBER 2024 LEGAL SERVICES	21,378.79
	2024-10-21251	111-0220-411.32-70	OCTOBER 2024 LEGAL SERVICES	376.00
	2024-10-21252	111-0220-411.32-70	OCTOBER 2024 LEGAL SERVICES	114.00
ALVAREZ-GLASMAN & COLVIN Total				21,868.79
AMAZON.COM SERVICES, INC.	11YD-7PY3-7KFC	111-7010-421.61-20	PD SUPPLIES	1,634.00
	1C3M-X6RQ-XPXH	111-3010-415.61-20	FINANCE OFFICE SUPPLIES	162.94
		111-6060-466.61-20	SUPPLIES FOR 5K EVENT	174.42
	1TD9-M7FL-41KN	111-0110-411.66-05	CITY EVENT SUPPLIES	249.12

**City of Huntington Park  
Demand Register  
February 18, 2025**

PAYEE	INVOICE NUMBER	ACCOUNT NUMBER	DESCRIPTION	Sum of TRANSACTION AMOUNT
<b>AMAZON.COM SERVICES, INC. Total</b>				<b>2,220.48</b>
<b>AMERICAN EXPRESS</b>	<b>928</b>	111-6060-466.61-20	AFTERSCHOOL SUPPLIES	26.25
	<b>2772</b>	111-7010-421.59-10	PD TRAINING	381.06
	<b>3505</b>	111-6060-466.61-20	AFTERSCHOOL SUPPLIES	19.88
	<b>20001</b>	111-6065-451.57-46	SENIOR PROGRAM SUPPLIES	931.79
	<b>132972</b>	111-7010-421.61-20	CITY PERSONNEL MEALS	800.00
	<b>445274</b>	221-8014-429.56-41	PW EPIC	2,779.00
	<b>1574174</b>	111-5010-419.59-15	RSCCD TRAINING	313.20
	<b>1574706</b>	111-5010-419.59-15	CODE ENFORCEMENT TRAINING	83.20
	<b>2554825</b>	111-0310-413.56-41	MAILCHIMP MONTHLY BILL	135.00
	<b>8996093</b>	111-7010-421.59-10	PD TRAINING	463.98
	<b>12252024</b>	742-7010-421.74-09	YOUTUBE TV BASE PLAN	82.98
	<b>12262024</b>	111-6020-451.61-35	CULTURAL ARTS SUPPLIES	14.18
	<b>45080038</b>	742-7010-421.74-09	ARLO MONTHLY CHARGE	17.99
	<b>53227738</b>	111-7010-421.59-10	HAMPTON/HILTON INN	130.20
	<b>53306269</b>	111-7010-421.59-10	HAMPTON INN RIVERSIDE	143.99
	<b>175291787</b>	111-0210-413.61-20	OWNERLY	23.99
	<b>200026207</b>	111-3010-415.59-15	CSFMO CONFERENCE	845.00
	<b>300021085</b>	111-5010-419.59-15	PD TRAINING	100.00
	<b>2949724757</b>	742-7010-421.74-09	ADOBE ACROBAT PRO	19.99
	<b>2953260525</b>	742-7010-421.74-09	ADOBE ACROBAT PRO	19.99
	<b>11348216153</b>	111-7010-421.59-10	PD TRAINING	295.00
	<b>11348986173</b>	111-7010-421.59-10	PD TRAINING	295.00
	<b>04355-55870231</b>	111-0310-413.56-41	CANVA MONTHLY	24.95
	<b>04358-4368266</b>	111-6020-451.56-41	SOFTWARE SERVICES	119.40
	<b>112-0574874-881</b>	111-7010-421.61-20	JAIL SUPPLIES	63.37
	<b>112-0961065-259</b>	111-2030-413.64-05	HOLIDAY EMPLOYEE SUPPLIES	65.64
	<b>112-1012281-229</b>	111-7010-421.61-20	PD SUPPLIES	30.32
	<b>112-2823601-442</b>	111-7010-421.61-20	HOLIDAY PARADE SUPPLIES	91.58
	<b>112-4469570-023</b>	111-7010-421.61-20	PD SUPPLIES	20.35
	<b>112-5160929-204</b>	111-7010-421.61-20	JAIL SUPPLIES	122.04
	<b>112-7151414-293</b>	111-2030-413.64-05	HOLIDAY EMPLOYEE SUPPLIES	125.10
	<b>112-8458995-963</b>	111-7010-421.61-20	PD SUPPLIES	33.58
	<b>112-8824625-731</b>	111-7010-421.61-20	PD SUPPLIES	232.11
	<b>114-4560094-337</b>	111-2030-413.64-05	HOLIDAY EMPLOYEE SUPPLIES	8.75
	<b>114-7227145-048</b>	111-7010-421.61-20	PD SUPPLIES	370.34
	<b>114-8719904-724</b>	111-7010-421.61-20	PD SUPPLIES	64.28



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AMERICAN EXPRESS	1BP29813NR13051	111-1010-411.59-15	IIMC TRAINING	60.00
	1UMVYCGX	111-7010-421.59-10	PD TRAINING	131.84
	2000126-2087213	111-7010-421.61-20	JAIL SUPPLIES	142.83
	2EU64248SW55357	111-1010-411.59-15	IIMC TRAINING	60.00
	3L94JH	111-6010-451.59-15	STAFF TRAINING TRANSPORT	289.96
	434439910591159	111-2030-413.64-05	HOLIDAY EMPLOYEE SUPPLIES	1,782.38
	434439910607104	111-2030-413.64-05	HOLIDAY EMPLOYEE SUPPLIES	20.00
	72978286860220	111-7010-421.59-10	PD TRAINING LODGING	1,221.16
	72978298488270	111-7010-421.59-10	PD TRAINING LODGING	1,123.45
	72978302778221	111-7010-421.59-10	PD TRAINING LODGING	568.15
	72978304998445	111-7010-421.59-10	PD TRAINING LODGING	568.15
	MLF0LQM5K0	111-9010-419.53-10	ICLOUD 50 GB OF STORAGE	0.99
	R1Q-EZZ	111-6020-451.61-35	EVENT SUPPLIES	119.98
	V1174954	111-5010-419.59-15	CREDIT MEMO	(138.00)
AMERICAN EXPRESS Total				15,244.37
AT&T	22920988	111-9010-419.53-10	SERVICE 12/20/24-01/19/25	395.03
	254715586JAN	111-9010-419.53-10	SERVICE 1/23/25-2/22/25	123.05
	254852700JAN	111-9010-419.53-10	SERVICE 1/21/25-2/20/25	123.05
	317316997JAN	111-9010-419.53-10	SERVICE 1/22/25-2/21/25	96.30
AT&T Total				737.43
AUTO ZONE	4075289457	111-7010-421.43-20	FUEL PUMP FOR PD#914	330.74
	4075289462	741-8060-431.43-20	SUPPLIES FOR PW UNIT#185	42.44
	4075290724	111-7010-421.43-20	PD STOCK SUPPLY	914.29
	4075291048	111-7010-421.43-20	PD STOCK SUPPLY	383.39
	4075297274	741-8060-431.43-20	FLEET SUPPLIES	24.23
	4075298408	111-7010-421.43-20	PD UNIT 275 PARTS	167.56
	4075298719	111-8020-431.43-10	PW YARD SUPPLIES	18.42
AUTO ZONE Total				1,881.07
AY NURSERY INC.	127706	535-8090-452.61-20	45 CALLISTEMON	587.25
	127707	535-8090-452.74-10	5 FICUS	842.81
	127708	535-8090-452.74-10	5 JACARANDAS	842.81
	127709	535-8090-452.74-10	5 PLATANUS RACEMOSA	842.81
AY NURSERY INC. Total				3,115.68
B.L. WALLACE DISTRIBUTOR INC.	20250220	221-8014-429.74-10	PW SUPPLIES	3,266.38

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<b>B.L. WALLACE DISTRIBUTOR INC. Total</b>				<b>3,266.38</b>
<b>BAVCO</b>	<b>312139</b>	535-8090-452.74-10	BACKFLOW DEVICE	1,192.91
<b>BAVCO Total</b>				<b>1,192.91</b>
<b>BDG LAW GROUP</b>	<b>35754</b>	745-9031-413.32-70	LEGAL SERVICES JAN 2025	36.66
	<b>35755</b>	745-9031-413.32-70	LEGAL SERVICES JAN 2025	308.50
<b>BDG LAW GROUP Total</b>				<b>345.16</b>
<b>BEAR ELECTRICAL SOLUTIONS, INC</b>	<b>25323</b>	221-8014-429.56-41	DECEMBER 2024 SERVICES	6,350.00
	<b>25332</b>	221-8014-429.56-41	DECEMBER 2024 SERVICES	4,220.00
<b>BEAR ELECTRICAL SOLUTIONS, INC Total</b>				<b>10,570.00</b>
<b>BELL'S GLASS SHOP</b>	<b>28672</b>	111-8023-451.43-10	REPLACE DAMAGED GLASS	366.08
	<b>28673</b>	111-8023-451.43-10	REPLACE DAMAGED GLASS	231.12
<b>BELL'S GLASS SHOP Total</b>				<b>597.20</b>
<b>BRADY INDUSTRIES OF CALIFORNIA LLC</b>	<b>9669161</b>	285-8050-432.61-20	GRAY ROLL LINERS	1,921.11
<b>BRADY INDUSTRIES OF CALIFORNIA LLC Total</b>				<b>1,921.11</b>
<b>BRANDON AYALA</b>	<b>HP070010287</b>	111-0000-351.10-10	CITATION REFUND	55.00
<b>BRANDON AYALA Total</b>				<b>55.00</b>
<b>BRIZUELA'S IRON WORK</b>	<b>219</b>	111-8023-451.43-10	REPAIRS TO RESTROOM	1,806.75
	<b>220</b>	111-8023-451.43-10	STORM DRAIN GRATES	1,620.60
	<b>221</b>	111-8020-431.43-10	RACK FOR ALUMINUM STENCIL	1,620.60
<b>BRIZUELA'S IRON WORK Total</b>				<b>5,047.95</b>
<b>BUENA PARK HONDA</b>	<b>526513</b>	111-7010-421.43-20	BEZEL RETAINER CLIPS	58.36
<b>BUENA PARK HONDA Total</b>				<b>58.36</b>
<b>CALIFORNIA CONTRACT CITIES ASSN.</b>	<b>515524</b>	111-0210-413.64-00	DUES 7/1/24-6/30/25	5,300.00
<b>CALIFORNIA CONTRACT CITIES ASSN. Total</b>				<b>5,300.00</b>
<b>CALIFORNIA STREET LIGHTING</b>	<b>1274</b>	221-8014-429.74-10	STREET LIGHT POLE	2,950.00
<b>CALIFORNIA STREET LIGHTING Total</b>				<b>2,950.00</b>
<b>CALPRIVATE BANK</b>	<b>54</b>	111-0110-411.66-05	ROUNDTABLE MEETING TREATS	10.11

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<b>PAYEE</b>	<b>INVOICE NUMBER</b>	<b>ACCOUNT NUMBER</b>	<b>DESCRIPTION</b>	<b>Sum of TRANSACTION AMOUNT</b>
<b>CALPRIVATE BANK</b>	<b>64</b>	111-0110-411.66-05	OFFICE SUPPLIES	95.48
	<b>121</b>	111-0110-411.66-05	COUNCIL MEETING MEALS	395.49
	<b>126</b>	111-0110-411.66-05	OFFICE SUPPLIES	10.78
	<b>5540</b>	111-6010-466.55-35	PURE IMAGINATION	463.50
	<b>5547</b>	111-0110-411.66-05	ROUNDTABLE MEETING TREATS	119.01
	<b>6797</b>	111-0110-411.66-05	COUNCIL MEETING DESSERT	39.00
	<b>7307</b>	111-9010-419.62-10	RETIREMENT MEALS	481.00
	<b>11077</b>	111-0240-466.55-42	FUNERAL FLOWERS	132.30
	<b>11927</b>	111-0110-411.66-05	ROUNDTABLE MEETING TREATS	33.08
	<b>12130</b>	111-0110-411.66-05	ROUNDTABLE MEETING TREATS	21.37
	<b>16694</b>	111-2030-413.64-05	HOLIDAY EMPLOYEE SUPPLIES	106.00
	<b>16728</b>	111-0110-411.66-05	COUNCIL MEETING MEALS	294.72
	<b>17501</b>	111-0210-413.61-20	ADMIN SUPPLIES	126.03
	<b>17626</b>	111-0110-411.66-05	COUNCIL MEETING DESSERT	99.00
	<b>17706</b>	111-0110-411.66-05	FUNERAL FLOWERS	110.25
	<b>25501</b>	111-0110-411.66-05	COUNCIL MEETING SUPPLIES	30.62
		111-6010-466.55-35	HOLIDAY PARADE SUPPLIES	28.38
	<b>300328</b>	111-0110-411.66-05	HOLIDAY PARADE SUPPLIES	100.50
	<b>1238283</b>	111-0110-411.66-05	COUNCIL MEETING DESSERT	31.75
	<b>1535417</b>	111-0110-411.66-05	COUNCIL MEETING DESSERT	31.75
	<b>6414010</b>	111-0110-411.66-05	ROUNDTABLE MEETING TREATS	94.09
	<b>9222024</b>	111-0110-411.66-05	EVENT SUPPLIES	140.24
	<b>12142024</b>	111-0110-411.61-19	HOLIDAY PARADE VIP FLOWER	137.50
	<b>100118281</b>	111-0110-411.66-05	COUNCIL MEETING MEALS	313.22
	<b>131356487</b>	111-3010-415.61-20	HPCA.US 10 YR REGISTRATION	103.80
	<b>1139769314</b>	111-3010-415.61-20	FINANCE OFFICE SUPPLIES	278.84
	<b>111-1838937-578</b>	111-0310-413.74-10	EVENT SUPPLIES	183.84
	<b>112-4309130-594</b>	111-2030-413.64-05	HOLIDAY EMPLOYEE SUPPLIES	49.05
	<b>114-1506341-231</b>	111-3010-415.61-20	FINANCE OFFICE SUPPLIES	19.39
	<b>114-2661621-508</b>	111-3010-415.61-20	FINANCE OFFICE SUPPLIES	83.77
	<b>114-4127916-363</b>	111-3010-415.61-20	FINANCE OFFICE SUPPLIES	19.56
	<b>114-4472336-887</b>	111-3010-415.61-20	FINANCE OFFICE SUPPLIES	12.99
	<b>114-5545958-997</b>	111-3010-415.61-20	CREDIT MEMO	(88.16)
			FINANCE OFFICE SUPPLIES	356.62
	<b>114-8230890-297</b>	111-3010-415.61-20	FINANCE OFFICE SUPPLIES	77.59
	<b>114-9642432-428</b>	111-3010-415.61-20	FINANCE OFFICE SUPPLIES	22.70
	<b>428121672682</b>	111-0110-411.66-05	COUNCIL MEETING MEALS	99.23
	<b>7903400100063</b>	111-0210-413.61-20	SUPPLIES	197.23

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CALPRIVATE BANK	7904400220126	111-0240-466.55-42	HOLIDAY PARADE SUPPLIES	70.78
	D01-7738245-386	111-3010-415.61-20	PRIME BUSINESS ANNUAL FEE	197.35
	F-0080	111-0110-411.66-05	COUNCIL MEETING MEALS	176.26
	MK1762	741-8060-431.43-20	PW SUPPLIES	959.34
	MZA3D931	111-3010-415.61-20	APPLE BUSINESS MANAGER	171.93
	MZA3LK24	111-3010-415.61-20	APPLE BUSINESS MANAGER	179.11
	RPQXOQXORD	111-0110-411.66-05	ROUNDTABLE MEETING TREATS	70.58
CALPRIVATE BANK Total				6,686.97
CANNON CORPORATION	90811	681-8030-461.76-11	DECEMBER 2024 SERVICES	44,492.26
CANNON CORPORATION Total				44,492.26
CAROL SHELDON-YBARA	6620PLASKAAVE	285-0000-228.75-00	C & D REFUND	282.66
CAROL SHELDON-YBARA Total				282.66
CARPENTER ROTHANS & DUMONT LLP	48334	111-9031-413.52-30	LEGAL SERVICES	19,087.25
CARPENTER ROTHANS & DUMONT LLP Total				19,087.25
CENTRAL BASIN MWD	HP-DEC24	681-8030-461.41-00	IMPORTATED WATER DEC 24	147,534.10
CENTRAL BASIN MWD Total				147,534.10
CENTRAL FORD	53799	111-7010-421.43-20	PART FOR PD UNIT 968	260.94
	54343	219-8085-431.43-21	PARTS FOR SHUTTLE 003	97.17
	54447	219-8085-431.43-21	PARTS FOR SHUTTLE 001	333.87
	54506	741-8060-431.43-20	PARTS FOR PW UNIT 353	14.99
	54511	741-8060-431.43-20	PARTS FOR PW UNIT 353	137.15
	54565	111-7010-421.43-20	PART FOR PD UNIT 914	469.86
CENTRAL FORD Total				1,313.98
CHAMPION CJD	570685	111-7010-421.43-20	KEY FOBS FOR PD UNIT 997	285.00
	721276	111-7010-421.43-20	PD UNIT 988 KEY FOBS	1,256.64
CHAMPION CJD Total				1,541.64
CHARTER COMMUNICATIONS	138445701012125	111-9010-419.53-10	CLOUD BACKUP 1/30-2/28/25	20.00
CHARTER COMMUNICATIONS Total				20.00
CINDI CAYAX	2551	239-5210-463.57-65	CDBG SENIOR SERVICES	350.00
CINDI CAYAX Total				350.00

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CINTAS CORPORATION NO 3	4218368107	741-8060-431.56-41	UNIFORM DRY CLEANING	1.45
	4219136367	741-8060-431.56-41	UNIFORM DRY CLEANING	489.64
<b>CINTAS CORPORATION NO 3 Total</b>				<b>491.09</b>
CITY OF DOWNEY	1212025	111-6010-451.59-15	STEM TRAINING	516.00
<b>CITY OF DOWNEY Total</b>				<b>516.00</b>
COMMUNITY VETERINARY HOSPITAL INC	684692235	111-7010-421.61-20	K-9 DOC 9 DAYS PET HOTEL	585.00
<b>COMMUNITY VETERINARY HOSPITAL INC Total</b>				<b>585.00</b>
CONCENTRA MEDICAL CENTERS	85609937	111-2030-413.56-41	EMPLOYEE PHYSICALS	712.00
<b>CONCENTRA MEDICAL CENTERS Total</b>				<b>712.00</b>
CROWN CASTLE FIBER LLC	1756857	787-8915-499.56-41	DARK FIBER INTERNET FEB 2025	16,200.00
<b>CROWN CASTLE FIBER LLC Total</b>				<b>16,200.00</b>
DATA TICKET INC.	174280	111-5055-419.56-41	PROCESSING FOR DEC 24	768.50
	174750	111-9010-415.56-15	PARKING CITATION PROCESS	17,487.86
<b>DATA TICKET INC. Total</b>				<b>18,256.36</b>
DATAPROSE, INC.	DP2406187	681-3022-415.53-20	BILLING 12/1/24-12/31/24	1,796.59
		681-3022-415.56-41	BILLING 12/1/24-12/31/24	850.13
<b>DATAPROSE, INC. Total</b>				<b>2,646.72</b>
DELL INC.	10793167688	225-7120-421.74-10	PD DESKTOPS	20,369.69
		742-9010-410.74-10	CITY DESKTOPS	1,771.28
<b>DELL INC. Total</b>				<b>22,140.97</b>
DENNY RAMIREZ TERCERO	HP050039634	111-0000-351.10-10	CITATION REFUND	45.00
<b>DENNY RAMIREZ TERCERO Total</b>				<b>45.00</b>
DEPARTMENT OF ANIMAL CARE & CONTROL	1/25/2025	111-7010-421.56-41	DECEMBER 2024 SERVICES	25,198.96
<b>DEPARTMENT OF ANIMAL CARE &amp; CONTROL Total</b>				<b>25,198.96</b>
EVELYN CAMPOS	HP410005137	111-0000-351.10-10	CITATION REFUND	60.00
<b>EVELYN CAMPOS Total</b>				<b>60.00</b>

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EVERGREEN INC DBA CALIFORNIA	14386	111-7010-421.61-70	PD SUPPLIES	4,996.00
EVERGREEN INC DBA CALIFORNIA Total				4,996.00
F.S.O.C. LLC	2085	111-7010-421.61-70	PD SUPPLIES	11,948.93
F.S.O.C. LLC Total				11,948.93
FAIR HOUSING FOUNDATION	11625	239-5210-463.57-87	FAIR HOUSING SERVICES	1,683.00
FAIR HOUSING FOUNDATION Total				1,683.00
FEDEX	8-743-30580	111-7010-421.61-20	FEDEX SERVICE	17.42
FEDEX Total				17.42
FERGUSON ENTERPRISES INC	5077969	111-8023-451.43-10	CORE CABLE	60.15
	5092465	111-8022-419.43-10	MATERIALS FOR REPAIRS	84.66
FERGUSON ENTERPRISES INC Total				144.81
FUN EXPRESS, LLC	73591255401	111-6020-451.61-35	EVENT SUPPLIES	230.37
FUN EXPRESS, LLC Total				230.37
GABRIEL HERNANDEZ	6517MARBRISAAVE	285-0000-228.75-00	C & D REFUND	312.00
GABRIEL HERNANDEZ Total				312.00
GEORGE CHEVROLET	183964CVW	111-7010-421.43-20	REPAIR FOR PD UNIT 886	164.41
	184344CVW	741-8060-431.43-20	PARTS FOR PW UNIT 274	194.20
	184345CVW	741-8060-431.43-20	PARTS FOR PW UNIT 191	699.79
	184710CVW	741-8060-431.43-20	PARTS FOR PW UNIT 185	225.62
	184770CVW	741-8060-431.43-20	PARTS FOR PW UNIT 185	34.36
GEORGE CHEVROLET Total				1,318.38
GEORGE MIDDLETON	2042025	111-6030-451.33-90	REFEREE FEES	2,627.00
GEORGE MIDDLETON Total				2,627.00
GRAINGER	9375475549	741-8060-431.43-20	FLEET SUPPLIES	160.77
GRAINGER Total				160.77
GRANITE CONSTRUCTION COMPANY	2876729	111-8010-431.61-20	CITY WIDE HOT ASPHALT	4,630.50
GRANITE CONSTRUCTION COMPANY Total				4,630.50

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H.P. TEST ONLY	24301	111-7010-421.43-20	SMOG CHECK PD UNIT 973	45.00
	24692	741-8060-431.43-20	SMOG CHECK PW UNIT 196	45.00
	24871	219-8085-431.43-21	SMOG CHECK SHUTTLE 006	45.00
	24877	111-7010-421.43-20	SMOG CHECK PD UNIT 912	45.00
H.P. TEST ONLY Total				180.00
HAJOCA CORPORATION	S173801211.002	111-8022-419.43-10	MATERIALS FOR REPAIRS	1,315.43
	S173945529.001	111-8023-451.43-10	MATERIALS FOR REPAIRS	115.88
HAJOCA CORPORATION Total				1,431.31
HASA, INC.	1007288	681-8030-461.41-00	SUPPLIES FOR WELL #18	258.08
	1010129	681-8030-461.41-00	SUPPLIES FOR WELL #15	427.31
	1010130	681-8030-461.41-00	SUPPLIES FOR WELL #18	303.96
	1013632	681-8030-461.41-00	SUPPLIES FOR WELL #18	435.86
	1013633	681-8030-461.41-00	SUPPLIES FOR WELL #15	341.85
	1013635	681-8030-461.41-00	SUPPLIES FOR WELL #17	441.56
	1014598	681-8030-461.41-00	SUPPLIES FOR WELL #15	284.88
	1014599	681-8030-461.41-00	SUPPLIES FOR WELL #18	430.13
	1014600	681-8030-461.41-00	SUPPLIES FOR WELL #12	427.31
	1015576	681-8030-461.41-00	SUPPLIES FOR WELL #18	344.10
	1015577	681-8030-461.41-00	SUPPLIES FOR WELL #15	413.07
HASA, INC. Total				4,108.11
HASSAN SALEH	1072025	111-7010-421.59-10	MILEAGE REIMBURSEMENT	47.60
HASSAN SALEH Total				47.60
HDL COREN & CONE	SIN46910	111-9010-419.56-41	CONTRACT SERVICES JAN - MAR 2025	2,439.10
HDL COREN & CONE Total				2,439.10
HEALTH AND HUMAN RESOURCE CENTER	E0337778	111-0000-217.50-60	MARCH 2025 SERVICES	267.30
HEALTH AND HUMAN RESOURCE CENTER Total				267.30
HECTOR G. MORENO	5491	111-6060-466.33-20	TAEKWONDO	672.00
	5492	111-6060-466.33-20	TAEKWONDO	1,400.00
	5493	111-6060-466.33-20	TAEKWONDO	560.00
HECTOR G. MORENO Total				2,632.00
HILDA ESTRADA	34	111-1010-411.56-41	TRANSLATOR FEES	9,100.00

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HILDA ESTRADA	35	111-1010-411.56-41	TRANSLATOR FEES	1,300.00
<b>HILDA ESTRADA Total</b>				<b>10,400.00</b>
HOM RICHARD	HP020021459	111-0000-351.10-10	CITATION REFUND	22.00
<b>HOM RICHARD Total</b>				<b>22.00</b>
IBE DIGITAL	475672	111-9010-419.44-10	KONICA MINOLTA BIZHUB	3,413.44
	475715	111-7010-421.61-20	BLACK TONER	18.19
	475815	111-9010-419.44-10	WASTE TONER BOX	18.07
	38368341	111-9010-419.44-10	CONTRACT MACHINES	6,444.36
<b>IBE DIGITAL Total</b>				<b>9,894.06</b>
IDEAL LIGHTING	125947	111-8022-419.43-10	CITY HALL FIXTURES	661.17
<b>IDEAL LIGHTING Total</b>				<b>661.17</b>
INFRASTRUCTURE ENGINEERS	468202	111-5010-419.56-41	B&S PLAN DEC 25	6,304.84
	472231	111-5010-419.56-41	DECEMBER 2024 SERVICES	231.00
	472255	111-5010-419.56-41	B&S STAFF DEC 25	40,971.00
	472259	111-8080-431.56-62	DECEMBER 2024 SERVICES	37,820.00
<b>INFRASTRUCTURE ENGINEERS Total</b>				<b>85,326.84</b>
INNER CITY VISIONS	1037	239-5210-463.56-41	HOMELESS OUTREACH NOV 24	10,343.52
	1038	239-5210-463.56-41	HOMELESS OUTREACH DEC 24	9,569.24
<b>INNER CITY VISIONS Total</b>				<b>19,912.76</b>
INTEGRATED TACTICAL CONCEPTS LLC	1272025	111-7010-421.59-10	CLASS REGISTRATION	750.00
<b>INTEGRATED TACTICAL CONCEPTS LLC Total</b>				<b>750.00</b>
J SQUARED	156	681-8030-461.56-41	JANUARY 2025 SERVICES	845.00
<b>J SQUARED Total</b>				<b>845.00</b>
JAIME CARREON	HP100006465	111-0000-351.10-10	CITATION REFUND	141.00
<b>JAIME CARREON Total</b>				<b>141.00</b>
JASMIN ROBERTO	HP050024252	111-0000-351.10-10	CITATION REFUND	145.00
<b>JASMIN ROBERTO Total</b>				<b>145.00</b>
JEFFREY CERVANTES	1052025	111-7010-421.59-10	PD TRAINING REIMBURSEMENT	810.36



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<b>JEFFREY CERVANTES Total</b>				<b>810.36</b>
JIMENEZ'S BRAKES & ALIGNMENTS INC	65817	741-8060-431.43-20	PW UNIT 194 REAPIRS	70.00
<b>JIMENEZ'S BRAKES &amp; ALIGNMENTS INC Total</b>				<b>70.00</b>
JOEL GORDILLO	JG202501	111-1010-411.56-41	MEDIA TECH SERVICES	1,650.00
<b>JOEL GORDILLO Total</b>				<b>1,650.00</b>
JOSHUA VOLASGIS	1212025	111-7010-421.59-10	MILEAGE REIMBURSEMENT	281.67
<b>JOSHUA VOLASGIS Total</b>				<b>281.67</b>
JUAN GONZALEZ	HP040041288	111-0000-351.10-10	CITATION REFUND	55.00
<b>JUAN GONZALEZ Total</b>				<b>55.00</b>
KIMBALL MIDWEST	102968347	741-8060-431.43-20	MATERIALS FOR REPAIRS	552.15
	102970374	741-8060-431.43-20	MATERIALS FOR REPAIRS	546.54
	102995157	741-8060-431.43-20	FLEET REPAIR SUPPLIES	428.21
<b>KIMBALL MIDWEST Total</b>				<b>1,526.90</b>
LA COUNTY SHERIFF'S DEPT	251707BL	111-7010-421.56-41	DECEMBER 2024 INMATE MEALS	897.58
<b>LA COUNTY SHERIFF'S DEPT Total</b>				<b>897.58</b>
LANCE ORNELAS	1142025	111-7010-421.59-10	MILEAGE REIMBURSEMENT	180.23
<b>LANCE ORNELAS Total</b>				<b>180.23</b>
LB JOHNSON HARDWARE CO.	135896	111-8023-451.43-10	MATERIALS FOR REPAIRS	76.64
	135946	535-8016-431.61-45	MATERIALS-STREET LIGHTS	37.18
	136035	111-8024-421.43-10	MATERIALS FOR REPAIRS	172.33
	136095	111-8024-421.43-10	MATERIALS FOR REPAIRS	32.83
<b>LB JOHNSON HARDWARE CO. Total</b>				<b>318.98</b>
LIEBERT CASSIDY WHITMORE	284290	111-0220-411.32-70	LEGAL SERVICES THRU 12-24	4,987.50
	285278	111-0220-411.32-70	LEGAL SERVICES THRU 12-24	1,213.00
	285279	111-0220-411.32-70	LEGAL SERVICES THRU 12-24	132.00
<b>LIEBERT CASSIDY WHITMORE Total</b>				<b>6,332.50</b>
LOS ANGELES GENERAL MEDICAL CENTER	8	111-7010-421.56-41	SART EXAM	1,890.00
<b>LOS ANGELES GENERAL MEDICAL CENTER Total</b>				<b>1,890.00</b>

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MERRIMAC ENERGY GROUP	2234859	741-8060-431.62-30	DEPT VEHICLES FUEL OCTOBER 2024	23,869.71
MERRIMAC ENERGY GROUP Total				23,869.71
MIRACLE PLAYGROUND SALES	882399	535-8090-452.74-10	CHELSEY CIRCLE EQUIPMENT	1,043.24
MIRACLE PLAYGROUND SALES Total				1,043.24
MNS ENGINEERS, INC.	88115	239-5210-463.57-95	SERVICES 8/13-9/26/2024	27,882.50
	88702	239-5210-463.57-95	SERVICES 12/1/24-12/31/24	7,940.00
MNS ENGINEERS, INC. Total				35,822.50
MODEL 1 COMMERCIAL VEHICLES	RA101014138:01	219-8085-431.43-21	REPAIR WHEEL CHAIR RAMP	4,783.19
MODEL 1 COMMERCIAL VEHICLES Total				4,783.19
MOMAR, INC	PS1598574	741-8060-431.43-20	FLEET SUPPLIES	209.31
MOMAR, INC Total				209.31
MYERS AND SONS HI-WAY SAFETY, INC	166669	221-8012-429.61-20	STREET SIGNS	2,536.15
MYERS AND SONS HI-WAY SAFETY, INC Total				2,536.15
NACHO'S LOCK & KEY SERVICE LLC	19584	111-7010-421.73-10	PD DOOR REPAIRS	1,781.70
	19585	111-7010-421.73-10	PD DOOR REPAIRS	1,200.00
NACHO'S LOCK & KEY SERVICE LLC Total				2,981.70
NEW CHEF FASHION INC.	1092885	111-7010-421.61-20	POLICE RESERVE UNIFORM	203.89
NEW CHEF FASHION INC. Total				203.89
NICK ALEXANDER RESTORATION	184	741-8060-431.43-20	HEADLINER PW UNIT 182	207.00
NICK ALEXANDER RESTORATION Total				207.00
NORM REEVES FORD SUPERSTORE	135894	111-7010-421.43-20	REPAIR PD UNIT 982	1,125.28
	136715	111-7010-421.43-20	REPAIR PD UNIT 988	277.50
	332377	111-7010-421.43-20	REPAIR PD UNIT 915	539.88
NORM REEVES FORD SUPERSTORE Total				1,942.66
NORTH STAR LAND CARE	1601-839	535-8090-452.56-60	AUGUST 2024 SERVICES	37,617.75
	1601-857	535-8090-452.56-60	AUGUST 2024 SERVICES	35,721.00
	1601-876	535-8090-452.56-60	SEPTEMBER 2024 SERVICES	6,804.00

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NORTH STAR LAND CARE	1601-929	535-8090-452.56-60	NOVEMBER 2024 SERVICES	1,134.00
	1601-946	535-8090-452.56-60	DECEMBER 2024 SERVICES	30,807.00
	1601-947	535-8090-452.56-60	DECEMBER 2024 SERVICES	945.00
	1601-964	535-8090-452.56-60	JANUARY 2025 SERVICES	37,617.75
NORTH STAR LAND CARE Total				150,646.50
OK PRINTING DESIGN & DIGITAL PRINT	3835	280-3022-415.61-25	COMMUNITY DEVELOPMENT SUPPLIES	1,423.00
	3838	111-6020-451.61-35	5K SUPPLIES	240.00
	3840	111-3010-415.61-20	FINANCE SUPPLIES	2,300.00
OK PRINTING DESIGN & DIGITAL PRINT Total				3,963.00
O'REILLY AUTO PARTS	2959-202631	219-8085-431.43-21	PARTS FOR SHUTTLE 005	412.23
	2959-202935	741-8060-431.43-20	SHOP SUPPLIES	207.94
	2959-202937	741-8060-431.43-20	SHOP SUPPLIES	516.24
	2959-202938	741-8060-431.43-20	AIR FILTERS & MOTOR OIL	455.85
	2959-203488	111-7010-421.43-20	PARTS FOR PD 958	53.78
	2959-203819	741-8060-431.43-20	PARTS UNIT PW 185	53.10
	2959-204394	111-7010-421.43-20	PARTS FOR PD UNIT 279	275.01
	2959-204566	741-8060-431.43-20	PARTS FOR PW UNIT 194	122.59
	2959-204628	741-8060-431.43-20	PARTS FOR PW UNIT 194	176.39
	2959-204826	741-8060-431.43-20	SHOP SUPPLIES	39.67
	2959-206690	741-8060-431.43-20	PART FOR PW UNIT 184	240.89
	2959-206991	111-7010-421.43-20	PARTS FOR PD UNIT 886	55.10
	2959-207086	741-8060-431.43-20	FLEET SUPPLIES	19.71
	2959-207094	741-8060-431.43-20	FLEET SUPPLIES	19.71
	2959-207143	111-7010-421.43-20	PART FOR PD UNIT 215	38.58
	2959-208143	219-8085-431.43-21	PARTS FOR SHUTTLE 006	415.17
	2959-208273	111-7010-421.43-20	PART FOR PD UNIT 990	53.87
	2959-209812	741-8060-431.43-20	FLEET SUPPLIES	700.80
	2959-209813	111-7010-421.43-20	PD UNIT 215 SUPPLIES	350.40
	2959-210346	741-8060-431.43-20	STOCK SUPPLIES	28.51
	2959-210758	741-8060-431.43-20	FLEET SUPPLIES	1,051.20
	2959-210789	219-8085-431.43-21	TROLLEY SUPPLIES	89.14
	2959-211018	111-7010-421.43-20	PD PARTS FOR ALL 2020 EXPLORERS	775.79
O'REILLY AUTO PARTS Total				6,151.67
PACIFICA SERVICES INC.	346-35	239-5210-463.73-05	DECEMBER 2024 SERVICES	10,140.00
PACIFICA SERVICES INC. Total				10,140.00

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PAYEE	INVOICE NUMBER	ACCOUNT NUMBER	DESCRIPTION	Sum of TRANSACTION AMOUNT
PARAMOUNT TECHNOLOGIES, INC	SI-015360	742-7010-421.74-09	ANNUAL SOFTWARE SUBSCRIPTION	5,565.00
PARAMOUNT TECHNOLOGIES, INC Total				<b>5,565.00</b>
PATRICK IBARRA	38-2024	111-0210-413.56-41	COUNCIL RETREAT SERVICES	9,600.11
PATRICK IBARRA Total				<b>9,600.11</b>
PAULINA HUERTA	25325-25144	681-0000-228.70-00	WATER REFUND	774.50
PAULINA HUERTA Total				<b>774.50</b>
PERFORMANCE NURSERY	269894	535-8090-452.74-10	RUGBY PARKING PLANTS	1,011.78
	269895	535-8090-452.74-10	RUGBY PARKING PLANTS	976.74
PERFORMANCE NURSERY Total				<b>1,988.52</b>
PRO LINE GYM FLOORS	3216	111-6010-451.56-41	GYM FLOOR MAINTENANCE	2,448.00
		111-6030-451.61-35	GYM FLOOR MAINTENANCE	1,577.00
PRO LINE GYM FLOORS Total				<b>4,025.00</b>
PVP COMMUNICATIONS	135815	111-7010-421.61-20	PD SUPPLIES	1,024.23
PVP COMMUNICATIONS Total				<b>1,024.23</b>
QDOXS	IN65050	111-8020-431.61-20	BILLING 1/18/25-2/17/25	21.90
		285-8050-432.43-05	BILLING 1/18/25-2/17/25	21.90
		681-8030-461.43-05	BILLING 1/18/25-2/17/25	21.90
QDOXS Total				<b>65.70</b>
QUALITY CODE PUBLISHING LLC	PG000039693	111-1010-411.56-41	SHIPPING & HANDLING FEES	3,265.00
QUALITY CODE PUBLISHING LLC Total				<b>3,265.00</b>
QUINN COMPANY	PC811032510	741-8060-431.43-20	PART FOR PW UNIT 687	936.14
QUINN COMPANY Total				<b>936.14</b>
R & A TANK TECHNOLOGIES LLC	2025-0743	741-8060-431.43-20	DECEMBER & JANUARY SERVICES	350.00
R & A TANK TECHNOLOGIES LLC Total				<b>350.00</b>
R&P WOOD PRODUCTS INC	206130	535-8090-452.43-20	PW SUPPLIES	1,940.40
R&P WOOD PRODUCTS INC Total				<b>1,940.40</b>

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RAMOS SALVADOR	HP050039531	111-0000-351.10-10	CITATION REFUND	51.00
<b>RAMOS SALVADOR Total</b>				<b>51.00</b>
REXEL COMMERCIAL & INDUSTRIAL	S141514912.001	111-8024-421.43-10	PD EV CHARGING STATION	788.40
<b>REXEL COMMERCIAL &amp; INDUSTRIAL Total</b>				<b>788.40</b>
RINCON CONSULTANTS, INC.	62562	113-9050-462.56-41	BILLING 12/01/24-1/08/25	9,203.00
<b>RINCON CONSULTANTS, INC. Total</b>				<b>9,203.00</b>
RIO HONDO COLLEGE	2425-RG-HUNTING	111-7010-421.56-41	3RD QRTR RANGE FEES	2,300.00
	F24-294-ZHPK	111-7010-421.59-10	PD TRAINING	125.00
	F24-319-ZHPK	111-7010-421.59-10	PD TRAINING	100.00
	W25-27-ZHPK	111-7010-421.59-10	PD TRAINING	178.00
<b>RIO HONDO COLLEGE Total</b>				<b>2,703.00</b>
ROBERT HALF INC	64541463	111-2030-413.56-41	LABOR INVOICE	5,435.50
	64562066	111-3010-415.56-41	LABOR INVOICE	3,654.00
	64562323	111-3010-415.56-41	LABOR INVOICE	4,400.00
	64583330	111-3010-415.56-41	LABOR INVOICE	2,740.50
	64583476	111-3010-415.56-41	LABOR INVOICE	3,520.00
	64598972	111-3010-415.56-41	LABOR INVOICE	3,654.00
<b>ROBERT HALF INC Total</b>				<b>23,404.00</b>
ROXANNE URENA	HP410005214	111-0000-351.10-10	CITATION REFUND	60.00
<b>ROXANNE URENA Total</b>				<b>60.00</b>
RWC GROUP	RA301023820:01	741-8060-431.43-20	PW UNIT 353 REPAIR	350.00
<b>RWC GROUP Total</b>				<b>350.00</b>
S & J SUPPLY CO., INC.	S100244801.001	535-8090-452.74-10	METAL TRASH CONTAINERS	1,010.95
<b>S &amp; J SUPPLY CO., INC. Total</b>				<b>1,010.95</b>
SAFETY-KLEEN SYSTEMS, INC	96295590	741-8060-431.43-20	SERVICE DATE 1/21/25	811.44
<b>SAFETY-KLEEN SYSTEMS, INC Total</b>				<b>811.44</b>
SC FUELS	IN-0000654675	741-8060-431.62-30	DEPT VEHICLES FUEL JANUARY 2025	24,339.56
<b>SC FUELS Total</b>				<b>24,339.56</b>

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SNAP-ON INCORPORATED	ARV/63737672	741-8060-431.43-20	FLEET SHOP EQUIPMENT	949.57
SNAP-ON INCORPORATED Total				<b>949.57</b>
SONSRAY MACHINERY, LLC	PSO167500-1	741-8060-431.43-20	PARTS FOR PW UNIT 412	797.91
	PSO168251-1	741-8060-431.43-20	PARTS FOR PW UNIT 411	13.41
	PSO168251-2	741-8060-431.43-20	PARTS FOR PW UNIT 411	151.87
	PSO168251-3	741-8060-431.43-20	PARTS FOR PW UNIT 411	789.95
	PSO169536-1	741-8060-431.43-20	SUPPLIES FOR REPAIRS PW UNIT 411	397.99
	PSO169715-1	741-8060-431.43-20	PART FOR PW UNIT 411	152.41
SONSRAY MACHINERY, LLC Total				<b>2,303.54</b>
SOUTHERN CALIFORNIA EDISON	600001001332	111-9010-419.62-10	SERVICE 11/27/24-12/29/24	31,892.81
	700330421450JAN	111-9010-419.62-10	SERVICE 12/24/24-1/23/25	72.50
SOUTHERN CALIFORNIA EDISON Total				<b>31,965.31</b>
SOUTHSTAR ENGINEERING & CONSULTING	COHP-CYCLE 5-07	787-8903-499.76-23	DECEMBER 2024 SERVICES	42,185.00
SOUTHSTAR ENGINEERING & CONSULTING Total				<b>42,185.00</b>
STANDARD INSURANCE COMPANY	00-378917-0002	111-0000-217.50-70	FEBRUARY 2025 SERVICES	1,371.43
	378917-0001	111-0000-217.50-70	FEBRUARY 2025 SERVICES	8,203.30
STANDARD INSURANCE COMPANY Total				<b>9,574.73</b>
STATE WATER RESOURCES CONTROL	LW-1048752	681-8030-461.42-05	PERMIT HOLDER 7/1-6/30/25	21,049.08
	WD-0280433	681-8030-461.42-05	PERMIT FEE 7/1/24-6/30/25	21,150.00
STATE WATER RESOURCES CONTROL Total				<b>42,199.08</b>
STEAMX, LLC	71101	741-8060-431.43-20	PUMP REPAIR MATERIALS	1,903.98
STEAMX, LLC Total				<b>1,903.98</b>
STERICYCLE INC	8009611325	111-7010-421.56-41	FEBRUARY 2025 SERVICES	49.54
STERICYCLE INC Total				<b>49.54</b>
T2 SYSTEMS CANADA INC.	INVRMA000001949	111-5055-419.56-41	BILL VALIDATOR REPAIR	781.39
T2 SYSTEMS CANADA INC. Total				<b>781.39</b>
TERRENCE WILLIE	1152025	111-7010-421.59-10	PD TRAINING REIMBURSEMENT	964.17
TERRENCE WILLIE Total				<b>964.17</b>

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THE HITT COMPANIES, INC	OE-137645	111-0110-411.66-05	NAME PLATES FOR LOBBY	40.94
	QO-45214	111-1010-411.54-00	ENGRAVED PLATES	59.83
THE HITT COMPANIES, INC Total				100.77
THE RACK DEPOT, INC.	25-0035	111-8020-431.43-10	MATERIALS FOR REPAIRS	185.22
THE RACK DEPOT, INC. Total				185.22
TIREHUB, LLC	47195069	741-8060-431.43-20	TIRES FOR FLEET UNITS	497.56
	47365551	111-7010-421.43-20	TIRES FOR PD UNIT 275	621.95
	47373863	111-7010-421.43-20	TIRES FOR PD 2020 EXPLORERS	563.18
	47373881	111-7010-421.43-20	PD TIRES FOR 2022 EXPLORERS	563.18
TIREHUB, LLC Total				2,245.87
T-MOBILE USA	1212025	111-9010-419.53-10	12/23/24-1/21/25 SERVICES	1,937.92
T-MOBILE USA Total				1,937.92
TOWN HALL STREAMS	16142	111-1010-411.56-41	MONTHLY TOWN STREAMS	300.00
	16281	111-1010-411.56-41	MONTHLY TOWN STREAMS	300.00
TOWN HALL STREAMS Total				600.00
TRIANGLE SPORTS	43173	111-6030-451.61-35	YOUTH SPORT SUPPLIES	2,529.45
TRIANGLE SPORTS Total				2,529.45
U.S. BANK EQUIPMENT FINANCE	548107499	111-9010-419.44-10	FEBRUARY SERVICES 2024	2,465.40
U.S. BANK EQUIPMENT FINANCE Total				2,465.40
ULINE	184527273	111-8010-431.74-10	PW SUPPLIES	675.85
	187800170	111-7010-421.61-20	PD SUPPLIES	909.02
	188189524	741-8060-431.43-20	FLEET SUPPLIES	398.17
ULINE Total				1,983.04
UNDERGROUND SERVICE ALERT OF SO CAL	120250146	221-8014-429.56-41	JANUARY 2025 SERVICES	202.40
	24-252364	221-8014-429.56-41	JANUARY 2025 SERVICES	106.39
UNDERGROUND SERVICE ALERT OF SO CAL Total				308.79
VALERIE RODRIGUEZ	1052025	111-7010-421.59-10	PD TRAINING REIMBURSEMENT	810.36
VALERIE RODRIGUEZ Total				810.36

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VALLEY ALARM	1248956	111-8022-419.56-41	MONTHLY SERVICE	150.00
<b>VALLEY ALARM Total</b>				<b>150.00</b>
WALTERS WHOLESALE ELECTRIC COMPANY	S127086381.001	535-8016-431.61-45	MATERIALS FOR REPAIRS	582.34
	S127086479.001	111-8024-421.43-10	PD BUILDING FIXTURES	4,964.03
<b>WALTERS WHOLESALE ELECTRIC COMPANY Total</b>				<b>5,546.37</b>
WATER REPLENISHMENT DISTRICT OF	11302024	681-8030-461.41-00	NOVEMBER 2024 SERVICES	105,636.01
<b>WATER REPLENISHMENT DISTRICT OF Total</b>				<b>105,636.01</b>
WE ARCHITECTS	INV-2216	787-8937-499.73-10	JANUARY 2025 SERVICES	11,480.00
<b>WE ARCHITECTS Total</b>				<b>11,480.00</b>
WHITTIER FERTILIZER CO.	415991	535-8090-452.74-10	SOIL MIX FOR PARKS	1,488.38
<b>WHITTIER FERTILIZER CO. Total</b>				<b>1,488.38</b>
XEROX FINANCIAL SERVICES	6755796	111-8020-431.61-20	LEASE PAYMENT	59.99
		285-8050-432.43-05	LEASE PAYMENT	59.98
		681-8030-461.43-05	LEASE PAYMENT	59.99
<b>XEROX FINANCIAL SERVICES Total</b>				<b>179.96</b>
XU CHONG WEI	HP060008377	111-0000-351.10-10	CITATION REFUND	55.00
<b>XU CHONG WEI Total</b>				<b>55.00</b>
<b>Grand Total</b>				<b>1,208,215.60</b>



# **REGULAR AGENDA**

## ITEM 1



# CITY OF HUNTINGTON PARK

Public Works Department  
City Council Agenda Report

February 18, 2025

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

Honorable Mayor and Members of the City Council:

## **CONSIDERATION AND APPROVAL TO AWARD CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES TO CANNON AS A SOLE SOURCE FOR WELL NO 16 AND PUMP STATION IMPROVEMENTS PROJECT.**

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

1. Waive formal bidding and award a sole source contract for construction management and inspection services to Cannon for the Well No. 16 and Pump Station Improvements Project.
2. Authorize the City Manager to execute the agreement and any related documents.

### **BACKGROUND**

The Well No. 16 and Pump Station Improvements Project is a critical infrastructure project aimed at enhancing the City's water supply and distribution system. Cannon, a highly qualified engineering and construction management firm, was selected to design the Well 16 and Pump Station Improvements Project. To ensure proper oversight, quality assurance, and compliance with project specifications, the City requires professional construction management and inspection services. Construction for this project was awarded to R2 Build Engineering on February 20, 2024, and is ready to begin construction.

# **CONSIDERATION AND APPROVAL TO AWARD CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES TO CANNON AS A SOLE SOURCE FOR WELL NO 16 AND PUMP STATION IMPROVEMENTS PROJECT.**

February 18, 2025

Page 2 of 3

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

Due to the time restriction with ARPA funding and construction ready to begin, staff recommend Cannon to be awarded construction management and inspection services. Their expertise in water infrastructure projects and track record of successful project management make them an ideal choice for this project.

Cannon's scope of work includes:

- Approval or construction submittals
- On-site construction oversight and inspection to ensure adherence to project specifications and regulatory standards.
- Coordination with contractors, City staff, and relevant agencies.
- Progress monitoring, reporting, and documentation.
- Cost and schedule management to prevent delays and budget overruns.

Cannon has demonstrated extensive experience in managing similar water infrastructure projects, ensuring timely completion and quality control. Their services will provide essential oversight to minimize risks and enhance project efficiency.

## **ENVIRONMENTAL IMPACT**

Approve the Environmental Assessment as follows: The proposed project qualifies for a categorical exemption under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations § 15301 as a Class 1 exemption (Existing Facilities). This exemption applies to minor modifications to existing public facilities that do not significantly expand their current use. The project is not expected to result in significant impacts related to traffic, noise, air quality, or water quality. Additionally, sufficient utilities and public services are available to support the project.

## **FISCAL IMPACT/FINANCING**

Staff recommend awarding the contract to Cannon, with funding allocated from the approved Capital Improvement Budget for the Well No. 16 and Pump Station Improvements Project. The total cost for construction management and inspection services is \$234,155.00, to be charged to account number 787-8923-499.56-41 under ARPA funds. This expenditure remains within the project's approved budget.

The City Manager is authorized to execute the construction contract and approve all negotiated change orders deemed necessary and in the best interest of the project.

**CONSIDERATION AND APPROVAL TO AWARD CONSTRUCTION MANAGEMENT  
AND INSPECTION SERVICES TO CANNON AS A SOLE SOURCE FOR WELL NO  
16 AND PUMP STATION IMPROVEMENTS PROJECT.**

February 18, 2025

Page 3 of 3

**CONCLUSION**

Upon Council approval, staff will proceed with the recommended actions.

Respectfully submitted,



RICARDO REYES  
City Manager



GERRY LOPEZ  
Director of Public Works

**ATTACHMENT(S)**

1. Professional Service Agreement draft.
2. Cannon's Proposal

# Attachment No. 1



## **PROFESSIONAL SERVICES AGREEMENT** **WELL NO. 16 AND PUMP STATION IMPROVEMENTS PROJECT**

THIS CONTRACTOR SERVICES AGREEMENT ("Agreement") is made and entered into this **18th day of February 2025** (hereinafter, the "Effective Date"), by and between the CITY OF HUNTINGTON PARK, a municipal corporation ("CITY") and **Cannon** (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.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, CITY 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 **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 incidental and customary work necessary to competently perform and timely complete the services and tasks 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 is approved as of **February 18, 2025**. The contract period for this project is two hundred and forty (240) working days from the effective date of the Notice-to-Proceed to be issued by the City. It is the CONTRACTOR'S responsibility to request an extension at least (2) days in advance of the expiration of term of the Agreement. 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.
- 1.3 COMPENSATION:
  - A. CONTRACTOR shall perform the various services and tasks set forth in the **Scope of Services Exhibit "A", in accordance with the compensation schedule which is exhibit B (hereafter, the "approval rate schedule")**.
  - B. Section 1.3(A) notwithstanding, CONTRACTOR'S total compensation during the Term of this Agreement or any extension term shall not exceed the

budgeted aggregate sum of **\$(AMOUNT)** (hereinafter, the “Not-to- Exceed Sum”), unless such added expenditure is first approved by the CITY acting in consultation with the City Manager and the Director of Finance. In the event CONTRACTOR’S charges are projected to exceed the Not-to-Exceed Sum prior to the expiration of the Term or any single extension term, CITY may suspend CONTRACTOR’S performance pending CITY approval of any anticipated expenditures in excess of the Not-to-Exceed Sum or any other CITY-approved amendment to the compensation terms of this Agreement.

- 1.4 PAYMENT OF COMPENSATION: Following the conclusion of each calendar month, CONTRACTOR shall submit to CITY an itemized invoice indicating the services and tasks performed during the recently concluded calendar month, including services and tasks performed. 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 notify CONTRACTOR in writing of any disputed amounts included in the invoice. Within **Sixty (60) calendar days** of receipt of each invoice, CITY shall pay all undisputed amounts included on 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 during and for a period of three (3) years after the expiration or termination of this Agreement. CITY shall have the right to access and examine such records, without charge. CITY shall further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities. The City shall own all accounting records maintained by the CONTRACTOR.
- 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 materials, 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 and Director of Public Works (hereinafter, the “CITY Representatives”) to act as its representatives for the performance of this Agreement. The City Manager shall be the

chief CITY Representative. The CITY Representatives 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 Representatives or their designee.

2.2 CONTRACTOR REPRESENTATIVE AND CONTACT INFORMATION:

CONTRACTOR hereby designates or designee 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.

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 to the highest standards of CONTRACTOR'S profession;
- B. CONTRACTOR shall perform all Work in a manner reasonably satisfactory to the CITY;
- 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. All of CONTRACTOR'S employees and agents (including but not limited to SUB-CONTRACTOR) 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 the standard of care set forth under this Section or by any like failure on the part of CONTRACTOR'S employees, agents, and SUB-CONTRACTOR. Such effort by CONTRACTOR to correct any errors or omissions shall be commenced immediately upon their discovery by either Party and shall be completed within seven (7) calendar days from the date of discovery or such other extended period of time authorized by the CITY Representatives in writing and in their sole and absolute discretion. 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 to the highest 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 CITY. 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, or SUB-CONTRACTOR 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, or SUBCONTRACTOR fail or refuse to perform the Work in a manner acceptable to the CITY, such officer, employee, agent, or SUB-CONTRACTOR 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.
- 2.9 NON-DISCRIMINATION: In the performance of this Agreement, CONTRACTOR shall not discriminate against any employee, CONTRACTOR, 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 CONTRACTOR 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, CONTRACTOR and SUB-CONTRACTOR. 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 CONTRACTOR or otherwise, unless such authority is expressly conferred to CONTRACTOR under this Agreement or is otherwise expressly conferred by CITY in writing.

### 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 Two Million Dollars (\$2,000,000.00) in the general aggregate for bodily injury, personal injury, property damage, operations, products and completed operations, and CONTRACTOR dual 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 Two Million Dollars (\$2,000,000.00) 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. The Entity, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

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 officers, employees, agents, CONTRACTOR or SUB-CONTRACTOR 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 on forms satisfactory to CITY in its sole and absolute discretion. **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, and shall be on forms provided by the CITY if requested.** 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 the performance of this Agreement. 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 To the fullest extent permitted by law, CONTRACTOR shall indemnify, hold harmless and defend the CITY Indemnitees from and against 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 or in connection with CONTRACTOR'S performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement.
- 4.3 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.

- 4.4 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.
- 4.5 CONTRACTOR agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Article from each and every CONTRACTOR 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, SUB-CONTRACTOR 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.
- 4.6 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.
- 4.7 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: CITY may terminate this Agreement at any time for convenience and without cause by giving CONTRACTOR a minimum of five (5) calendar day's prior written notice of CITY'S intent to terminate this Agreement. 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. CONTRACTOR may not terminate this Agreement except for cause as provided under Section 5.2, below. 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 fourteen (14) 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 14-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 14-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 14-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 violation of 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 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. CITY, in its sole and absolute discretion, may also immediately suspend CONTRACTOR'S performance under this Agreement pending CONTRACTOR'S cure of any Event of Default by giving CONTRACTOR written notice of CITY'S intent to suspend CONTRACTOR'S performance (hereinafter, a "Suspension Notice"). CITY 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 to the reasonable satisfaction of CITY 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 written notice to CONTRACTOR, CITY may immediately terminate this Agreement in whole or in part;
- ii. Upon written notice to CONTRACTOR, CITY may extend the time of performance;
- iii. 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. CITY may exercise any other available and lawful right or remedy.

CONTRACTOR shall be liable for all legal fees plus other costs and expenses that CITY incurs upon a breach of this Agreement or in the CITY'S exercise of its remedies under this Agreement.

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 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 SUB-CONTRACTORS 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 CONTRACTOR 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:**

R2Build  
23441 S. Pointe Dr. Suite 280  
Laguna Hills, CA 92653  
Attn: Massoud Jami  
Phone: (949) 299-6426

**CITY:**

City of Huntington Park  
Public Works Department  
6550 Miles Avenue  
Huntington Park, CA 90255  
Attn: Ricardo Reyes  
Phone: (323) 581-6161

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 SUB-CONTRACTOR any portion of the Work required by this Agreement, except as expressly stated herein, without the prior written approval of CITY. SUB-CONTRACTORS (including without limitation SUB-CONTRACTORS with Sub-CONTRACTOR'S), if any, shall contain a provision making them subject to all provisions stipulated in this Agreement, including provisions relating to insurance requirements and indemnification.
- 6.7 CITY'S RIGHT TO EMPLOY OTHER CONTRACTOR: CITY reserves the right to employ other CONTRACTOR 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, 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 counterpart(s) 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 remaining two original counterparts shall be retained by CITY.

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:**

**Cannon Corporation:**

\_\_\_\_\_  
By: Ricardo Reyes  
City Manager

\_\_\_\_\_  
By: Patrick Riddell, PE No. 72034  
Director, Construction Management

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
By: Eduardo Sarmiento  
City Clerk

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
By: City Attorney

Date: \_\_\_\_\_

# Attachment No. 2



May 8, 2024

Mr. Steve Forster  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**PROJECT: WELL NO. 16 AND PUMP STATION IMPROVEMENTS PROJECT**

Dear Mr. Forster,

We appreciate the opportunity to propose on your Well No. 16 and Pump Station Improvements Project to provide construction management and inspection services. Our proposed staff has recent experience managing and inspecting well projects for both local and State agencies throughout Los Angeles County and across California, including for the City of Huntington Park. Many of these projects involved work items like the proposed scope, including items such as water wells, pump upgrades, water infrastructure improvements, installation of water valves and appurtenances, and traffic control and public safety during construction.

We understand the City's timeline and priorities, intimately know the project details, and have recent experience implementing similar water projects. These insights will aid us in meeting the City's expectations to deliver the project on an accelerated timeline with as little disruption to the public as possible.

We have included a staffing plan and cost estimate based on the anticipated project work and duration. We are confident that the qualifications of our staff offer an excellent match for this project, and we are ready to begin work upon your approval. Thank you for the opportunity to provide construction management and inspection services on your Well No. 16 and Pump Station Improvements Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Riddell", is written over a light blue curved background element.

Patrick Riddell, PE C72034  
Director of Construction Management



## PROJECT UNDERSTANDING

The City of Huntington Park (City) has a tremendous responsibility to provide reliable water services to its residents. The Well No. 16 and Pump Station Improvements Project (Project), which includes replacement and upgrading of well infrastructure and associated booster pump station, is a great opportunity for the City ensure continual low cost water supply for its residents well into the future.

The project includes demolition of existing well infrastructure and booster pumps, installation of well appurtenances, control systems, valves, piping, sand separator, booster pumps, and concrete foundations.

Cannon's Construction Management (CM) Division shares a successful history of working on well projects like your Well No. 16 and Pump Station Improvements Project. Our extensive knowledge of construction management practices for public works projects, established communication strategy, effective management of project schedules, and success in reducing exposure to claims and litigation will support the City's goals for this project.

In addition to Cannon's inspection staff, which will be reserved for your project, we have qualified in-house engineers to address in-depth technical issues that may arise during construction and who, as the City's Engineer of Record, have extensive knowledge of the project's complexities.

We understand that this project is scheduled to commence in the next couple of months, with construction duration planned for approximately 80 working days. Cannon understands the importance of completing this project and is committed to anticipating and mitigating any potential project delays before they occur. To achieve this commitment, we have proposed resident engineer oversight for the duration of the project, including pre-construction and post-construction activities, and full-time construction inspection services during onsite construction activities.



## **PROJECT APPROACH**

As the City's Engineer of Record for this project, Cannon has thoroughly evaluated the documents regarding this project (i.e., Project Plans, Specifications, and Estimates), and developed a detailed understanding of the overall goals and timing of the project as discussed previously. Based on this research and on our experience with public infrastructure related water well projects, we have identified the following key elements for successful completion of the Well No. 16 and Pump Station Improvements Project. Our overall goal is to apply this knowledge and experience to deliver the project on time, within budget, and of high quality.

### **Construction Management Expertise**

We offer the City expertise with the following services: construction management, inspection, and engineering; cost controls; schedule review; communication and documentation; management of RFIs, submittals, change orders; potential claims management; and payment applications. In addition, our project team has recently completed construction management of similar water infrastructure projects in Los Angeles County and throughout California, including in the City of Huntington Park, and we are intimately familiar with the formats and procedures required to successfully manage and inspect the construction of your water well infrastructure project.

### **Communication Strategy**

Communication is essential in successfully resolving (or eliminating) problems encountered during a project. Understanding our role in relation to the roles of the City and Design Engineer is a top priority on this project. We will work closely with project stakeholders from beginning to end, including City staff, design team, construction team, utility providers, and the local community and residents. The resident engineer must attune to impacts of each portion of the project on stakeholders and communicate effectively (verbally and in writing) in the event adjustments are necessary.

### **Construction Schedule (CPM) and Budget**

A properly managed schedule is instrumental in maintaining project progress and establishing a common basis on which time and cost issues, as well as disputes, may be negotiated. We will use critical path method (CPM) scheduling to review the contractor's construction schedule to confirm successful implementation of the construction project. Through analysis of the CPM schedule, we can assess project progress. This careful analysis may present opportunities for cost savings as well as opportunities to shorten the overall construction schedule.





### **Technical Expertise**

Knowledge and experience in the design, construction, and sequencing of water wells and pumps are critical prerequisites for the management team responsible for overseeing the construction of this project. In addition to our detailed familiarity with the project plans and specifications, the construction management team must have a thorough understanding and background using applicable provisions, City of Huntington Park Standards, Caltrans Standard Plans and Specifications, standard specifications for public works construction (Greenbook), AWWA standards, and have a solid understanding of the overall project work involved. Cannon's construction management team has the resources to address all aspects of the construction management and inspection work of this project in-house.

### **Traffic Control, Public Safety, and Convenience**

With all the improvements located at a small well site, the construction has the potential to disrupt local traffic and businesses. Access must be maintained to driveways, mailboxes, and private property. We will closely review the contractor's work plans to confirm there is minimal impact on the surrounding area.





## **SCOPE OF WORK**

Our work program for pre-construction, construction, post-construction, and Construction Phase Support Services is detailed below. In addition to the included services listed below, Cannon will provide limited construction administration services and will produce a final set of records drawings.

### **Phase 1. Pre-Construction**

#### ***Task 1.1 Contract Document Review***

Our construction management team will thoroughly review plans, specifications, related reports, and documents pertinent to administering the construction of this project. In addition to facilitating our understanding of scope and sequencing of the work, this review will allow us to determine areas that may present challenges during construction. In conjunction with our preliminary review, we will review field conditions and photograph or video the work area and site conditions prior to the start of construction. We will discuss noted design issues or potential conflicts, along with questions that arise from our initial plan review with the City's project manager and project engineer.

#### ***Task 1.2 Document Control Procedures and Coordination with City Staff***

Cannon will establish a working relationship with City staff to implement procedures for the efficient processing and management of project documents. In addition, because a portion of the work will require coordination between multiple departments, we anticipate additional effort and coordination may be necessary for effective communication between parties.

#### ***Task 1.3 Pre-Construction Meeting***

Cannon will attend a pre-construction meeting coordinated and arranged by City staff.



## **Phase 2. Construction**

### ***Task 2.1 On-Site Construction Management and Inspection***

Cannon will have a Resident Engineer assigned to the project who will oversee construction management operations. Their team will include a Construction Inspector, who will be onsite on a full-time basis, to monitor the daily construction operations and provide coordination and documentation of activities.

### ***Task 2.2 Construction Inspection***

During observation and monitoring of the quality of the construction work, we will provide the following services:

- Maintain daily on-site project reports for inspections, observations, and construction activities. Reports will contain a record of weather, work on-site, number of workers, work accomplished, problems encountered, solutions agreed upon, and other similar relevant data per City requirements.
- Maintain photo and video record of construction progress.
- Monitor traffic control and continually update or modify as necessary to confirm safe passage through the project work zones.
- Monitor construction activities to see that elements of project are furnished, installed, and constructed per contract documents. We will also prepare required notices of non-conformance when materials, construction installation process, or quality of work does not meet the requirements of the contract. Notices will be issued to the contractor stating the nature of the deviation and requiring the contractor to perform corrective action. Non-compliance issues will be documented with photographs and in writing.
- File appropriate reports.
- Oversee inspection and/or testing performed by the contractor as part of the contract work.
- Conduct daily inspections and oversee inspections required for the project.
- Monitor contractor's work and recommend testing as needed.

### ***Task 2.3 Scheduling and Progress Meetings***

Cannon will coordinate, review, and approve the contractor's proposed schedule for the completion of the project. We will also review the contractor's baseline schedule and update submittals for conformance with the master schedule and contract documents. In addition, we will prepare and distribute Weekly Statement of Working Day Reports to maintain an accurate and current record of contract time. Cannon will also organize and conduct construction progress meetings on an as needed basis with contractor and city staff.



#### ***Task 2.4 Change Order Management***

At the request of the City, Cannon will negotiate and coordinate the implementation of contract change orders during the construction process. We will compile change-order-supporting documentation, such as inspection reports, test reports, drawings, sketches, photographs, and other materials as required. We will review and evaluate the appropriateness of proposed change orders; advise the City as to their effect on the contract time and cost; and perform independent estimates of the proposed change order work, when necessary, as well as recommend approval or denial with approval by the City.

#### ***Task 2.5 Requests for Information (RFIs)***

Cannon will provide timely coordination of RFIs with the Engineer of Record and written responses to contractor. We will maintain the RFI log and records.

#### ***Task 2.6 Submittal Management***

Cannon will provide timely coordination with the Engineer or Record for submittals of materials not supplied by the City. We will maintain the submittal log and records.

#### ***Task 2.7 Claims Management (optional)***

As an option to the City, Cannon will maintain a potential claims log. We will prepare a file for each potential claim issue. We will evaluate, analyze, and coordinate negotiation to achieve claims and dispute resolutions in line with City directions.

#### ***Task 2.8 Materials Testing (optional)***

As an option to the City, Cannon will subcontract with a material testing and acceptance Quality Assurance consultant, and will work closely with them to confirm that sampling and acceptance testing is completed in accordance with both project and City requirements and that testing is completed in a timely manner. We will review the results of the testing materials and will maintain a summary log of all testing to measure consistency. Following our review, we will make recommendations for the acceptance of work in general compliance of the contract documents or make recommendations if remedial actions are needed to correct unacceptable portions of the contractor's work.

#### ***Task 2.9 Progress Pay Estimates***

Cannon will evaluate the contractor's pay applications. We will verify that the quantities claimed are true and accurate using field measurements, materials tickets, extra work reports, and visual confirmation. We will prepare quantity calculation sheets for each bid item for inclusion in the project records.



***Task 2.10 Safety Program and Traffic Control Plan***

Cannon will monitor the contractor's on-site safety program and compliance with the approved traffic control plan and Cal-OSHA Construction Safety Orders. We will confirm the contractor coordinates activities and public notifications to reduce disruptions to the public.

***Task 2.11 Labor Compliance (optional)***

As an option to the City, we will review and enforce the contractor's required submission of certified payrolls monthly, including subcontractors to the prime contractor.

***Task 2.12 Project Records***

Cannon will establish and implement procedures for review and processing of project documentation. In order to maintain records that are organized, complete, and will allow for ease of document retrieval, we will set up project binders and electronic files following procedures outlined in Chapter 5 of the Caltrans Construction Manual.

Cannon will implement procedures for timely delivery of project documentation; expediting RFIs, submittals and change orders; and submittal, review, and approval of Progress Pay applications. Monitoring logs will be created to track survey records, RFIs, submittals, certified payroll, employee interviews, materials incorporated into project, materials testing, change orders, extra work reports, pay estimates, and potential claims.

***Task 2.13 Construction Phase Support Services by Engineer of Record***

Cannon has assumed a twelve (12) - month schedule of construction phase support services for the project. The actual construction period and level of effort required by the engineer is directly related and influenced by the contractor and field conditions.

Requested Completion Date: Per Construction Schedule by others (12 months)

***Task 2.13.1 - Participate in Job Walk with Construction Team(s)***

Cannon will attend a Pre-Construction meeting and job walk with the selected contractor, City staff, and other appropriate City representatives. The meetings will allow an opportunity for thorough review of the project plans, compliance requirements, and construction schedule prior to the start of work.

***Task 2.13.2 – Bi-Weekly Video Conference Construction Meetings***



Cannon will attend a weekly construction meeting via Video conferencing. These meetings will allow an opportunity to discuss the construction progress and schedule; weekly activities and provide support to ensure the project is in compliance with the project contract document requirements.

***Task 2.13.3 - Process Project Submittals***

Estimated 75 total submittals including resubmittals received from the Contractor will be reviewed for their completeness and compliance with project plans and specifications. Reviewed copies will be sent to the City for review and comments. City comments will added to a final submittal and returned to the Contractor for action.

***Task 2.13.4 - Process RFIs and RFCs***

We will process a total of 25 requests for information or requests for clarification. Both are vital for keeping the project on schedule and to limit claims from the Contractor for additional monies based upon project delays.

***Task 2.13.5 – Field/Site Visits***

Six visits will be made to the site to observe construction progress.

***Task 2.13.6 -Prepare Marked-Up Sets of As-Built Drawings***

Cannon will review the Contractor's set of as-built drawings and reviewed for completeness. The field sets are assumed to include all field adjustments, change orders and manufacturer changes (where applicable) and final as-built plans will be prepared.

***Construction Phase Support Services Exclusions***

Services that may accompany a project of this type are excluded from this Scope of Work at this time; these services include the following and may be added to our Scope of Work on a time and materials basis:

- Materials testing
- Site Inspections
- Geotechnical/Soils testing and backfill observation during construction.
- Weekly Project meetings (other than those described in the Scope of Work).
- Environmental Documentation.
- Archeological, botanical, biological observation.
- Project SWPPP (this will shall be the responsibility of the contractor).
- Submittal review of the same item after the second review.



### **Phase 3. Construction Completion and Closeout**

#### ***Task 3.1 Final Inspection and Punch List***

Cannon will compile detailed “punch lists” with the City’s Project Manager and Engineer. We will oversee the complete performance of punch list items and final clean-up before the contractor moves off-site.

#### ***Task 3.2 Coordinate Close-Out and Submittal of Final Documents***

Cannon will monitor the contractor’s, subcontractor’s, and designer’s progress to finalize and submit project records and documents. We will obtain required contract documents, lien releases, written warranties, and record drawings, and forward to the City for inclusion in the project files.

#### ***Task 3.3 Final Payment***

Cannon will evaluate contractor’s final payment application, resolve outstanding matters, and provide approval and recommendation for final payment.

#### ***Task 3.4 Record Drawings***

Cannon will gather all redlined drawings from the contractor for review and acceptance. The plans will contain all modifications or plan deviations encountered during construction. Redlined drawings will be transmitted to the Engineer of Record for inclusion in the record drawings.





## FEES

Fees are based on the rates per the following fee schedules, one fee schedule covers construction management and inspection services the other fee schedule covers engineer of record construction phase support services. The remaining budget from the design services contract on this project is \$88,245, which is not included in the fee tables below.

It is our understanding that this project qualifies for California Prevailing Wages. Based on review of the project documents, we have assumed full-time construction management and inspection services for 102 working days, plus part-time construction management pre-construction and post-construction services, as well as construction phase support services provided by the Engineer of Record. Construction is assumed to take place in a consecutive manner with limited gaps or interruptions in construction.

CM and Inspection Fee: \$234,080.00  
 Construction Support Services Fee: \$88,320.00  
**Total: \$322,400.00**  
 Budget Left in Design Contract: (\$88,245.00)  
**Grand Total: \$234,155.00**

Role	Name	Rate	2024		Procurement Time	2025								Estimated Hours	Total	
			May	Jun		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		Estimated Hours	Estimated Cost
Pre-Construction																
Construction Manager	Patrick Riddell, PE	\$ 220.00	16	16			4							36	\$ 7,920	
Assistant Resident Engineer	Michael Petrovich, PE	\$ 165.00	40	32			8							80	\$ 13,200	
Construction Inspector	Mossad Rizkalla	\$ 160.00					8							8	\$ 1,280	
Office Engineer	Marcia Bohac	\$ 115.00	6	6			2							14	\$ 1,610	
Construction																
Construction Manager	Patrick Riddell, PE	\$ 220.00						16	16	16	16	16	12	92	\$ 20,240	
Assistant Resident Engineer	Michael Petrovich, PE	\$ 165.00						48	50	50	52	50	24	274	\$ 45,210	
Construction Inspector	Mossad Rizkalla	\$ 160.00						56	168	168	176	168	80	816	\$ 130,560	
Office Engineer	Marcia Bohac	\$ 115.00						4	8	8	8	8	4	40	\$ 4,600	
Post Construction																
Construction Manager	Patrick Riddell, PE	\$ 220.00												8	\$ 1,760	
Assistant Resident Engineer	Michael Petrovich, PE	\$ 165.00												20	\$ 3,300	
Construction Inspector	Mossad Rizkalla	\$ 160.00												16	\$ 2,560	
Office Engineer	Marcia Bohac	\$ 115.00												16	\$ 1,840	
Total Estimated Hours			62	54			22	124	242	242	252	242	180	1420	\$ 234,080	
TOTAL															\$ 234,080	

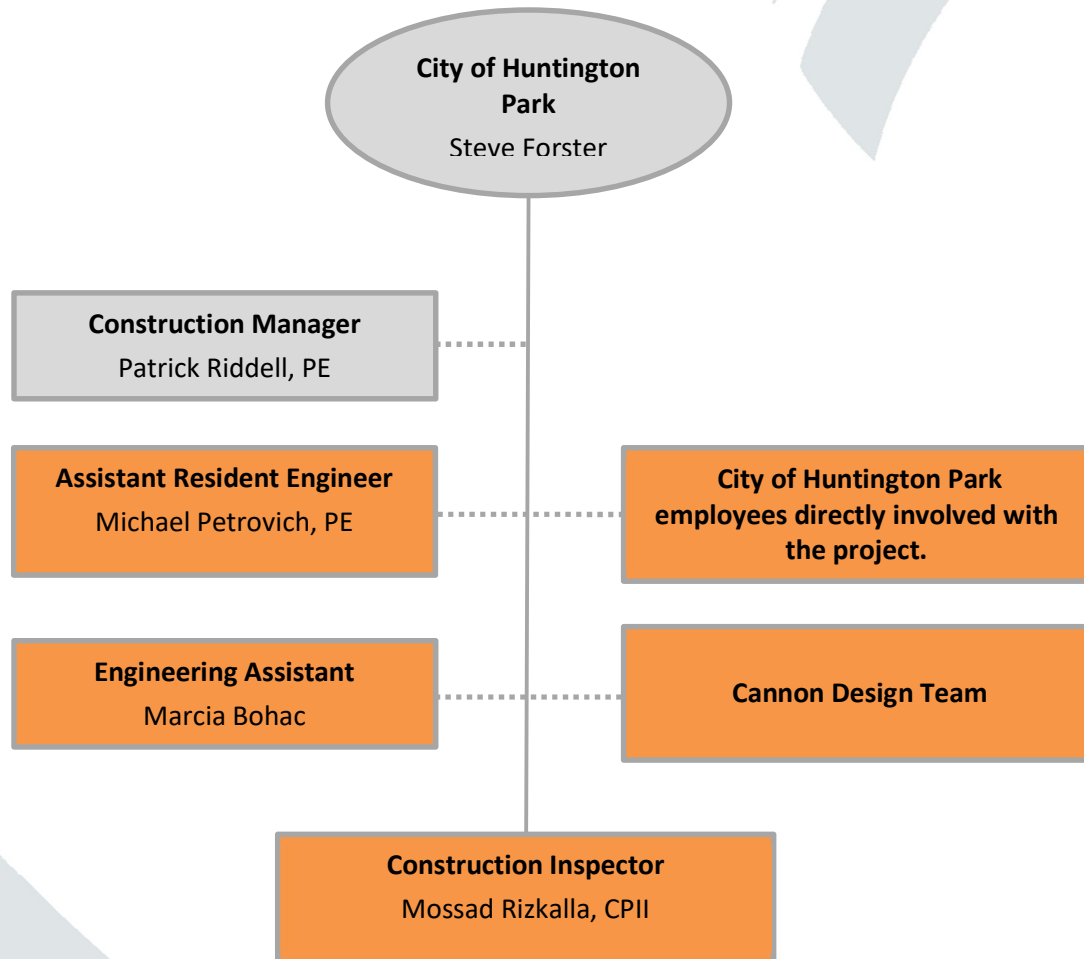
### Notes and Assumptions:

1. Fees are based on a 102 working day construction duration that occurs consecutively with full time construction inspection. One month of pre-construction and one-month of post-construction services have been included in addition to the 102 working day construction duration.
2. Fees include work during normal working hours (8-hour shifts assumed). Overtime, night, and weekend work are excluded.
3. Surveyor services are excluded, except for verification of Contractor's survey by inspection staff, but available at an additional cost.
4. Fees for use of Cannon's document control software (Procure) are excluded, but available at an additional cost.
5. Material Testing Services are excluded, construction observation of subgrade preparation and concrete placement is included.
6. Fees subject to change after October 1st, 2024.

		Cannon										Total	
		Senior Principal Civil Engineer EricP		Civil Engineer AlexM		Structural Engineer MarshallP		Administrative Assistant		Reimbursibles			
		\$256		\$185		\$180		\$220		\$115		Lump Sum	
Task	Description	Hrs	Cost	Hrs	Cost	Hrs	Cost	Hrs	Cost	Hrs	Cost	Hrs	Cost
<b>PHASE 4 - CONSTRUCTION MANAGEMENT SERVICES</b>													
<b>Phase - 4 Construction Management Services - Conveyance Pipeline</b>													
1	Job Walk	6	\$1,536	4	\$740	4	\$720	2	\$440	4	\$460	\$100	\$3,996
2	Weekly Construction Meetings - 52 Estimated	14	\$3,584	70	\$12,950	12	\$2,160	10	\$2,200	20	\$2,300	\$50	\$23,244
3	Process Project Submittals - 75 Estimated (Total)	8	\$2,048	48	\$8,880	48	\$8,640	24	\$5,280	30	\$3,450	\$100	\$28,398
4	Process RFIs and RFCs - 25 Estimated (Total)	8	\$2,048	18	\$3,330	18	\$3,240	6	\$1,320	10	\$1,150	\$50	\$11,138
5	Field /Site Visits - 6 Estimated	16	\$4,096	10	\$1,850	16	\$2,880	6	\$1,320	12	\$1,380	\$611	\$12,137
6	Prepare As-Built Drawings	7	\$1,792	20	\$3,700	10	\$1,800	4	\$880	9	\$1,035	\$200	\$9,407
<b>Phase 4 - Total</b>		<b>59</b>	<b>\$15,104</b>	<b>170</b>	<b>\$31,450</b>	<b>108</b>	<b>\$19,440</b>	<b>52</b>	<b>\$11,440</b>	<b>85</b>	<b>\$9,775</b>	<b>\$1,111</b>	<b>\$88,320</b>



## ORGANIZATION CHART







## ACCEPTANCE OF PROPOSAL

Proposal Date: May 8, 2024

Client: City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Project: Well No. 16 and Pump Station Improvements Project

Scope of Work: Construction Management and Inspection Services

T&M Not to Exceed: \$322,400.00

Appendix A details the terms for work. Cannon bills monthly for work in progress and payment is due within 10 calendar days of invoice date. Overdue amounts will be surcharged at 18 percent per annum or 1.5 percent monthly. Materials are charged at cost plus 25% (+ tax). The fees are based upon current California Prevailing Wages; **please provide us with the DIR Project ID**. If the client requests, or the client's schedule requires work to be done on an overtime basis, a multiplier of 1.5 will be applied to the above rates for weekdays for daily hours in excess of 8 as well as weekends and a multiplier of 2.0 for daily hours in excess of 12 and holidays.

Please indicate your acceptance of this proposal by signing below.

In witness whereof, the parties hereto have caused this agreement consisting of proposal letter, Appendix A and any other necessary and applicable documents to be executed of the date and year first above written. In Appendix A, Cannon Corporation hereinafter referred to as Cannon. The Client, as noted below, hereinafter referred to as Client.

Client:	<u>City of Huntington Park</u>	<u>Cannon</u>
x	<u></u>	<u></u>
Name:		Patrick Riddell, PE No. 72034
Title:		Director, Construction Management Division
Date:	<u></u>	Date: <u></u>



## APPENDIX A: TERMS FOR CANNON SERVICES

### Section 1: The Agreement

- 1.1 The agreement between the above noted parties consists of the following terms, the attached proposal and any exhibits or attachments noted in the proposal. Together these elements will constitute the entire agreement superseding any and all prior negotiations, correspondence, or agreements either written or oral. Any changes to this agreement must be mutually agreed to in writing.

### Section 2: Standard of Care

- 2.1 Data, interpretations, and recommendations by Cannon will be based solely on information provided to Cannon. Cannon is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.
- 2.2 Services performed by Cannon under this agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of this profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.
- 2.3 The Client agrees that Cannon may use and publish the Client's name and a general description of Cannon's services with respect to the project in describing Cannon's experience and qualifications to other Clients and prospective Clients. The Client also agrees that any patentable or copyrightable concepts developed by Cannon as a consequence of service hereunder are the sole and exclusive property of Cannon.
- 2.4 The Client recognizes that it is neither practical nor customary for Cannon to include all construction details in plans and specifications, creating a need for interpretation by Cannon or an individual who is under Cannon's supervision. The Client also recognizes that construction review permits Cannon to identify and correct quickly and at comparatively low cost professional errors or omissions that are revealed through construction, or errors or omissions committed by others due to misinterpretation of design documents, or due to other causes. For the foregoing reasons construction review is generally considered an essential element of a complete design professional service. Accordingly, if the Client directs Cannon not to provide construction monitoring, Cannon shall be held harmless for any and all acts, errors or omissions, except for those consequences which it reasonably could be concluded that Cannon's review services would not have prevented or mitigated.
- 2.5 Client acknowledges that Cannon is not responsible for the performance of work by third parties including, but not limited to, engineers, architects, contractors, subcontractors, or suppliers of Client.

### Section 3: Billing and Payment

- 3.1 Client will pay Cannon on a monthly basis to be billed by Cannon. Prior to the start of the project, a retainer as specified in the proposal, is required. Invoices for the balance will be submitted to Client by Cannon and will be due and payable within 10 days of invoice date. If Client objects to all or any portion of any invoice, Client will so notify Cannon in writing within fourteen (14) days of the invoice date, identify the cause of the disagreement, and pay when due that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. In the absence of written notification described above, the balance as stated on the invoice will be paid.
- 3.2 Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Client will pay an additional charge of 1-1/2 (1.5) percent per month or 18% per year of any delinquent amount, excepting any portion of the invoiced amount in dispute and resolved in favor of Client. All time spent and expenses incurred (including any attorney's fees) in connection with collection of any delinquent amount will be paid by Client to Cannon per Cannon's current fee schedule. In the event Client fails to pay Cannon within sixty (60) days after invoices are rendered, Client agrees that Cannon will have the right to consider the failure to pay Cannon's invoice as a breach of this agreement.
- 3.3 Client agrees that if Client requests services not specified herein, Client agrees to timely pay for all such services as extra work. Cannon will notify the Client prior to performance of services which are not specified in this agreement.
- 3.4 Client agrees that payment to Cannon is in no way contingent on the results of work by Cannon or on the outcome of any litigation.
- 3.5 Preparation for and/or travel time to client requested meetings will be charged at the hourly rate.
- 3.6 Billing rates are subject to change, typically on an annual basis.



#### Section 4: Additional Services

- 4.1 Additional services include making revisions in drawings, specifications or other documents when such revisions are:  
Inconsistent with approvals or instructions previously given by the Client, including revisions made necessary by adjustments in the Client's program or project budget;  
Required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents.
- 4.2 Additional services includes providing services required because of significant changes in the project including, but not limited to, size, quality, complexity, the Client's schedule, or the method of bidding or negotiating and contracting for construction.
- 4.3 Where unexpected developments increase the scope of work as defined herein and/or prove the assumptions of this proposal invalid, Cannon will make a reasonable effort to contact the Client to discuss the effects and adjustment of cost.

#### Section 5: Site Access and Site Conditions

- 5.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for Cannon to perform the work set forth in this agreement. Client will notify any and all possessors of the project site that Client has granted Cannon free access to the site. Cannon will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur and the correction of such damage is not part of this agreement unless so specified in the proposal.

#### Section 6: Ownership of Documents

- 6.1 All reports, maps, plans, field data, field notes, estimates and other documents, whether in hard copy or machine readable form, which are prepared by Cannon as instruments of professional service, shall remain the property of Cannon. The Client may retain copies, including copies stored on magnetic tape or disk, for information and for reference in connection with the occupancy and use of the project.
- 6.2 Because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, Cannon reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of Cannon in their preparation. Cannon also reserves the right to retain hard copy originals of all project documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.
- 6.3 The Client recognizes that changes or modifications to Cannon's instruments of professional service introduced by anyone other than Cannon may result in adverse consequences which Cannon can neither predict nor control. Therefore, and in consideration of Cannon's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify Cannon from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse or reuse by others of the machine readable information and data provided by Cannon under this Agreement. The foregoing indemnification applies, without limitation, to any use of the project documents on other projects, for additions to this project, or for completion of this project by others, excepting only such use as may be authorized, in writing, by Cannon.
- 6.4 Client agrees that all reports and other work furnished to Client or his agents, which is not paid for, will be returned upon demand and will not be used by Client or others for any purpose whatsoever.

#### Section 7: Client Responsibilities

- 7.1 The Client shall provide full information including a program setting forth the Client's design objectives, constraints, and construction budget criteria.
- 7.2 The Client shall furnish a legal description, a certified land survey, and the services of a soil, structural, mechanical, electrical or other engineer or consultant services, and laboratory tests, inspections, or reports as required by law or as requested by Cannon to perform the functions and services required of this agreement. The information shall be furnished at the Client's expense and Cannon shall be entitled to rely upon the accuracy and completeness thereof.
- 7.3 The Client shall furnish all legal, accounting and insurance counseling services as may be necessary at any time for the project, including auditing services the Client may require to verify the Contractor's Applications for Payment or to ascertain how or for what purposes the Contractor uses the moneys paid by the Client. The information above shall be furnished at the Client's expense, and Cannon shall be entitled to rely upon the accuracy and completeness thereof.
- 7.4 If the Client observes or otherwise becomes aware of any fault or defect in the project or nonconformance with the Contract Documents, prompt written notice shall be given by the Client to Cannon.



- 7.5 The Client shall furnish information and shall review Cannon's work and provide decisions as expeditiously as necessary for the orderly progress of the project and of Cannon's services.

#### Section 8: Insurance

- 8.1 Cannon represents and warrants that it and its agents, staff and consultants employed by it, is and are protected by worker's compensation insurance and that Cannon has such coverage under public liability and property damage insurance policies which Cannon deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Cannon agrees to indemnify and save Client harmless from and against any loss, damage or liability arising from any negligent acts by Cannon, its agents, staff, and consultants employed by it. Cannon shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance. Cannon shall not be responsible for any loss, damage, or liability arising from any acts by Client, its agents, staff, and other consultants employed by Client.

#### Section 9: Termination

- 9.1 This agreement may be terminated by either party seven (7) days after written notice in the event of any breach of any provision of this agreement or in the event of substantial failure of performance by the other party, or if Client suspends the work for more than three (3) months. In the event of termination, Cannon will be paid for services performed prior to the date of termination plus reasonable termination expenses including the cost of completing analyses, records and reports necessary to document job status at the time of termination.
- 9.2 Failure of the Client to make payments to Cannon when due in accordance with this agreement shall be considered substantial nonperformance and cause for termination. If the Client fails to make payment when due to Cannon for services and expenses, Cannon may, upon seven (7) days written notice to the Client, suspend performance of services under this agreement. Unless payment in full is received by Cannon within seven (7) days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, Cannon shall have no liability to the Client for delay, damage, loss of agency approvals, loss of financing, interest expenses, etc. caused to the Client because of such suspension of service.

#### Section 10: Disputes Resolution

- 10.1 All claims, disputes, and other matters in controversy between Cannon and Client arising out of or related to this agreement will be submitted to "alternative dispute resolution" (adr) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law. If and to the extent Client and Cannon have agreed on methods for resolving such disputes, then such methods will be set forth in the "alternative dispute resolution agreement" which, if attached, is incorporated and made a part of this agreement.
- 10.2 If a dispute at law related to the services provided under this agreement and that dispute requires litigation instead of adr as provided upon, then:
- (1) The claim will be brought and tried in judicial jurisdiction of the court of the county where Cannon's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and
  - (2) The prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

#### Section 11: Assigns

- 11.1 Cannon shall not assign this agreement in whole or in part nor shall it subcontract any portion of the work to be performed hereunder; except that Cannon may use the services of persons or(?) entities not in our employ when it is appropriate and customary to do so. Such persons and entities include, but are not necessarily limited to, specialized consultants and testing laboratories. Cannon's use of others for additional services shall not be unreasonably restricted by the Client provided Cannon notifies the Client in advance.

#### Section 12: Governing Law and Survival

- 12.1 The law of the State of California will govern the validity of these terms, their interpretation and performance.
- 12.2 If any of the provisions contained in this agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this agreement for any cause.

#### Section 13: Limitation of Liability

- 13.1 To the fullest extent permitted by law, the total liability, in the aggregate, of Cannon and Cannon's officers, directors, employees, agents and independent professional associates and consultants, and any of them, to Client and anyone claiming by, through or under Client, for any and all injuries, claims, losses,



expenses or damages whatsoever arising out of or in any way related to Cannon's services, the project or this agreement from any cause or causes whatsoever, including but not limited to the negligence, errors, omissions, strict liability or breach of contract of Cannon or Cannon's officers, directors, employees, agents and independent professional associates and consultants, or any of them, shall not exceed the total compensation received by Cannon under this agreement, or the total amount of \$50,000.00, whichever is greater.

Section 14: Hiring Cannon's Employees

- 14.1 From time to time, Clients who have come to know and work with our employees in the course of a project wish to hire them to work as the Client's own in-house employees. We pride ourselves on recruiting, hiring, and training the very best employees possible, and in assigning to projects our employees who best meet our Clients' individual needs. Our goal is to have our Clients view Cannon and its individual employees as indispensable.
- 14.2 Client agrees to pay Cannon a finder's fees equal to 12 months of the employee's current salary or wage for each of our employees whom the client(?) choose to hire, either directly or indirectly. Client acknowledges and agrees that the finder's fee is both fair and reasonable, and is equivalent to a recruiting or "headhunter's fee" that Client would expect to pay to a third party for locating and recruiting an employee of the caliber of the hired Cannon employee.
- 14.3 This Section 14 shall be limited to those of Cannon's employees with whom Client works or is introduced by Cannon during the course of this engagement, and shall be applicable to such employees both during his/her employment with Cannon and for a period of six (6) months thereafter. This Section 14 shall survive the cancellation or expiration of this Agreement.

Section 15: Prevailing Wage

- 15.1 Cannon acknowledges the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., as well as California Code of Regulations, Title 8, Section 16000 et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. To the extent required by the California Labor Code, Cannon shall fully comply with and require its subconsultants to fully comply with such Prevailing Wage Laws.
- 15.2 Pursuant to Labor Code Sections 1725.5 and 1771.1, Cannon and all its subconsultants performing work subject to prevailing wage must be registered with the Department of Industrial Relations and submit their certified payroll records directly to the DIR. In order to do so, the awarding body needs to complete the PWC-100 (Public Works Project Registration) within five days of awarding the contract; and provide Cannon with the DIR Project ID prior to the start of Cannon's work.

## ITEM 2





# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

February 18, 2025

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

Honorable Mayor and Members of the City Council:

## **CONSIDERATION AND APPROVAL TO AWARD A PROFESSIONAL SERVICES AGREEMENT TO MNS ENGINEERING INC. FOR COMMUNITY DEVELOPMENT SERVICES.**

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

1. Award a Professional Services Contract to MNS Engineers, INC. for the management and administrative services related to the City's Permanent Local Housing Allocation Program (PLHA) funded through the California Department of Housing and Community Development (HCD);and
2. Authorize the City Manager to execute the contract agreement.

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

The PLHA Grant aims to fund local governments in California for housing-related projects that assist in addressing the unmet housing needs of their community. The program has to meet compliance and regulation with HCD. The services of the community development firm are to ensure the City is in full compliance with the funding requirements. On the regularly scheduled City Council Meeting of March 19, 2024, the resolution authorizing the application, submission, and adoption of the Permanent Local Housing Allocation Plan was approved. On September 30, 2024, City Manager signed the PLHA Standard Agreement in the amount of \$ 2,686,624 from HCD.

The PLHA approved projects are:

- Acquisition of Rental/Ownership Housing
- Supportive/ Case Management
- Administrative Costs

**CONSIDERATION AND APPROVAL TO AWARD A PROFESSIONAL SERVICES AGREEMENT TO MNS ENGINEERING INC. FOR COMMUNITY DEVELOPMENT SERVICES.**

February 18, 2025

Page 2 of 3

On the City Council meeting of January 21, 2025, the City Council authorized staff to publish a Request for Proposal (RFP) from qualified community development firms to ensure compliance with state requirements for the professional management and administrative services related to the implementation of the City's PLHA programs.

A formal RFP was published on January 23, 2025, to solicit proposals from qualified firms to provide management and administrative services for the PLHA grant, in accordance with standard procurement procedures, seeking proposals to ensure the best value for public funds. The proposal submission due date was on February 6, 2025, at 2:00 PM. The RFP was viewed by over 100 vendors and the City Clerk received two (2) proposals. The following is the ranking of proposals commencing from the lowest responsive responsible bid:

<b>Proposals</b>	<b>Total Proposal Amount</b>
MNS Engineers, INC.	\$112,020
Global Urban Strategies, INC.	No Amount Provided*

\*Bid is not responsive to RFP requirements and did not include a fee proposal.

MNS Engineers, INC., is the lowest responsive proposal. The total proposal analysis was conducted to ensure that the lowest responsive, responsible proposal met all state federal requirements. The Global Urban Strategies, INC. proposal did not include a fee proposal and failed to meet the proposal submission criteria included in the request for proposals. Based on the investigation, Staff's recommendation is to award a Professional Services contract to MNS Engineers, INC.

**FISCAL IMPACT/FINANCING**

Approval of this specific action does not have a fiscal impact on the General Fund. The PLHA account number is 201-5010-463.56-41.

**CONCLUSION**

Upon Council approval, staff will proceed with the recommended actions.




**CONSIDERATION AND APPROVAL TO AWARD A PROFESSIONAL SERVICES  
AGREEMENT TO MNS ENGINEERING INC. FOR COMMUNITY DEVELOPMENT  
SERVICES.**

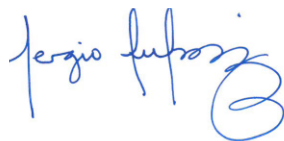
February 18, 2025

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Respectfully submitted,



**RICARDO REYES**  
City Manager



**SERGIO INFANZON**  
Interim Community Development Director

**ATTACHMENT(S)**

- A. Draft Professional Services Agreement
- B. MNS Engineers INC. Proposal
- C. Global Urban Strategies INC. Proposal
- D. City Memo – Cost Proposal Analysis

ATTACHMENT "A"



**PROFESSIONAL SERVICES AGREEMENT**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 (hereinafter, the "Effective Date"), by and between the CITY OF HUNTINGTON PARK, a municipal corporation ("CITY") and \_\_\_\_\_, 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.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, CITY 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 **Exhibit "A"** (hereinafter referred to as the **"Scope of Services"**). CONTRACTOR further agrees to furnish to CITY all labor, tools, supplies, equipment, services, tasks, and incidental and customary work necessary to competently perform and timely complete the services and tasks 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 commence on **February 18, 2025, to June 30, 2030**. It is the CONTRACTOR'S responsibility to request an extension at least (2) days in advance of the expiration of term of the Agreement. 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.
- 1.3 **COMPENSATION:**
  - A. CONTRACTOR shall perform the various services and tasks set forth in the **Scope of Services Exhibit "A"**.
  - B. Section 1.3(A) notwithstanding, CONTRACTOR'S total compensation during the Term of this Agreement or any extension term shall not exceed the budgeted sum for an amount of \$\_\_\_\_\_. Approval of additional services requested by the City shall utilize the hourly rate schedule for as needed services related to CDBG and HOME Programs. Hereinafter, the "Not-to-Exceed Sum", unless such added expenditure is first approved by the CITY acting in consultation with the City Manager. In the event CONTRACTOR'S charges are projected to exceed the Not-to-Exceed Sum prior to the expiration of the Term or any single extension term, CITY may suspend CONTRACTOR'S performance pending CITY approval of any anticipated expenditures in excess of the Not-to-Exceed Sum or any other CITY-approved amendment to the compensation terms of this Agreement.
- 1.4 **PAYMENT OF COMPENSATION:** Following the conclusion of each calendar month,

CONTRACTOR shall submit to CITY an itemized invoice indicating the services and tasks performed during the recently concluded calendar month, including services and tasks performed. 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 notify CONTRACTOR in writing of any disputed amounts included in the invoice. Within **forty-five (45) calendar days** of receipt of each invoice, CITY shall pay all undisputed amounts included on 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 during and for a period of three (3) years after the expiration or termination of this Agreement. CITY shall have the right to access and examine such records, without charge. CITY shall further have the right to audit such records, to make transcripts therefrom, and to inspect all program data, documents, proceedings, and activities. The City shall own all accounting records maintained by the CONTRACTOR.
- 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 materials, 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 and Interim Director of Community Development (hereinafter, the "CITY Representatives") to act as its representatives for the performance of this Agreement. The City Manager shall be the chief CITY Representative. The CITY Representatives 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 Representatives or their designee.
- 2.2 CONTRACTOR REPRESENTATIVE AND CONTACT INFORMATION: CONTRACTOR hereby designates or designee 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.

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 to the highest standards of CONTRACTOR'S profession;
- B. CONTRACTOR shall perform all Work in a manner reasonably satisfactory to the CITY;
- 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. All of CONTRACTOR'S employees and agents (including but not limited to SUB-CONTRACTOR) 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 the standard of care set forth under this Section or by any like failure on the part of CONTRACTOR'S employees, agents, and SUB-CONTRACTOR. Such effort by CONTRACTOR to correct any errors or omissions shall be commenced immediately upon their discovery by either Party and shall be completed within seven (7) calendar days from the date of discovery or such other extended period of time authorized by the CITY Representatives in writing and in their sole and absolute discretion. 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 to the highest 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 CITY. 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, or SUB-CONTRACTOR 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, or SUBCONTRACTOR fail or refuse to perform the Work in a manner acceptable to the CITY, such officer, employee, agent, or SUB-CONTRACTOR 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.
- 2.9 NON-DISCRIMINATION: In the performance of this Agreement, CONTRACTOR shall not discriminate against any employee, CONTRACTOR, 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 CONTRACTOR 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, CONTRACTOR and SUB-CONTRACTOR. 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 CONTRACTOR or otherwise, unless such authority is expressly conferred to CONTRACTOR under this Agreement or is otherwise expressly conferred by CITY in writing.

### 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 One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the general aggregate for bodily injury, personal injury, property damage, operations, products and completed operations, and CONTRACTOR dual 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 Two Million Dollars (\$2,000,000.00) 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.
- 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 officers, employees, agents, CONTRACTOR or SUB-CONTRACTOR 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 on forms satisfactory to CITY in its sole and absolute discretion. **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 and shall be on forms provided by the CITY if requested.** 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 the performance of this Agreement. 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 To the fullest extent permitted by law, CONTRACTOR shall indemnify, hold harmless and defend the CITY Indemnitees from and against 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 or in connection with CONTRACTOR'S performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement.
- 4.3 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.
- 4.4 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.

- 4.5 CONTRACTOR agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Article from each and every CONTRACTOR 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, SUB-CONTRACTOR 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.
- 4.6 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.
- 4.7 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: CITY may terminate this Agreement at any time for convenience and without cause by giving CONTRACTOR a minimum of five (5) calendar day's prior written notice of CITY'S intent to terminate this Agreement. 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. CONTRACTOR may not terminate this Agreement except for cause as provided under Section 5.2, below. 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 fourteen (14) 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 14-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 14-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 14-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 violation of 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 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. CITY, in its sole and absolute discretion, may also immediately suspend CONTRACTOR'S performance under this Agreement pending CONTRACTOR'S cure of any Event of Default by giving CONTRACTOR written notice of CITY'S intent to suspend CONTRACTOR'S performance (hereinafter, a "Suspension Notice"). CITY 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 to the reasonable satisfaction of CITY 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 written notice to CONTRACTOR, CITY may immediately terminate this Agreement in whole or in part;
  - ii. Upon written notice to CONTRACTOR, CITY may extend the time of performance;
  - iii. 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. CITY may exercise any other available and lawful right or remedy.

CONTRACTOR shall be liable for all legal fees plus other costs and expenses that CITY incurs upon a breach of this Agreement or in the CITY'S exercise of its remedies under this Agreement.

- 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 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 SUB-CONTRACTORS 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 CONTRACTOR 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:**

**CITY:**

City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255  
Attn: Ricardo Reyes, City Manager  
Phone: (323) 582-6161

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 SUB-CONTRACTOR any portion of the Work required by this Agreement, except as expressly stated herein, without the prior written approval of CITY. SUB-CONTRACTORS (including without limitation SUB-CONTRACTORS with Sub-CONTRACTOR'S), if any, shall contain a provision making them subject to all provisions stipulated in this Agreement, including provisions relating to insurance requirements and indemnification.
- 6.7 CITY'S RIGHT TO EMPLOY OTHER CONTRACTOR: CITY reserves the right to employ other CONTRACTOR 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, 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 counterpart(s) 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 remaining two original counterparts shall be retained by CITY.

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: Ricardo Reyes  
City Manager

Date: \_\_\_\_\_

\_\_\_\_\_  
By:

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
By: City Attorney

Date: \_\_\_\_\_

DRAFT

**EXHIBIT “A”**

**SCOPE OF WORK**

DRAFT

## ATTACHMENT "B"

*City of Huntington Park*

# Professional Services for Grant Administrative Services



## HUNTINGTON PARK, CA

**PRIME CONSULTANT****MNS ENGINEERS, INC.****Riverside  
(LOCAL OFFICE)**3850 Vine Street  
Suite 110  
Riverside, CA 92507**PROJECT  
CONTACT**Damien Delany, Housing Practice Lead  
310.408.5052 Mobile | [ddelany@mnsengineers.com](mailto:ddelany@mnsengineers.com)**February 6, 2025**



February 6, 2025

Sergio Infanzon  
Director of Communications and Community Relations  
Interim Community Development Director  
6550 Miles Ave  
Huntington Park, CA 90255

**SUBJECT: Professional Services for Grant Administrative Services**

Dear Mr. Infanzon,

MNS Engineers (MNS) is pleased to submit this proposal to provide Professional Services for Grant Administrative Services to the City of Huntington Park (City). Specifically, MNS offers Permanent Local Housing Allocation (PLHA) program administration services. This proposal is based on the information in the City's Request for Proposals (RFP), as well as our familiarity with applicable Federal and State regulations and our considerable experience in performing grant administration and compliance monitoring for cities across California.

MNS is well versed in California Department of Housing and Community Development (HCD) Community Development Block Grant (CDBG) grants and program administration, among others. Our team are qualified individuals who have demonstrated experience within the community development, federal and state grants, and housing development industry. Our staff is prepared to apply for formula allocations in the 48-month timeline, and to provide PLHA services for three years, including FY 2024-2025 up to FY 2026-2027.

MNS appreciates the opportunity to submit this proposal and look forward to providing grant administration services to the City of Huntington Park.

The proposal is signed by Peter Minegar, AICP, who is authorized to bind MNS to all the commitments made in this proposal. If you have any questions regarding this proposal, please contact Damien Delany at 310.408.5052 or [ddelany@mnsengineers.com](mailto:ddelany@mnsengineers.com).

**I HAVE READ, UNDERSTOOD, AND AGREED TO ALL STATEMENTS IN THIS REQUEST FOR PROPOSAL AND ACKNOWLEDGE RECEIPT OF ALL ADDENDUMS/ AMENDMENTS AS WELL AS TO THE TERMS, CONDITIONS, AND ATTACHMENTS REFERENCED.**



**Damien Delany**  
Hosing Practice Lead



**Peter Minegar, AICP**  
Vice President - Planning

**MNS DETAILS**

**LEGAL NAME**

MNS Engineers, Inc.

**FIRM OWNERSHIP TYPE**

C-Corporation

**YEAR FIRM ESTABLISHED**

1962

**CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS**

DIR No. 1000003564

**STATE OF INCORPORATION:**

California

**CORPORATE OFFICE**

201 N. Calle Cesar Chavez,  
Suite 300  
Santa Barbara, CA 93103  
805.692.6921 Office/Fax  
[mnsengineers.com](http://mnsengineers.com)

**LOCAL OFFICE**

3580 Vine Street, Suite 110  
Riverside, CA 92507

**PROJECT CONTACT**

Damien Delany  
Housing Practice Lead  
310.408.5052  
[ddelany@mnsengineers.com](mailto:ddelany@mnsengineers.com)

**AUTHORIZED SIGNATURE**

Peter Minegar, AICP  
Vice President, Planning  
951.326.8522  
[pminegar@mnsengineers.com](mailto:pminegar@mnsengineers.com)

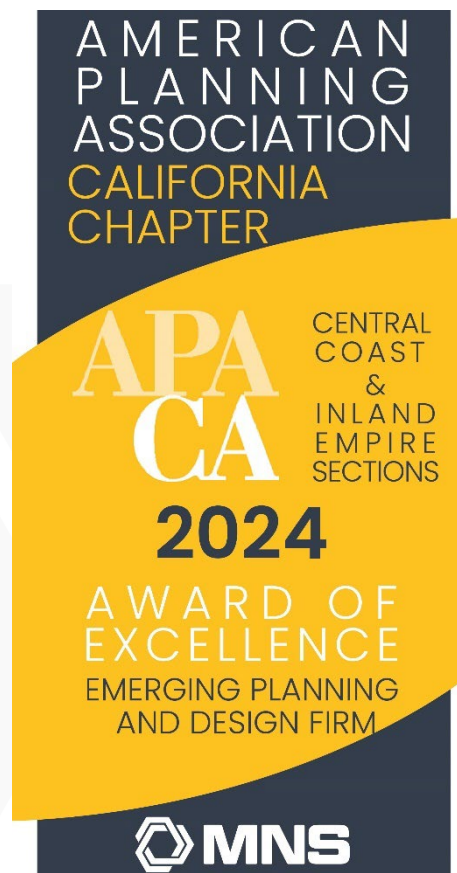
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## Consultant Background

Established in 1962, MNS Engineers, Inc. is a C-Corporation that provides professional consulting services to municipalities throughout California. Our company specializes in the core services of planning and community development, construction management, civil engineering, and land surveying services. The MNS Planning services include community planning, environmental compliance (CEQA/NEPA), regulatory permitting, entitlement, agency staffing services, municipal finance, and housing. MNS professionals can truly be on-call to meet the City's needs on any given day. MNS has assembled a team of experienced professionals to provide the City with cost-efficient and responsive housing services. The MNS Planning Team has successfully managed on-call planning services contracts for numerous cities and counties and is experienced in providing housing services.

Our Community Housing team is particularly skilled in grant administration, boasting of a team that has a collective 80+ years of experience, with a strong focus on CDBG, Community Development Block Grant Cares Act (CDBG-CV), the HOME Investment Partnerships Program (HOME), HOME investment Partnerships American Rescue Plan Program (HOME-ARP), and the PLHA programs. We also have extensive experience in preparing 5-year Consolidated Plans, with associated First-Year Annual Action Plans and Analysis of Impediments to Fair Housing Choice.



## Qualifications and Experience of Consultant's Personnel

Our staff are well-versed in HCD policies and procedures, providing meticulous oversight of all aspects of grant administration. This includes detailed documentation, timely submissions, seamless coordination, effective consultations, productive meetings, thorough reviews, and all necessary steps to ensure full compliance with federal and state requirements. Our team's experience spans every phase of HCD funded projects, from initial grant application to final report submission, ensuring financial and performance reports are accurately completed and submitted on time.

The team assembled for the City of Huntington's Park PLHA program has experience in HCD Grants, Federal grant administration funding and Housing Element updates, consisting of three Housing Specialists and two Community Development Planners. Our team has extensive experience working in Huntington Park with members who have worked with the City in administering funds received from US Department of Housing and Urban Development (HUD) and HCD.

### Our experience with Huntington Park includes:

- CARES Act small business loan implementation
- Assistance with the Emergency Rental Program
- CDBG Admin: AAP, CAPER, monitoring, etc.
- HOME Admin: AAP, Caper, Affordable home development,
- HOME - Home Repair Program Admin, field inspection, preparation of work
- Completion and Submission of ARPA Reporting
- Assistance with the Successor Agency Reporting
- Commercial Façade Design Guidelines

MNS is well-equipped to manage all phases of state and federally funded projects with confidence and accuracy. Our staff regularly attend state and federal webinars to keep current with changes in regulations to ensure that projects are compliant with the most up-to-date parameters. MNS is a trusted partner in the successful administration of current and future grant-funded initiatives with the City of Huntington Park. With our proven experience in successful grant program administration and our priority in achieving local government support of all program activities, we are well suited to carry out the City's grant administration services. We will also explore potential funding sources to secure matching funds to maximize the City's PLHA allocation. Finally, we carefully review the application deadlines and will submit to HCD well in advance to avoid last-minute issues.

## Project Approach

To administer a PLHA program, a local government must: apply for funding through the state agency responsible (usually HCD), develop a comprehensive housing plan outlining how the funds will be used for affordable housing projects, comply with eligibility requirements, regularly monitor project progress, and submit detailed reports on expenditures and outcomes; all while adhering to the program guidelines and regulations set by the state agency.

MNS has the experience and the capabilities to administer the City's PLHA funding program.

### Task 1: Preparation and Submission of Request for Funds and Mandatory Reports

To request funding for a PLHA program, the City of Huntington Park needs to submit a comprehensive application through the HCD online portal, including detailed information about proposed housing project, target population, budget breakdown, and how the funds will be used to address local housing needs, while strictly adhering to the PLHA guidelines and application deadlines outlined in the Notice of Funding Availability (NOFA) document. MNS is prepared to submit this application for the City of Huntington Park to secure funding through HCD's online portal.

MNS will review the current PLHA NOFA to ensure the program falls within the eligibility requirements, eligible activities, funding allocation formula, and application deadlines.

### Task 2: PLHA Program Administration

The project plan that MNS will develop in collaboration with the City of Huntington Park will include intentions on how PLHA program funding will be used within the parameters of eligible activities. Our team is well versed in Housing Element program development and implementation, and we will conduct a thorough review of the City's Housing Element programs, identifying programs that could be advanced and implemented with PLHA funds. For example, this plan can provide a framework to roll out the predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 60 percent of AMI. The plan can also include funding to local service providers to service people who may be experiencing homelessness or who are at risk of homelessness. The resulting project plan will be consistent with the types of programs, policies, and goals in the City's Housing Element, and will seek to prioritize Housing Element program implementation.

#### Budget breakdown

We will conduct expenditure breakdown by activity, including the Award Amount and draw downs. MNS will, in conjunction with the City, create a detailed budget that itemizes all project costs including acquisition, construction, rehabilitation, operating expenses, and administrative costs. We are prepared to address the required information for, unit mix, funding sources, and scope of work

#### Community engagement

Part of the requirements for the PLHA reports are demonstrating community engagement and outreach. MNS will demonstrate community support by including letters of support from local organizations, community leaders, and potential residents, as well as recounting the outreach and engagement feedback from the Housing Element process.

#### Compliance with regulations

MNS will ensure projects within the plan are compliant with applicable state and local regulations regarding affordable housing development.

## Application components

- Project narrative. MNS will compose narratives for PLHA eligible projects that describe project goals, objectives, and how it will address local housing needs, including the rationale for selecting the proposed site(s)/project(s).
- Target population analysis. In keeping with PLHA requirements, MNS will ensure the target population is comprised of household at or below 60% of the AMI.
- Site control documentation. MNS will collect and provide evidence of land ownership or control, including site plans and zoning.

## Project selection

MNS will work with the City of Huntington Park to identify, select, and prioritize specific housing development projects that align with the approved Housing Element. This process will be informed by the timeframes for Housing Element program implementation already committed to by the City to ensure the City remains on track with implementation.

## Contract management

We will work directly with contractors and developers to oversee project development and ensure compliance with program requirements.

## Task 3 Preparation and Submission of Reporting

MNS will assist the City of Huntington Park with the preparation and submission of the Annual Progress Report. The City of Huntington Park is required to submit to HCD the Annual Progress Report (or APR) required by General Code section 65400. The APR must be completed and submitted to the HCD. We will complete the PLHA Annual Report Form and, if needed, the PLHA Budget Revision Form, and ensure the reports, pursuant to HSC Section 50470(b)(2)(B)(ii)(III), will be submitted by July 31 of each program year.

## Task 4 Commitment Document Review

In HCD Guidelines for PLHA funding, section 300e states that an applicant shall not be eligible to receive new allocation of PLHA funds if it has an uncommitted amount of formula PLHA funds. MNS will conduct a commitment document review to ensure that all applicable funding is committed by fiscal year to ensure continued PLHA funding allocation

## Task 5 Project and Program Development

For each new fiscal year within the 3-year contract, MNS will assist the City of Huntington Park with project and program development that fall within the 10 eligible activities outlined by HCD.

## Environmental review

With an in-house staff of Environmental Planners, MNS can provide environmental compliance services and address potential environmental impacts of the project and any necessary mitigation measures.

## Task 6 State Report (Monitoring; Findings; Audits; Concerns)

The PLHA Annual Report is due on or before July 31<sup>st</sup> of each reporting year. MNS will complete the annual report with information provided by the City and documented in the PHLA file. We will regularly monitor project progress, track expenditures, and submit reports to the HCD demonstrating compliance. We will also audit the program to address any concerns, such as uncommitted funding.

## Proposed Personnel

### MNS Project Team

The MNS Project Team assembled for this project has over 80+ years of combined experience and knowledge regarding HUD funded programs, grant management, and Labor Compliance services. We are proposing a team that has proven to be able to execute large-scale projects including multiple jurisdiction deadlines. Overseeing the team will be **Damien Delany**, Housing Practice Lead. The proposed team members include:

- Emily Elliott, AICP, Community Development Manager
- Monika Troncoso, Housing Project Manager
- Winnie Rebecca, Housing Associate Planner
- Alexandria Miramontes, Community Development Assistant Planner

Our team members, , have worked with the City of Huntington Park on a wide range of projects including Federal Grant Administration and the Commercial Façade Design Guidelines.





## Damien Delany

### Housing Practice Lead



#### Firm

- MNS Engineers, Inc.

#### Areas of Expertise

- Project management
- Community development
- Planning
- eCon Planning Suite
- HUD regulations

#### Years of Experience

40

#### Education

- BS, Regional Development and Urban Planning, University of Arizona
- Masters Certificate, Applied Program Management, Villanova University

#### Professional Development

- IDIS Reporting
- Basically CDBG
- Building HOME Partnership Training

#### Affiliation(s)

- National Association of Housing and Redevelopment Officials

Damien Delany has over 40 years of experience in the planning field. He has served as project manager for many community development projects in Southern California. Mr. Delany has coordinated the work of technical staff and subconsultants and administered Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Affordable Housing Programs, Economic Development Programs, CARES Act programs, and other state/federal grant-funded projects and programs. His experience includes, but is not limited to:

**CDBG/HOME Services. City of Norwalk. PROJECT MANAGER.** Responsible for administering the City's CDBG and HOME programs with funding received from US Department of Housing and Urban Development (HUD) such as the First Time Home Buyer program, Residential Rehabilitation Program, update of Policies and Procedures and general grants administration.

**CDBG Grant Administration. City of Redondo Beach. PROJECT MANAGER.** Responsible for administering the City's annual CDBG grant received from US Department of Housing and Urban Development (HUD), performing labor standards compliance, monitoring subrecipients and managing CDBG-funded mobility access and home repair grant programs.

**CDBG and CARES Act Program Administration. City of Union City. PROJECT MANAGER.** Responsible for the administration and implementation of the City's CDBG programs, CARES Act programs, grant administration, and labor compliance monitoring. Mr. Delany also oversees the Below Market Rate (BMR) home ownership program.



**Monika Troncoso**

**Project Manager**



**Firm**

- MNS Engineers, Inc.

**Areas of Expertise**

- State and Federal Grant Administration
- Affordable housing development
- Economic development
- Project Management
- Community development
- Community Outreach

**Years of Experience**

- 34

**Education**

- BA, Business Administration and Economics, California State University, Fullerton
- MA, Public Administration, California State University, Long Beach

**Professional Development**

- NAHRO

Ms. Troncoso has more than three decades of experience as a former public employee and more recently, providing professional consulting services to municipalities in California. She brings a comprehensive understanding of the complexities involved in federal funding, grant administration, affordable housing financing and development, and economic development. With her comprehensive understanding of the complexities involved in these areas, Monika is well-equipped to provide valuable guidance and support to municipalities seeking to enhance their communities' overall well-being. Her experience includes:

**Multiple Projects, Cities of Orange; Norwalk; Huntington Park; Oxnard, CA. Senior Housing Advisor/Associate.**

Monika provided professional consulting services to municipalities related to federal funds and grant administration, housing authorities, affordable housing development, and economic development. Assisted the cities of Oxnard and Norwalk with the implementation of Housing Authority agreements and policies and procedures for their administrative processes.

**Multiple Projects, Troncoso Koos Enterprises, Brea, CA.**

*Municipal Services Consultant.* Monika was a professional consultant to municipalities, offering her expertise and guidance on matters related to the use of state and federal funds, affordable housing development, economic development, federal grant administration, historic preservation, and project management.

**Multiple Projects, Urban Futures, Inc., Orange, CA. Principal.**

Monika provided professional consulting services to various entities, including cities, redevelopment agencies, counties, and housing authorities. One of Monika's key contributions was her ability to develop and implement tailored housing programs that effectively addressed specific community needs. Through her strategic

approach, she assisted clients in creating sustainable solutions that promoted affordable housing options and supported community development. Concentrated on business development and supervised the compliance monitoring division.

**Multiple Projects, City of La Habra, CA. Housing and Redevelopment Manager.** Monika was responsible for supervising the operations of the Redevelopment Agency and Housing Authority and its two mobile home parks, along with a Senior Single Room Occupancy facility. She successfully negotiated property acquisitions on behalf of the agency and prepared agreements accordingly. In addition, Monika prepared and monitored Housing Division budgets and monitored expenditures. She also served as a technical advisor to city staff, the agency and various city boards and commissions on housing and redevelopment matters. Project managed the acquisition and rehabilitation of over 30 affordable housing units, two Housing Authority-owned mobile home parks, the rehabilitation of two commercial shopping centers and the conversion of a mortuary to the Federally-funded pre-school administrative offices.

**Multiple Projects, City of Anaheim, CA. Project Manager II-Community Development/Affordable Housing Development Division.** Monika coordinated various aspects of property acquisition, disposition, and development for the redevelopment agency. She successfully managed tax-exempt bond and tax credit financed affordable housing

projects, ensuring their smooth execution. In addition to her coordination responsibilities, Monika also prepared and monitored regulatory agreements and other relevant documents as needed. She efficiently processed entitlement applications for agency-owned parcels, streamlining the approval process. Monika also played a key role in Community Development Block Grant administration and community outreach efforts. Project managed the financing and development of over 670 affordable rental units.

**Winnie Rebecca**

**Associate Planner**



**Firm**

- MNS Engineers, Inc.

**Areas of Expertise**

- HUD and HCD Grant Administration
- Community Outreach

**Years of Experience**

- 3

Ms. Rebecca is an experienced housing and community development planner with a specialization in providing management and technical assistance for programs funded by US Housing and Urban Development grants. She has a proven track record of developing comprehensive plans to enhance community development and economic resilience in various municipalities. Winnie is adept in providing services to clients in community engagement, policy analysis, and ensuring compliance with federal regulation. Her experience includes:

**City of Huntington Park, CA. Planner.** Winnie prepared HUD reports including the HOME ARP plan, Annual Action Plan, and CAPER, as well as ensured HUD program files met regulatory standards and guaranteed sub recipient was compliant with HUD regulations. She is skilled in program administration for various initiatives, such as Rental Assistance, HOME Repair, and First Time Home Buyer programs.

**City of Chowchilla, CA. Planner.** Winnie specialized in facilitating loan disbursement requests and final loan forgiveness for businesses for economic loan program funded by CDBG. She was adept at preparing comprehensive files, actively engaging with businesses for documentation, and ensuring compliance with non-debarment requirements.

**County of San Bernardino, CA. Planner.** Winnie collected property inspection data and organized tenant file information, as well as prepared final reports in compliance with HUD HOME regulations.

**Emily Elliott, AICP**

## Community Development Manager



### Firm

- MNS Engineers, Inc.

### Areas of Expertise

- Land use consulting
- Housing policy and legislative compliance
- Public engagement
- Project/program management

### Years of Experience

- 15

### Certification

- American Institute of Certified Planners (AICP)

### Education

- Master of Urban and Regional Planning, California Polytechnic University, Pomona, CA
- BA, Geography and Natural Resources Management, San Diego State University, CA

### Professional Affiliations

- American Planning Association, California Chapter, Inland Empire Section, Director, 2023 - Present
- Association of Environmental Professionals, Inland Empire Chapter, Board Member 2018-2022

As Community Planning Practice Lead at MNS Engineers, Emily Elliott, AICP, directs and grows a team of community planning consultants specializing in long-range and policy planning for public and private sector clients statewide. Emily leads the preparation of community planning and housing plans, manages projects to implement agency policies, and oversees diverse contract portfolios. A certified planner and active leader within the American Planning Association, Emily leverages her industry connections to stay at the forefront of emerging trends and best practices. With over 15 years of experience in California, her broad expertise in consulting and municipal service equips her with a nuanced understanding of agency, applicant, and public needs, enabling thoughtful, efficient, and collaborative project delivery. Her experience includes:

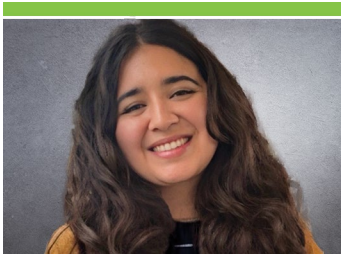
### **REAP 2.0 Funded Housing Element Update Technical Assistance Program, San Bernardino County**

**Transportation Authority, CA. Program Manager.** The San Bernardino Transportation Authority (SBCTA) manages Regional Early Action Planning (REAP 2.0) funding and projects for San Bernardino County. The intent of the funding is to further local agencies efforts to plan for and permit housing. As contract manager, Emily is responsible for the work under the REAP 2.0 program including community planning and housing technical assistance, infrastructure projects and grant administration. Emily manages the contract, coordinates with individual agencies for the type and extent of assistance needed, arranges staff to service each agency, and provided oversight and quality control for the services rendered.

### **Commercial Façade Design Guidelines, Huntington Park, CA. Project Manager.**

The MNS team is preparing a booklet of commercial storefront design guidelines in support of the City's Façade Improvement Program. The scope focuses on Pacific Ave and seeks to enhance the appearance of the City's primary retail corridor through design guidelines tailored to the specific architectural styles present along the corridor.

**6th Cycle Housing Element Updates, Multiple Agencies, CA. Project Manager.** Emily served as the project manager for multiple HE updates in the 6th cycle for the cities of Redlands, Lakewood, Hesperia, and Needles. She also offered technical assistance to Chino Hills, Grand Terrace, and Upland.

**Alexandria Miramontes****Assistant Planner/Assistant Environmental Planner****Firm**

- MNS Engineers, Inc.

**Areas of Expertise**

- Planning
- Grant application

**Years of Experience**

- 1

**Education**

- MSc Human Geography and Urban Studies (Research), London School of Economics and Political Science
- MSc Human Geography (Urban Track), University of Amsterdam
- BA, Geography, University of California, Los Angeles, CA
- AA, General Studies, Saddleback Community College, CA

**Award(s)**

- College Honors, UCLA
- Taiwan Studies Undergraduate Summer Research Fellowship
- UCEAP Promise Award
- Research Revealed Scholarship

Ms. Miramontes is an accomplished Assistant Planner with a strong academic background in geography and urban studies, holding degrees from prestigious institutions such as UCLA, the University of Amsterdam, and the London School of Economics. She has extensive experience in qualitative and quantitative research, spatial analysis, and urban geography, with a focus on sustainability and environmental policy. Alexandria's diverse work history includes roles in tutoring, academic advising, and curriculum development, where she has demonstrated excellent communication, teaching, and research skills prior to joining MNS. In her work at MNS, Alex continually makes positive contributions to the team through her careful and thorough research, analysis, and production, making her an asset in planning and urban development projects. Her experience includes:

**Commercial Façade Design Guidelines, Huntington Park, CA. Planner.** The MNS team is preparing a booklet of commercial storefront design guidelines in support of the City's Façade Improvement Program. The scope focuses on Pacific Ave and seeks to enhance the appearance of the City's primary retail corridor through design guidelines tailored to the specific architectural styles present along the

**Active Transportation Program Grant Application, Town of Apple Valley, CA. Planning Technician.** MNS supported the Town of Apple Valley with the preparation of a grant application for a bicycle path along a portion of Bear Valley Road. MNS' role involved preparing narrative responses to application questions. Alex's role involved collecting data and drafting responses to application prompts.

**Climate Adaptation Plan, Los Alamos Community Services District, CA. Planning Technician.** Alex's role on the project involved document set up, site research, and drafting of report sections in preparing a Climate Adaptation Plan (CAP) for the Los Alamos Community Services District.

**Small Lot Subdivision Ordinance, City of Loma Linda, CA. Planning Technician.** MNS is preparing a Small Lot Subdivision Ordinance in compliance with SB 684. Alex's role on the project involved drafting the staff report and PowerPoint presentations for Planning Commission and City Council hearings.

## Quality Assurance/Quality Control

For state and federally funded programs and grant administration, MNS will offer the City of Huntington Park weekly or bi-weekly meetings to review the progress of each of the projects. This allows us to course correct should any changes or concerns arise from the city staff.

Additionally, all reports submitted to HUD are reviewed by the Project Manager (first draft and final version) and the Housing Practice Lead (final version). We will also submit at least one draft version for the City's review of any documentation we produce, before a final version is approved.

## References

### City of Norwalk

Rosio Medina, Sr. Management Analyst

562.929.5952

[rmedina@norwalkca.gov](mailto:rmedina@norwalkca.gov)

### San Bernardino County Transportation Authority

Josh Lee, Deputy Director of Planning

909.884.8276

[jlee@gosbcta.org](mailto:jlee@gosbcta.org)

### City of Santa Paula

James Mason, Community and Economic Development Director

805.933.4214x251

[jmason@spcity.org](mailto:jmason@spcity.org)



## Feel Schedule/Cost Proposal

The fee proposal below includes all costs and expenses related to photocopying, postage, travel, etc. MNS will complete all task without the use of subconsultants.

City of Huntington Park PLHA Administration Proposal - Billing Rates					
Employee	Damien Delany, Project Lead	Monika Troncoso, Housing Manager	Emily Elliott, AICP, Community Development Manager	Alexandria Miramontes, Assistant Planner	Winnie Rebecca, Assistant Planner
Billing Rate	\$270	\$180	\$265	\$100	\$100

City of Huntington Park PLHA Administration Fee Proposal	
Task	Fee
Task 1 – Preparation and Submission of Request for Funds and Mandatory Reports	\$ 14,480
Task 2 – PLHA Program Administration	\$ 21,240
Task 3 – Preparation & Submission of Reporting	\$ 14,480
Task 4 – Commitment Documentation Review	\$ 10,700
Task 5 – Project and Program Development	\$ 39,200
Task 6 - State Reporting (Monitoring; Findings; Audits; Concerns)	\$ 11,920
<b>Total</b>	<b>\$ 112,020</b>



# Professional Services for Grant Administrative Services

*Submitted by:*



**Authorized Representative:**

Omar E. Hernandez  
*President*



100 E. Huntington Drive  
Suite 207,  
Alhambra, CA 91801



**Phone:** (626) 414-3645

**Fax:** (626) 389-5636

[www.global-urban.com](http://www.global-urban.com)



**Attn:**

Sergio Infanzon | Interim Director of Community Development  
Eduardo Sarmiento | City Clerk



City of Huntington Park – Community Development  
6550 Miles Ave, Huntington Park, CA 90255



**Due Date:** February 6, 2025

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**February 6, 2025**

**Sergio Infanzon** | Interim Director of Community Development

**Eduardo Sarmiento** | City Clerk

City of Huntington Park

6550 Miles Ave

Huntington Park, CA 90255



**Dear Mr. Infanzon and Mr. Sarmiento,**

Global Urban Strategies, Inc. (Global) is pleased to submit our proposal for Professional Services for Grant Administrative Services for the City of Huntington Park. Our firm has the expertise to provide comprehensive administrative grant services, including grant management and compliance tracking specifically tailored to the City of Huntington Park's Permanent Local Housing Allocation (PLHA) program.

As a California C-Corporation and recognized Certified Disabled Veteran Business Enterprise and Small Business Enterprise (#2013869), we take pride in our ability to drive positive impact within communities. Our grant administration proposal is rooted in a results-driven methodology, complemented by an understanding of our clients' unique needs and objectives.

We are confident that our proposal will fulfill your requirement for a successful and highly effective grant administration service. Our company boasts a wealth of experience in providing similar services, with an exceptionally qualified and devoted team that employs innovative problem-solving methods. Our goal is to exceed your expectations while adhering to project timelines and budget constraints. We maintain the highest standards of quality and strive to ensure that our clients are completely satisfied with our services.

I have read, understood, and agreed to all statements in this request for proposal and acknowledge receipt of all addendums/amendments as well as to the terms, conditions, and attachments referenced.

We appreciate the opportunity to submit a proposal to work with your team to address the needs of City of Huntington Park. If you have any questions or require additional information, please contact me, Omar E. Hernandez, at (626) 545-2234 or at [omar@global-urban.com](mailto:omar@global-urban.com).

Respectfully,

A handwritten signature in black ink, appearing to read "Omar E. Hernandez", written over a horizontal line.

**Omar E. Hernandez**  
President

100 E. Huntington Drive  
Suite 207,  
Alhambra, CA 91801

**Phone:** (626) 414-3645  
**Fax:** (626) 389-5636  
**[www.global-urban.com](http://www.global-urban.com)**



# 02 Consultant's Background





Global Urban Strategies (Global) is a professional consulting firm specializing in grant administration, affordable housing programs, and community development initiatives. Our leadership team includes professionals with over 50 years of combined experience in grant administration, housing policy, and municipal partnerships. With extensive experience working with municipalities across Los Angeles County, we provide expert support in program compliance, financial assistance, and housing-related services. Our team ensures compliance with HCD, HUD, CDBG, and other state and federal funding requirements in all housing initiatives we manage. We have successfully administered down payment assistance programs, loan servicing, and community outreach efforts, expanding equitable housing opportunities for low-to-moderate-income (LMI) households.

Our expertise includes administering state and federally funded programs, and we have a strong track record in grant management, financial oversight, and regulatory compliance. We work directly with the California Department of Housing and Community Development (HCD) and understand their reporting requirements, ensuring full adherence to all state-mandated guidelines. Our team successfully implements housing programs that require income verification, fund disbursement tracking, and compliance monitoring to support sustainable homeownership.

Global plays a critical role in administering the CalHome program, assisting municipalities in disbursing funds to first-time homebuyers over multiple years. We design and implement application platforms that streamline the intake process, ensuring a user-friendly and secure experience while maintaining data integrity and confidentiality. Additionally, we conduct thorough loan document reviews, provide homebuyer counseling, and collaborate with local stakeholders to drive program success.

Global remains committed to culturally responsive outreach and engagement, ensuring accessibility by tailoring program materials and assistance in multiple languages. We constantly build strong partnerships with community-based organizations, local governments, and financial institutions, expanding homeownership opportunities for underserved communities. With a deep understanding of housing challenges, regulatory frameworks, and compliance requirements, Global brings the expertise and capacity to effectively administer programs that promote sustainable housing solutions.



# 03 Qualifications and Experience

03

The City of Huntington Park can trust Global Urban Strategies' proven expertise and highly qualified personnel, who bring years of experience in grant administration, affordable housing programs, project management, and community development. Our team has successfully managed state and federally funded housing initiatives, ensuring program compliance, effective fund disbursement, and equitable access to homeownership opportunities.

The staffing team includes a Program Manager to oversee operations and development projects, a Community Outreach Liaison team to engage with community members and stakeholders, and a Web Developer to track program performance and evaluate outcomes. Additionally, administrative and support staff handle day-to-day operations, clerical work, and scheduling. Global's team remains deeply committed to addressing the housing needs of the BIPOC community while understanding the challenges and opportunities within the program.

Global's team has extensive experience working with BIPOC communities, demonstrating effectiveness through a comprehensive approach that prioritizes cultural competency, community engagement, representation, inclusive decision-making, equitable resource allocation, and continuous learning. This approach begins with a deep understanding of the cultures, values, and beliefs of the communities we serve. Global's team engages with community members early in the planning process and collaborates with community-based organizations and local leaders to strengthen outreach. Diverse representation among Global's team ensures inclusivity and reflects the diversity of the communities we serve. Through inclusive decision-making, equitable resource allocation, and continuous learning, Global builds stronger relationships with the community and effectively addresses its housing needs.



## KEY PERSONNEL AND RELEVANT EXPERIENCE

### *Omar Hernandez, President*

Omar Hernandez brings 24 years of experience in housing program administration, grant management, and community development. He is a bilingual professional with expertise in leading government entities in project management, stakeholder engagement, and grant writing. Over his career, he has secured hundreds of millions of dollars in federal and state grants for housing initiatives, including down payment assistance, loan servicing, and homebuyer education programs. He works closely with HCD and understands compliance and reporting requirements, ensuring all program activities align with state regulations. His leadership in housing programs across Los Angeles County has increased homeownership rates for underserved communities.

### *Cinthia Iniguez, Director of Operations*

Cinthia Iniguez brings eight years of experience in affordable housing programs, loan servicing, and compliance monitoring. She oversees financial recordkeeping, fund disbursement, and program management, ensuring all activities meet HCD and local government requirements. She prepares quarterly reports for the State of California, providing clear insights into program performance and financial accountability. Ms. Iniguez also leads community outreach efforts, working closely with municipalities and community-based organizations to connect low-to-moderate-income households with housing resources. Her expertise in program operations, financial data tracking, and regulatory compliance has contributed to the successful administration of multiple housing assistance programs.

### *Daniela Espinosa, Program Manager*

Daniela Espinosa brings extensive experience in housing programs and program management, having worked with state and local initiatives to expand access to affordable housing. She specializes in program planning, execution, and evaluation, ensuring projects meet regulatory and performance goals. With a strong background in budget management, team coordination, and compliance monitoring, she prepares quarterly reports for the State of California, tracks financials, and analyzes data to maintain program transparency. Her attention to detail and commitment to compliance make her a valuable asset in housing initiatives.

### *Lesly Flores, Community Outreach Liaison*

Lesly Flores brings a strong background in affordable housing initiatives, working closely with diverse community groups and stakeholders. She ensures housing programs are implemented effectively and remains accessible to those in need. Lesly manages program operations from planning and coordination to execution and evaluation, prioritizing collaboration and clear communication. Her passion for community engagement and deep knowledge of housing programs make her a key leader in the field.



*Brianna Sandoval, Community Outreach Liaison*

Brianna Sandoval specializes in affordable housing program management, coordinating complex projects, and working directly with community members, government agencies, and housing developers. She oversees project timelines, budgets, and resource allocation, ensuring all initiatives meet the needs of low-to-moderate-income households. Her ability to foster collaboration and connect with individuals has been crucial in expanding housing accessibility.

*Hector Suarez, Senior Web Developer*

Hector Suarez has been a key contributor to Global Urban Strategies for over four years, specializing in web development and digital solutions. With a strong technical foundation and problem-solving mindset, he designs user-friendly, scalable web applications tailored to client needs. His expertise in digital platform development ensures seamless user experiences and improved operational efficiency.

*Jackie Landa, Creative Director*

Jackie Landa brings over 15 years of experience in graphic design. Ms. Landa drives creative excellence across multiple industries. She transforms concepts into visually engaging outreach campaigns, leading cross-functional teams strategically and collaboratively. She is committed to delivering impactful solutions aligned with business objectives and develops social media content, print materials, and educational presentations. She refines outreach strategies to maximize community engagement using analytics and performance metrics.

*Carolina Ramirez, Senior Graphic Designer*

Carolina Ramirez is a highly skilled creative professional, specializing in digital and print design. She develops compelling visual narratives that align with client goals and enhance brand identity. With a passion for innovation and design, she continuously refines her skills to deliver high-quality, impactful visuals that resonate with target audiences.



# 04 Project Approach

04



The Global Urban Strategies (Global) team is committed to delivering efficient, cost-effective, and fully compliant administrative services for the Permanent Local Housing Allocation (PLHA) Program. A structured and detail-oriented approach ensures that the team meets all reporting requirements on time, tracks funds accurately, and addresses compliance issues. This allows the City of Huntington Park to maximize its PLHA funding while fully complying with the California Department of Housing and Community Development (HCD). Maintaining open and clear communication with HCD remains a priority to ensure the team submits all documentation accurately, completely, and on schedule.

To implement the PLHA Program, Global trains its staff thoroughly in housing program policies and procedures. Team members remain well-equipped to administer the program while complying with state regulations. Global develops a targeted outreach plan using social media, community events, and localized advertising to engage the community, potential residents, and key stakeholders. Outreach materials are available in English and Spanish to ensure accessibility for all. The web development team establishes an online application platform to streamline the process and improve ease of access.

Global's web development team designs a proprietary platform to manage customer relationships and capture applicant data for housing programs. The team tailors the platform for housing programs and modifies it to meet the PLHA program requirements. The platform captures inquiries, sends automated responses to clients, and assigns a dedicated team to manage non-digital inquiries, ensuring that all information enters the tracking system accurately.

Global utilizes the platform's reporting feature to track service delivery and measure program outcomes through generated reports. These reports track the number of inquiries, types of inquiries, response times, and other relevant data. Additionally, Global collects client feedback to evaluate platform effectiveness and customer service processes. The team analyzes collected data to identify areas for improvement and guide future program development. This level of oversight helps track progress, detect potential issues early, and maintain a well-organized record-keeping system that aligns with HCD requirements.

Global designs eligibility criteria to prioritize the community's needs, ensuring fair and effective program implementation. The team develops policies and procedures to support day-to-day operations, ensuring the program runs smoothly and meets community needs and funding requirements. The selection process promotes equity and transparency, addressing local housing challenges. To maximize community engagement, Global partners with local community-based organizations (CBOs) to distribute program information before the official launch, ensuring that key details reach those who need them most. The team conducts a 30-day monitoring period following the launch to assess program effectiveness and measure its impact.

Global's approach meets all HCD requirements while supporting the City's housing priorities. The project begins with a comprehensive review of PLHA funding allocations, program guidelines, and compliance expectations. Global develops a structured timeline for fund

disbursement, reporting, and program monitoring. Coordination with City staff ensures clarity on priorities, documentation requirements, and reporting procedures from the outset.

During the program implementation and fund management phase, Global prepares and submits Requests for Funds to ensure timely allocation and appropriate use of PLHA resources. A comprehensive tracking system monitors fund expenditures, ensuring compliance with the 5% administrative cap and overall program objectives. The system provides real-time insights into fund distribution, allowing for proactive adjustments when needed. Global continuously supports project and program development, focusing on housing initiatives and homelessness assistance programs to maximize impact.

Maintaining transparency and accountability remains a priority through consistent reporting and compliance monitoring. Global prepares and submits all required reports, including the PLHA Annual Report and compliance documentation, to HCD, ensuring full adherence to state reporting requirements related to funding allocations, audits, and project commitments. Global supports City staff in monitoring PLHA-funded projects to ensure proper implementation and compliance with state guidelines.

To administer the proposed housing services, Global adopts a comprehensive approach and methodology that considers community needs, stakeholder engagement, partnerships, and implementation planning. The team conducts a needs assessment to identify the community's housing needs, establishing a clear vision and SMART goals. Global engages CBOs early to build community support. The team identifies additional funding sources, leveraging CalHFA as a client resource. Global's experienced team helps cities organize and coordinate activities, set clear objectives, and develop strategies to implement their programs by providing the necessary tools and processes to ensure that projects stay on schedule and within budget.

By following this structured approach, Global ensures compliance while promoting greater housing stability and accessibility for the City of Huntington Park. The combination of strategic planning, strong oversight, and proactive engagement helps maximize the impact of PLHA funding while maintaining transparency and accountability.

Program Ramp Up Overview	Timeline
Review PLHA funding allocations, guidelines, and compliance expectations	3/1/2025
Develop structured timeline for fund disbursement and reporting	3/15/2025
Coordinate with City staff to establish documentation and reporting procedures	3/15/2025
Develop and implement internal tracking system	4/1/2025
Staff training on housing policies and procedures	4/1/2025
Launch online application platform	4/15/2025
Fund disbursement process begins	6/1/2025
30-day program effectiveness monitoring	6/1/2025
Submission of PLHA Annual Report and compliance documentation	7/31/2025, 7/31/2026, 7/31/2027
Oversight, risk mitigation, and program adjustments	Ongoing
Outreach campaign (social media, community events, CBOs engagement)	Ongoing
Quarterly reporting and compliance reviews	Ongoing
Program Monitoring	Ongoing



# 05 Proposed Personnel

05



# OMAR E. HERNANDEZ

## President

Dynamic and results-driven executive with over two decades of leadership experience, serving as the President of Global Urban Strategies, Inc. Demonstrated expertise in program management, technical writing, community and stakeholder engagement, and strategic consulting, delivering impactful results for a diverse array of clients.



ENG  
SPA

February, 2025

## SKILLS & AREAS OF EXPERTISE

- Leadership & Teamwork
- Critical Thinking & Problem Solving
- Financial Management
- Organizational Skills
- Innovation & Visionary Thinking
- Conflict Resolution
- Program Management
- Multilingual Community Outreach

## PROFESSIONAL EXPERIENCE

**Global Urban Strategies, Inc.** | Alhambra, CA

*President*

*August 2004 – Present*

- Led a team of 25 professionals proficient in program management, grant writing and administration, communication services, and digital/print design, ensuring projects are executed on time and within budget, while maintaining the highest quality standards.
- Fostered collaboration between Global Urban Strategies and clients, including municipalities and public agencies, ensuring successful partnerships and client satisfaction.
- Implemented multilingual communication strategies to engage diverse communities, build support, and address concerns for contentious projects.
- Oversee Home Improvement Programs and First Time Homebuyers Programs across diverse municipalities, including the effective management of 400+ loans through Home, CDBG, and CalHome funding mechanisms, ensuring successful implementation and impactful community development.
- Delivered innovative, technology-driven solutions to enhance data collection and analytics-based decision-making for clients.
- Conduct impactful public scoping and design charrettes to discern community wants versus needs to promote fair and efficient resource allocation.
- Developed a coalition of San Gabriel Valley cities to advocate for the Eastside Gold Line Extension Phase 2 and 710 Extension Project, securing MOUs among 6 cities, creating a spending plan, and coordinating advocacy efforts.

**Perfectly Planned Marketing, Inc.** | Los Angeles, CA  
*President/CEO*

*October 2000 – March 2005*

- Founded and managed a full-service political, marketing, advertising, and public relations firm, leading 43 staff members and delivering innovative solutions.
- Executed contracts for clients such as the USDA, Kaiser Permanente, LAUSD, Lincoln Hospital, Regency Outdoor, PriMed Medical Group, and other notable organizations across healthcare, education, entertainment, and development sectors.

**United States Marine Corps.**  
*Sergeant, Forward Observer*

*May 1989 – February 1995*

- Served with 1st ANGLICO (Air Naval Gunfire Liaison Company), specializing in combined arms, fire support, and communications to support partner units across military operations.
- Led, developed, and managed the logistical and operational needs of 300 Marines.
- As a non-commissioned officer, implemented commanders' directives, trained, and disciplined Marines in hostile and non-hostile environments.
- Service-disabled veteran deployed to Operations Desert Shield/Storm (Gulf War) and Operation Restore Hope (Somalia).

**EDUCATION & CERTIFICATIONS**

• **University of Southern California | Los Angeles, CA**

Master of Business Administration 2003

Bachelor of Science in Political Science 1999

- (4) Dean's Awards and (3) President's Awards (GPA of 3.5 or higher)

• **East Los Angeles College | Monterey Park, CA**

General Education Requirements Feb 1995 - June 1997

• **Certifications**

Media Buying Academy, Dale Carnegie Professional Development Course USC Bridges to Business Certification 2022

**RECOGNITION**

- United Nations Medal
- Kuwait Liberation Medal
- (2) Good Conduct Medals
- Meritorious Unit Citation
- National Defense Medal
- (2) Meritorious Masts
- Certificate of Appreciation (USC MAAA)
- Honorable Discharge
- Award of Merit (LA County)
- (3) Commendations (LA County)
- (2) Certificates of Appreciation (City of LA)
- Certificates of Recognition (50th & 57th Assembly District)
- Certificates of Recognition (30th & 22nd Senate District)

# CINTHIA INIGUEZ

## Director of Operations

Ms. Iniguez, an accomplished MBA candidate, brings strategic insight and leadership as Director of Operations. She excels at articulating complex ideas and driving impactful initiatives. Overseeing housing programs across multiple cities, she also supports Global's client relations and communications. Committed to growth, she is passionate about positive change and community enrichment.



ENG  
SPA

February, 2025

## SKILLS & AREAS OF EXPERTISE

- Leadership and Team Development
- Bilingual (English/ Spanish)
- Community Engagement
- Critical Thinking & Problem Solving
- Attention to Detail
- Effective Communication
- Project Oversight
- Data Analysis and Reporting

## PROFESSIONAL EXPERIENCE

**Global Urban Strategies, Inc.** | Alhambra, CA

*Director of Operations*

*July 2021 - Present*

- Formulate and implement strategic plans to drive program success, aligning project objectives with organizational goals and priorities.
- Monitor and evaluate program outcomes rigorously, compiling and presenting comprehensive reports to stakeholders and state representatives.
- Initiate the inception of the program and oversee its ongoing execution. Ensure alignment with defined scopes, schedules, and budget constraints through meticulous planning, execution, and monitoring.
- Execute and manage the CalHome First-Time Home Buyer and Owner-Occupied Rehabilitation Programs for three city clients, guaranteeing seamless implementation and strict adherence to program guidelines.

## EDUCATION & CERTIFICATIONS

- **University of California, Irvine** | The Paul Merage School of Business, Irvine, CA  
Master of Business Administration Expected Graduation 2026
- **California State University, Los Angeles** | Los Angeles, CA  
Bachelor of Arts Sociology option in Law and Society August 2021
- **East Los Angeles College** | Los Angeles, CA  
Associate of Arts General Studies Social and Behavioral Sciences June 2019



# DANIELA ESPINOSA

## Program Manager

Ms. Espinosa has an aptitude for grant administration and community outreach. She has successfully administered public sector programs and grants for several cities within Los Angeles County. Her ability to multi-task, schedule, and submit program progress reports makes her an essential part of our administrative team. Ms. Espinosa will assist in the grant administration and management of grants on behalf of the city.



ENG  
SPA

February, 2025

## SKILLS & AREAS OF EXPERTISE

- Community Outreach
- Data Collection & Analysis
- Critical Thinking & Problem Solving
- Organizational Skills
- Effective Communication
- Adaptability
- Teamwork & Collaboration
- Client Engagement

## PROFESSIONAL EXPERIENCE

**Global Urban Strategies, Inc.** | Alhambra, CA

*Program Manager*

*December 2022 - Present*

- Collaborated with clients to assess specific needs, goals, and challenges associated with ongoing projects, programs, and community initiatives.
- Engaged with clients to provide program information and address inquiries in person, ensuring clarity and confidence in the services offered.
- Coordinate with the city administration to deliver program updates and submit comprehensive reports to maintain meticulous records of each applicant, ensuring adherence to regulations and transparency in operations.
- Conducted data gathering to analyze and interpret information for informed decision-making and strategic planning.

## EDUCATION & CERTIFICATIONS

• **California State University, Los Angeles** | Los Angeles, CA

*Bachelor of Science in Kinesiology*

*December 2024*

- **Concentration:** Kinesiology
- **Relevant Courses:** Written Communication for Kinesiology, Dimensions of Kinesiology for Individuals with Disabilities, Motor Learning and Development, Introduction to Sociology, Introduction to Kinesiology, Introduction to Kinesiology, Physiology of Exercise and Physical Activity, Computer Applications in Kinesiology and Statistics

# LESLY FLORES

## Assistant Program Manager

Ms. Flores is a motivated Assistant Program Manager eager to learn in a fast-paced environment. A hardworking team player, she enhances efficiency and boosts performance with diligence and attention to detail. Adaptable and punctual, she brings strong collaboration, interpersonal, and multitasking skills. With an entrepreneurial mindset and a commitment to growth, she adds value to any organization.



ENG  
SPA

February, 2025

## SKILLS & AREAS OF EXPERTISE

- Fluent in professional Spanish and English
- Team Collaboration and Communication
- Salesforce
- Community Building
- Program and Project Management
- Budgeting and Resource Allocation
- Risk Management and Problem Solving
- Data Analysis and Reporting

## PROFESSIONAL EXPERIENCE

**Global Urban Strategies, Inc.** | Alhambra, CA

*Administrative Assistant*

*January 2025-Present*

- Manage and implement affordable housing programs, including first-time homebuyer assistance, homeownership development, and housing rehabilitation, while driving strategic planning efforts to meet program objectives.
- Collaborate with residents across multiple cities to review program details, assist with application processes, and work with city management to facilitate approvals, ensuring smooth progression and timely reporting.
- Optimize program processes to improve efficiency, reduce administrative load, and maintain compliance with grant guidelines, budget management, and reporting requirements.
- Deliver key administrative support by performing data analysis, preparing reports, and maintaining documentation to ensure successful execution and timely completion of urban development projects.

## EDUCATION & CERTIFICATIONS

• **University of California San Diego** | San Diego, CA

International Business Major / Tech. and Supply Chain Minor

Expected Graduation 2025

• **St. Mary's Academy High School Diploma**

Graduated with Honors | Spanish Honor Society | Ambassador Program | Red Cross Member | California Federal Scholarship Foundation | Campus Ministry Club

2021

# BRIANNA SANDOVAL

## Administrative Assistant

Ms. Sandoval is a detail-oriented administrative assistant with years of experience in office management and support. A trusted team member, she excels in communication and organization, ensuring smooth office operations. Bilingual in English and Spanish, she has strong skills in scheduling, document preparation, and client relations. She aims to enhance efficiency through exceptional administrative support.



ENG  
SPA

February, 2025

## SKILLS & AREAS OF EXPERTISE

- Proficient in Microsoft Office Suite
- Bilingual (English/ Spanish)
- Customer service-oriented
- Excellent written and verbal communication skills
- Strong organizational and multitasking abilities
- Data entry and database management
- Time management and prioritization skills

## PROFESSIONAL EXPERIENCE

**Global Urban Strategies, Inc.** | Alhambra, CA

*Administrative Assistant*

*2023 – Present*

- Manage executive calendars, coordinating appointments and meetings to optimize time management for senior staff.
- Prepare and format reports, presentations, and correspondence, ensuring high standards of accuracy and professionalism.
- Handle a high volume of incoming calls and emails, providing exceptional customer service and support to clients and colleagues.
- Coordinate logistics for meetings, including venue selection, agenda preparation, and distribution of materials.
- Maintain office supplies inventory, monitoring stock levels and placing orders to ensure uninterrupted office operations.
- Assist with travel arrangements, including booking flights and accommodations, and preparing detailed itineraries.

## EDUCATION & CERTIFICATIONS

• **California State University, Long Beach** | Long Beach, CA

*Bachelors in Biology*

*August 2021*

# JACKELINE LANDA

## Creative Director

Ms. Landa is a seasoned Creative Director with over a decade of experience, known for driving creative excellence across industries. She excels in transforming concepts into visually striking campaigns, leading teams with a strategic, collaborative style. Committed to delivering impactful solutions aligned with business goals, Ms. Landa fosters a creative culture of exploration and innovation.



ENG  
SPA

February, 2025

## SKILLS & AREAS OF EXPERTISE

- Creative Leadership and Cross-Functional Collaboration
- Strategic Thinking and Problem Solving
- Market Awareness
- Visual Thinking and Conceptualization Skills
- Project and Budget Management
- Adaptability and Innovation

## PROFESSIONAL EXPERIENCE

**Global Urban Strategies, Inc.** | Alhambra, CA

*Creative Director*

*2018 – Present*

- Develop creative strategies aligned with organizational goals and audience preferences.
- Lead and inspire cross-functional creative teams, providing direction and mentorship to designers, copywriters, and other creative professionals
- Ensure brand consistency across all channels for a cohesive, compelling presence.
- Conceptualize and execute innovative marketing campaigns across digital, print, and social media.
- Collaborate with clients to deliver creative solutions and ensure satisfaction.
- Manage budgets, optimizing resources for timely project delivery.
- Maintain high creative standards through rigorous quality control.
- Utilize analytics and key performance indicators to measure the success of creative campaigns and make data-driven recommendations for continuous improvement.

## EDUCATION & CERTIFICATIONS

• **Central American University Jose Simeon Cañas**

Master's in Communication

May 2016

Postgraduate in Strategic Management

November 2015

• **Don Bosco University (Specialization in Marketing)**

Bachelor's Degree in Graphic Design

May 2012

# HECTOR SUAREZ

## Web Developer

Mr. Suarez is a results-oriented web developer who thrives in collaborative environments and excels as a solution seeker. His expertise is evident with experience in creating user-centric websites through the skillful application of HTML, CSS, and JavaScript. Mr. Suarez demonstrates exceptional proficiency in DNS Management and Email protocols, underscoring his commitment to delivering comprehensive, high-quality web solutions.



ENG  
SPA

February, 2025

## Computer Skills

- Microsoft Excel/Google Sheets Advanced Use
- Email & FTP Protocols
- DNS Management
- Programming Languages: HTML, CSS, JavaScript

## PROFESSIONAL EXPERIENCE

**Global Urban Strategies, Inc.** | Alhambra, CA

*Web Developer*

*October 2021- Present*

- Provides technical direction for successfully developing large-scale website projects, establishing consistency, and ensuring all the websites were responsive.
- Develops determined coding requirements for site creation, security, and capability purposes by writing lines of code using HTML, CSS, and JavaScript.
- Ensures website effectiveness Optimize website performance and user experience by running tests and conducting reviews. of design for responsiveness and clarity.
- Develops maintenance forMaintain multiple website projects and events inside the coding platforms, highlighting organizational skills and attention to detail.

## EDUCATION & CERTIFICATIONS

• **Associate in Arts | De Anza College** | Cupertino, CA

*Business Programming Studies*

*June 2016*



# CAROLINA RAMIREZ

## Senior Graphic Design

Ms. Ramirez is a proactive senior graphic design specializing in motion graphics and illustrations. With a strong understanding of the animation process, she excels at guiding her team to produce high-quality products that exceed client expectations. Her expertise lies in attention to detail, innovation, and developing creative, effective, and engaging content.



ENG  
SPA

February, 2025

## SKILLS & AREAS OF EXPERTISE

- Dynamic Animation
- Visual Effects
- Storyboarding
- Motion Tracking
- Iconography
- Prepress Processes
- Print Material Development
- Print Quality Assurance
- Deadline Management
- Workflow Optimization

## PROFESSIONAL EXPERIENCE

**Global Urban Strategies, Inc.** | Alhambra, CA

*Senior Graphic Design*

*March 2022 – Present*

- Lead the conceptualization and production of engaging video content to support organizational goals.
- Enhance video footage with animations, graphics, and special effects.
- Create captivating animations and motion graphics to convey complex ideas.
- Integrate animations into video projects while ensuring brand consistency.
- Prepare print-ready files, layouts, and typography for digital and offset printing.
- Ensure color accuracy and adjust files to meet print specifications for high-quality output.
- Stay updated on industry trends and emerging technologies in video, animation, and print production.
- Deliver high-quality, visually appealing materials aligned with client objectives and branding.

## EDUCATION & CERTIFICATIONS

### • Francisco Gavidia University

Bachelor of Arts in Graphic Design and Advertising

November 2021

Specialization in Animation & Graphic Design with a focus on Advertising.

November 2021



# 06 Quality Assurance/Quality Control

06



Global Urban Strategies ensures compliance with HCD regulations by implementing structured processes, continuous monitoring, and transparent administration of housing programs. Our approach follows established procedures to meet regulatory requirements while effectively delivering services. We have experience working with HCD and understand their reporting requirements, ensuring that all documentation, financial tracking, and compliance measures align with state guidelines.

For the acquisition of rental and ownership housing, we verify applicant eligibility, oversee documentation, and ensure affordability requirements align with program guidelines. Our team verifies income and secures regulatory approvals as part of our compliance process. We work closely with local community-based organizations to provide outreach and education, ensuring that our team provides necessary assistance to eligible individuals. We actively monitor service delivery and maintain records to align with program requirements.

We manage grant administration through a secure system that facilitates application intake, eligibility verification, and fund disbursement. Our team follows strict financial oversight procedures, conducts periodic audits, and submits required reports to maintain transparency and compliance. Our system also tracks program outcomes to ensure the appropriate and effective use of funding.

We follow clear guidelines and policies to maintain compliance across all program deliverables, provide ongoing staff training, and conduct regular internal audits. Our team actively engages with the community to ensure equitable access to program resources, focusing on serving low-to-moderate-income households. With years of experience administering housing programs, we have a proven track record of meeting regulatory requirements while supporting housing stability and homeownership opportunities.

To further strengthen compliance, Global utilizes a three-tiered compliance monitoring framework:

- Automated tracking for fund disbursements and eligibility documentation.
- Quarterly internal audits to verify adherence to financial and reporting requirements.
- Annual Internal Compliance Reviews, which our team conducts to ensure alignment with HCD standards and address potential risks.

In the event of audit findings, compliance concerns, or regulatory changes, Global implements a corrective action plan to address issues promptly. Our team conducts compliance checks every six months to proactively identify and resolve risks before they escalate.

We ensure ongoing staff training to maintain program efficiency and adaptability. All staff receive comprehensive compliance training on HCD regulations, fair housing laws, financial reporting standards, and best practices for applicant verification. We update training quarterly to reflect any new regulatory requirements.

By following this structured approach, Global ensures compliance while promoting housing stability and accessibility. Our proactive monitoring, risk mitigation measures, and strategic oversight allow us to administer housing programs effectively while fully adhering to HCD requirements.



# 07 References

07



## REFERENCES



### **MICHAEL O'KELLY**

City Manager

7100 Garfield Ave.  
Bell Gardens, CA 90201  
(562) 806-7702  
[MOKelly@bellgardens.org](mailto:MOKelly@bellgardens.org)



### **BOB LINDSEY**

City Manager

15900 E. Main Street  
La Puente, CA 91744  
(626) 855-1500  
[blindsey@lapuente.org](mailto:blindsey@lapuente.org)



### **SERGIO GONZALEZ**

City Manager

213 E Foothill Blvd  
Azusa, CA 91702  
(626) 812-5239  
[Sergio.gonzalez@azusaca.gov](mailto:Sergio.gonzalez@azusaca.gov)

**100 E. Huntington Drive  
Suite 207,  
Alhambra, CA 91801**

**Phone:** (626) 414-3645  
**Fax:** (626) 389-5636



 **Global Urban Strategies, Inc**

**[www.global-urban.com](http://www.global-urban.com)**




# Professional Services for Community Development Services - Fee Schedule


*Submitted by:*



**Authorized Representative:**

 Omar E. Hernandez  
*President*

 100 E. Huntington Drive  
Suite 207,  
Alhambra, CA 91801

 **Phone:** (626) 414-3645  
**Fax:** (626) 389-5636

[www.global-urban.com](http://www.global-urban.com)



**Attn:**

Sergio Infanzon | Interim Director of Community Development  
Eduardo Sarmiento | City Clerk



City of Huntington Park – Community Development  
6550 Miles Ave, Huntington Park, CA 90255



**Due Date:** February 6, 2025

RECEIVED  
FEB 06 2025

*Z.S. @ 1:53*





# Professional Services for Community Development Services - Fee Schedule


*Submitted by:*



**Authorized Representative:**


 Omar E. Hernandez  
*President*


 100 E. Huntington Drive  
Suite 207,  
Alhambra, CA 91801

 **Phone:** (626) 414-3645  
**Fax:** (626) 389-5636

[www.global-urban.com](http://www.global-urban.com)



 **Attn:**  
Sergio Infanzon | Interim Director of Community Development  
Eduardo Sarmiento | City Clerk

 City of Huntington Park – Community Development  
6550 Miles Ave, Huntington Park, CA 90255

 **Due Date:** February 6, 2025

## FEE SCHEDULE/COST PROPOSAL

Global Urban Strategies proposes a detailed rate schedule, outlining hourly rates for key personnel. The cost estimate includes personnel expenses, administrative expenses, and compliance-related activities. Global Urban Strategies will itemize costs for photocopying, postage, travel, and other reimbursable expenses separately to ensure full transparency.

<i>Hourly Rate for Services</i>	
Senior Staff	\$220/hr
Associate Staff	\$180/hr
Graphic Design	\$120/hr
Clerical	\$75/hr

### *Reimbursable Expenses*

**Mailing Fees:** Cost + 15% Administrative Fee

**Binding Fees:** Cost + 15% Administrative Fee

**Travel:** Global Urban Strategies will reimburse necessary travel expenses based on IRS-established rates.

Global Urban Strategies, Inc. reserves the right to apply a 6% yearly escalation cost to account for rising operational expenses over the contract's duration.



**100 E. Huntington Drive  
Suite 207,  
Alhambra, CA 91801**

**Phone:** (626) 414-3645

**Fax:** (626) 389-5636



 **Global Urban Strategies, Inc**

**[www.global-urban.com](http://www.global-urban.com)**





## Attachment "D"

### Community Development Department

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**DATE:** February 6, 2025  
**TO:** Sergio Infanzon  
**FROM:** Ishah Ahumada  
**SUBJECT:** Cost Analysis for Global Urban Strategies, INC. and MNS Engineers

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This document outlines a comparative analysis of the two consultants, Global Urban Strategies, INC. and MNS Engineers, who answered the Request for Proposal (RFP) for management and administrative services for the Permanent Local Housing Allocation (PLHA) program grant.

Task	Global Urban Strategies	MNS Engineers
1. Preparation and Submission of Request of Funds and Mandatory Reports	Not Submitted in RFP	\$ 14,480
2. PLHA Program Administration	Not Submitted in RFP	\$ 21,240
3. Preparation & Submission of Reporting	Not Submitted in RFP	\$ 14,480
4. Commitment Documentation Review	Not Submitted in RFP	\$ 10,700
5. Project and Program Development	Not Submitted in RFP	\$ 39,200
6. State Reporting (Monitoring; Findings; Audits; Concerns)	Not Submitted in RFP	\$ 11,920
Total Estimated Cost	Not Submitted in RFP	\$ 112,020

The lowest responsive and responsible proposal that met all requirements was MNS Engineers.

## ITEM 3



# CITY OF HUNTINGTON PARK

Office of the City Clerk  
City Council Agenda Report

February 18, 2025

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:

## **COUNCIL APPOINTMENTS TO VARIOUS COMMISSIONS AND COMMITTEE REORGANIZATION**

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

1. Make appointments to Commissions consistent with provisions set forth in Resolution No. 2025-01; and
2. Consider committee re-assignment to fill committee vacancies; and
3. Consider committee re-assignment or re-affirm current appointments; and
4. Add and/or delete any other temporary subcommittees, as appropriate.

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

#### **COMMISSIONS:**

On May 18, 2015, the City Council adopted Resolution No. 2015-19 which established a new process for making appointments to various City Commissions. On January 6, 2025 the City Council adopted resolution 2025-01 amending resolution No. 2015-19 to include the newly formed Arts and Theatre Commission.

Individuals appointed to Commissions will be required to submit to a LiveScan and subsequently take an Oath of Office.

#### **COMMITTEES:**

The appointment of delegates and alternates to committee assignments is consistent with the Council's policy to maintain permanent representatives whenever possible. Reorganization of Council Committee assignments is typically handled annually. The last Council Committee reorganization was on April 18, 2024. Any vacancies require the attention and action from the current City Council to assign or re-assign committee assignments.

## **COUNCIL APPOINTMENT TO CIVIL SERVICE COMMISSION**

February 18, 2025

Page 2 of 2

### **FISCAL IMPACT**

There is no fiscal impact. Compensation for added Commissioners has been budgeted for FY 2024/25 to account 111-0123-413.19-05.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ricardo Reyes', with a stylized flourish at the end.

**RICARDO REYES**  
City Manager

A handwritten signature in blue ink, appearing to read 'Eduardo Sarmiento', with a stylized flourish at the end.

**EDUARDO SARMIENTO,**  
City Clerk

### **ATTACHMENT(S)**

- A. Resolution No. 2025-01, Amending list of established commission and revised Rules, Method of Appointment, Guidelines for the Conduct of Meetings and Structure for all Commissions of the city and Repealing all Prior Resolutions or Provisions in Conflict with the Provisions Contained Herein.

# Council Appointments to Various Organizations

Updated – June 5, 2024

(\*Agency offers a stipend)

**California Contract Cities Association**- meets 3<sup>rd</sup> Wednesday of every month @ 6:00 p.m.  
(except Jan, May and July) location for meetings will vary.

**Director Delegate: Martinez**

**Alternate: All Council**

11027 Downey Avenue

Downey, CA 90241

(562) 622-5533

(562) 622-9555 fax

Contact: Christina Shore

**\*Southeast Gateway Line Corridor Cities Committee (Formerly Eco Rapid Transit)** - meets  
3<sup>rd</sup> Thursday of bi-monthly @ 6:00 p.m. Via Zoom

**Board Member: Macias** **Alternate: Flores**

16401 Paramount Boulevard

**STIPEND - \$100.00**

Paramount, CA 90723

(562) 663-6850

(562) 634-8216 – fax

[orangeline@gatewaycog.org](mailto:orangeline@gatewaycog.org) Ana Pantoja

Contact: Ana Pantoja, [Apantoja@gatewaycog.org](mailto:Apantoja@gatewaycog.org), Andra Mora, [smora@gatewaycog.org](mailto:smora@gatewaycog.org), Marisa Perez, [mperez@gatewaycog.org](mailto:mperez@gatewaycog.org)

**\*Gateway Cities Council of Governments** - meets 1<sup>st</sup> Wednesday of every month @ 5:30 p.m.  
dinner, 6:00 pm. meeting

**Delegate: Flores**

**Alternate: Sanabria**

16401 Paramount Boulevard, Upstairs

**STIPEND - \$125.00**

Paramount, CA 90723

(562) 663-6850

(562) 634-8216 - fax

Contacts: Genny Cisneros [gcisneros@gatewaycog.org](mailto:gcisneros@gatewaycog.org) and Sandra Mora, Assistant

[**Metro Service Council** (part of Gateway Cities Council of Gov)]

**Member Delegate: Macias** (appt'd by Gateway) Metro, Ethics Dept., 4<sup>th</sup> Floor, One Gateway Plaza MS 99- 4-5, Los Angeles, CA 90012

PH: (213) 922-2900



**Gateway Water Management Authority** (LA Gateway Region Integrated Regional Water Management JPA) (Staff was appointed by Council May 7, 2024) meets 2<sup>nd</sup> Thursday of every month @ 12:00 p.m.

**Member Delegate:** Steve Forester **Alternate(s):** Marla Flores

16401 Paramount Boulevard

Paramount, CA 90723

(562) 663-6850 – Contact: Traci Gleason [tgleason.gateway@gmail.com](mailto:tgleason.gateway@gmail.com) and Grace Kast [gracekast.gateway@gmail.com](mailto:gracekast.gateway@gmail.com)

(562) 634-8216 - fax

**\*HUB Cities Consortium-** meets 3<sup>rd</sup> Thursday of every month @ 5:15 p.m.

**Member Delegate:** Macias **Alternate:** Castillo

2675 Zoe Avenue, Second Floor Huntington Park, CA 90255

**STIPEND - \$250.00**

(323) 586-4700

(323) 586-4702 – fax

Contact: Judith Ruiz 323-586-4718 [jruiz@hubcities.org](mailto:jruiz@hubcities.org)

**\*Independent Cities Finance Authority Governing Board – ICFA –** meetings on an as-needed-basis, 12:00 p.m., various locations

**STIPEND - \$150.00**

**Delegate:** Castillo

**Alternate:** Martinez

P.O. Box 6740

Lancaster, CA 93539-6740

(877) 906-0941

(661) 943-5279 - fax

Contact: Debbie Smith, Secretary/Program Administrator

**Independent Cities Risk Management Authority Governing Board -ICRMA**

Meets 2<sup>nd</sup> Thursday of even-numbered months, @ 10:00 a.m., usually at the Rio Hondo Event Center, in Downey. Exceptions will be noted on the schedule, and changes to the schedule will be announced as they occur.

**Delegate:** Ricardo Reyes **Alternate:** Eduardo Sarmiento (re-appt'd 5-7-22) **Sub**

**Alternate:** Sanabria

18201 Von Karman, #200, Irvine, CA 92612

(949) 349-9879 [Dani\\_Rogacki@rpadmin.com](mailto:Dani_Rogacki@rpadmin.com) Contact: Dani Rogacki and Amber Anderson  
[Amber\\_Anderson@](mailto:Amber_Anderson@)

**LA County City Selection Committee** – meets 3 to 4 times a year, at the call of the Chairman.

**Member Delegate:** Macias (**Must be Mayor**) **Alternate(s):** Flores (Vice Mayor or Council Member) Board Operations Division

Commission Services

County of Los Angeles

500 West Temple St. Ste 383, Los Angeles, CA 90012

(213) 974-1431

Contact: Cesar Hernandez email: [chernandez@bos.lacounty.gov](mailto:chernandez@bos.lacounty.gov)

For questions email: [cityselection@bos.lacounty.gov](mailto:cityselection@bos.lacounty.gov)

**Consolidated Oversight Board 1<sup>st</sup> District (Formerly L.A. County Oversight Committee)** –

meets every 2<sup>nd</sup> Monday of the month at 9:00 a.m. (Only when requested or when filing ROPS),

**No Member Delegate or Alternate Required Finance Director listed as contact**

Mount SAC 1100 N. Grand Ave, Walnut CA 91789

(213) 974-1431 & (Direct Line (213) 974-1060 Contact: Rhonda Rangel, Olga Ramirez

Contact: Rhonda Rangel, Executive Office, [rrangel@bos.lacounty.gov](mailto:rrangel@bos.lacounty.gov),

[Oramirez@bos.lacounty.gov](mailto:Oramirez@bos.lacounty.gov)

**Los Angeles County Library District** – meets every 4<sup>th</sup> Tuesday of the month at 6:00 p.m.

**“Friends of the Library”**

**Director Delegate:** Castillo **Alternate:** Martinez

Huntington Park Library 6518 Miles Avenue

Huntington Park, CA 90255

(323) 583-1461

Contact: Soledad Castillo, Library Manger [scastillo@library.lacounty.gov](mailto:scastillo@library.lacounty.gov)

**\*Los Angeles County Sanitation District No.1-** meets 2<sup>nd</sup> Wednesday of every month @ 1:30 p.m. **STIPEND - \$125.00 plus mileage**

**Delegate:** Mayor Macias (**Must be Mayor**) **Alternate:** Flores

1955 Workman Mill Road

Whittier, CA 90601-4998

(562) 699-7411

Contact: Rechelle Z. Asperin, [rasperin@lacsdsd.org](mailto:rasperin@lacsdsd.org) , Kim

Christensen, [kchristensen@lacsdsd.org](mailto:kchristensen@lacsdsd.org) x1101

**\*Los Angeles County Vector Control District-** meets 2<sup>nd</sup> Thursday of every month @ 7:00 p.m.  
12545 Florence Avenue

**STIPEND - \$100.00**

**Member Delegate: Marilyn Sanabria** (reappt'd 12-18-18 effective 1-2-19) – Term expires  
January 2023, first Monday @ noon  
Santa Fe Springs, CA 90670  
(562) 944-9656

Contact: Maria Weinbaum - (562) 758-6504

**Southern California Association of Governments (SCAG)** – meets at the General Assembly  
once a year, 1<sup>st</sup> Thursday in March.

**Delegate: Sanabria, Jonathan** **Alternate: Martinez**

818 W. Seventh Street, 12<sup>th</sup> Floor

Los Angeles, CA 90017

(213) 236-1908

Contact: Maggie Aguilar [Aguilarm@scag.ca.gov](mailto:Aguilarm@scag.ca.gov) , Officer of the Board

## **PUBLIC HEARING(S)**

## ITEM 1



# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

February 18, 2025

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

Honorable Mayor and Members of the City Council:

## **HOLD A PUBLIC HEARING TO REVIEW AND RECEIVE PUBLIC INPUT ON THE DEVELOPMENT OF THE FIVE-YEAR CONSOLIDATED PLAN 2025-2029**

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

1. Conduct a Public Hearing; and
2. Receive public input, from all interested parties, on the development of the Five-Year Consolidated Plan 2025-2029.

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

The City of Huntington Park receives Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs funding from the U.S. Department of Housing and Urban Development (HUD) annually. A requirement of these funds is the completion of a Five-Year Consolidated Plan. The Consolidated Plan describes Huntington Park's community profile, including its population, household types, employment, housing inventory, housing availability, affordability, and community development needs. The plan specifically focuses on very low and low-income households (at or below 80% of the median family income), including minorities, the elderly, disabled individuals, the homeless, and other special needs groups.

The Plan also outlines a strategic framework for the next five years, describing the City's goals, resources, programs, and activities to address these identified needs. Strategies include public facilities and infrastructure improvements, public services, affordable housing initiatives, and efforts to affirmatively further fair housing and reduce barriers to housing affordability and availability. The new five-year Consolidated Plan cycle will begin in July 2025 through June 2030.

Attached is the draft Consolidated Plan report that includes an analysis of community outreach, data, policies, procedures, and laws related to community development needs in the City and goals to better allocated HUD resources. As part of the



# **HOLD A PUBLIC HEARING TO REVIEW AND RECEIVE PUBLIC INPUT ON THE DEVELOPMENT OF THE FIVE-YEAR CONSOLIDATED PLAN 2025-2029**

February 18, 2025

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development of the Consolidated Plan, public outreach and feedback is encouraged as part of the City's Citizen Participation Plan (CPP). The presentation of the Consolidated Plan this evening is in accordance with the City's CPP.

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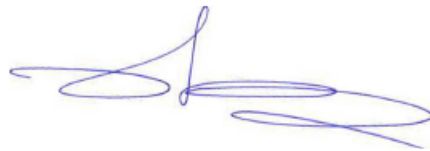
## **FISCAL IMPACT/FINANCING**

There are no fiscal impacts to the general budget. Preparation of the Five-Year Consolidated Plan is part of the Community Development Department's regular work program.

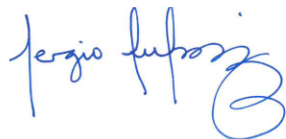
## **CONCLUSION**

Upon the Council's direction, staff will proceed with actions as directed.

Respectfully submitted,



**RICARDO REYES**  
City Manager



**Sergio Infanzon**  
Interim Community Development Director

**HOLD A PUBLIC HEARING TO REVIEW AND RECEIVE PUBLIC INPUT ON THE  
DEVELOPMENT OF THE FIVE-YEAR CONSOLIDATED PLAN 2025-2029**

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**ATTACHMENTS:**

- A. Draft FY 2025-2029 Consolidated Plan
- B. Con Plan Outreach
- C. PowerPoint Presentation

## ATTACHMENT “A”

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**CITY OF HUNTINGTON PARK**

# Consolidated Plan (Con Plan) 2025-2029

**DRAFT**

Public Comment Period (English and Spanish):

February 20, 2025 – March 22, 2025



**HUNTINGTON PARK**  
THE CITY OF PERFECT BALANCE  
*California*

Control No: 2506-0117 (exp. 09/30/2021)

HUNTINGTON PARK



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

**1. Introduction**

The City of Huntington Park Community Development Department annually receives federal funds through the US Department of Housing and Urban Development (HUD). Every five years, HUD requires all jurisdictions receiving federal funds to submit a Consolidated Plan (Con Plan). The plan helps define the City's priorities, strategies, and goals for the five-year period.

The Consolidated Plan supports the objectives outlined in Title I of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, as amended. It also aligns with HUD's primary goals of creating sustainable urban communities by offering decent housing, providing a suitable living environment, and enhancing economic opportunities for individuals with low and moderate incomes.

The Consolidated Plan is for the period of July 1, 2025, through June 30, 2030. During this period, the City anticipates receiving Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME).

The CDBG program provides funding to support community development activities such as public infrastructure improvement, economic development, and public services. HOME provides funding for affordable housing development activities such as rehabilitation of existing homes, downpayment assistance, and build, buy, and rehabilitate affordable housing for low-income individuals and families.

The City of Huntington Park 2025-2029 Con Plan is organized around 5 sections: Needs Assessment (NA), Market Analysis (MA), Strategic Plan (SP), and 2025 Annual Action Plan (AP)

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

All HUD-funded projects must meet one of three National Objectives: primarily benefit low- and moderate-income people, prevent or eliminate slum or blight; or meet other community development needs that address an urgent need to existing conditions posing a serious and immediate threat to the health or welfare of the community. The City's five-year

Con Plan strategic goals to address housing and community needs include affordable housing, economic development, public facilities improvement, public services for low-mod income persons, and fair housing.

**3. Evaluation of past performance**

The City of Huntington Park's evaluation of past performance by completed the Consolidated Annual Performance and Evaluation Report (CAPER) prepared at the end of each fiscal year. The documents compare the measurable goals and objectives to the actual performance. The

review of the fifth and final year of the 2020-2024 Con Plan period will be reviewed in the 2024 CAPER, which will be submitted to HUD in September 2025.

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

Residents and stakeholders were included in the planning process and development of the Consolidated Plan in the following ways:

##### **Community Needs Survey**

The City of Huntington Park conducted a community survey from October 15, 2024, to November 15, 2024, to gather input for its 2024-2029 Consolidated Plan. A total of 291 residents participated, with 237 responses in English and 54 in Spanish. The survey featured 23 questions focused on identifying priority goals for the upcoming planning period. Topics included housing, community facilities, homeless housing, neighborhood improvements, community services, broadband access, and disaster preparedness. The survey results offer valuable insights into the community's needs and priorities.

##### **Community Meetings**

**Phase I** - Phase I meeting is an introductory meeting open to the public to solicit input on the priority needs of the City. The City posted an announcement for the meetings on their social media and sent email invitations to residents who participated in the City's affordable housing, Home Repair, Emergency Rental Assistance, and social services programs. Two meetings were held in Spanish and English at two different regional location within the City. These meetings began with a presentation providing an overview of the 5-year analysis of impediments and the 5-Year Consolidated Plan. Following the presentation, participants were invited to contribute their live feedback by writing their responses on the level of need for housing and community develop projects on post-it notes, which they then placed on question boards set up around the room.

- On Tuesday, November 12, 2024, at 6 PM, residents and community members were invited to attend a public meeting conducted in Spanish at Huntington Park City Hall, located at 6550 Miles Ave, Huntington Park, CA 90255. A total of 13 attendees signed-in and actively participated.
- On Wednesday, November 13, 2024, at 10 AM, another session was held in English at Freedom Park, located at 3801 E 61st St, Huntington Park, CA 90255. This session was attended by 10 participants who signed in and engaged in the discussions.

**Phase 2**- This meeting summarizes the target goals and preliminary findings from the survey, community meetings, and stakeholder focus groups to be set up in the Draft Consolidated Plan. Two meetings were held in English and Spanish. These meetings were designed to gather feedback from residents on the goals and strategies that will address housing and supportive service needs.

- On Monday, January 14, 2025, at 6 PM, residents and community members were invited to attend a public meeting conducted in Spanish at Huntington Park City Hall, located at 6550 Miles Ave, Huntington Park, CA 90255. A total of 8 attendees signed in and actively participated in the meeting.
- On Thursday, January 16, 2025, at 6 PM, residents and community members were invited to attend a public meeting conducted in English at Huntington Park City Hall, located at 6550 Miles Ave, Huntington Park, CA 90255. A total of 14 attendees signed in and actively participated in the meeting.

### **Stakeholder Focus Groups**

Stakeholder focus group meetings were held to engage key community members, organizations, service providers, and local leaders in a collaborative discussion about housing and community development needs. These meetings help gather valuable input from stakeholders who have a direct understanding of the challenges and opportunities within the community.

- On Tuesday, September 17, 2024, a presentation discussion for the Con Plan was held before the Health and Education Commission Meeting to gather feedback on the priority needs of the City.
- On Wednesday, September 18, 2024, a presentation discussion for the Con Plan was held before the Planning Commission Meeting
- On Wednesday, November 20, 2024, an online discussion via Zoom was held at 10 AM. A total of 32 people were invited to attend, which included housing, homeless, and social services groups. During the meeting 14 participants attended and represented the following organizations:
  - Huntington Plaza Affordable Housing
  - Azure Development
  - Century 21 Real Estate
  - Linc Housing
  - Casa Rita Affordable Housing
  - New Start Housing
  - Pipeline Health
  - Huntington Park Parks and Recreation
  - Fair Housing Foundation
  - Los Angeles County Library
  - Inner City Visions

### **Public Hearing**

- Public hearings on the Consolidated Plan (Con Plan) are held before the City Council to allow community members to provide input on local housing and development needs. These hearings help ensure that the City Council receives feedback on how federal funds should be allocated to address issues like affordable housing, homelessness, and public services, ensuring the plan aligns with the community's priorities and needs.



- Public Hearing #1 and Presentation on the Draft Consolidated Plan was held before the City Council on February 17, 2025, at 6PM
- Public Hearing #2 for the adoption of the Consolidated Plan was held before the City Council on April 21, 2025, at 6 PM

**5. Summary of public comments**

PENDING

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

PENDING

**7. Summary**

The priority needs identified from findings from community needs survey, stakeholder meetings, community meetings are as follows:

**Affordable Housing**

- Owner-occupied housing rehabilitation to improve existing homes and ensure they meet modern standards.
- Increased senior housing units to accommodate the aging population.
- Construction of new affordable rental housing to address the growing demand.
- Low barriers to affordable housing development to simplify the process and encourage growth.
- Affordable rents to make housing more accessible for low-income families.

**Public Services**

- Neighborhood crime prevention and safety measures due to increased crime, car thefts, and homelessness.
- Park and recreation programs to enhance community well-being.
- Law enforcement services to maintain safety and order.
- Needed elderly services for an aging population.
- Afterschool programs for youth engagement and development.

**Homeless Populations Needs**

- Permanent supportive housing with integrated social services.
- Rent/utility payment assistance to prevent homelessness.
- Emergency and overnight shelters for individuals in immediate need.

**Public Facilities and Improvements.**

- Street, alley, and sidewalk improvements to improve walkability and accessibility.
- Safety improvements such as street lighting and traffic calming measures.
- Tree planting and urban greenery to enhance aesthetic and environmental quality.
- Improvement of poor condition parks, roads, and public spaces to better serve the community.

- Flood prevention, especially in areas near the Los Angeles River and streets like Pacific Blvd, Florence, Firestone, and Gage Ave.
- Parking improvements to accommodate community needs.
- Salt Lake Park improvements to enhance recreational opportunities.

#### **Economic Development**

- Job creation and job-generating businesses to support local economic growth.
- College readiness programs to prepare students for higher education.
- Job readiness programs to provide skills and training for employment.
- Available jobs near home to minimize transportation barriers.

#### **Fair Housing Services**

- Support for family/children, race, and anti-discrimination efforts.
- Education and enforcement of anti-discrimination laws to ensure equal housing opportunities for all.

## The Process

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(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
CDBG Administrator	HUNTINGTON PARK	Community Development Department
HOME Administrator	HUNTINGTON PARK	Community Development Department

**Table 1 – Responsible Agencies**

#### Narrative

The agency for the 2025-2029 City of Huntington Park Consolidated Plan is the Department of Community Development

#### Consolidated Plan Public Contact Information

Ishah Ahumada, Project Manager  
Department of Community Development  
Email: [iahumada@hpca.gov](mailto:iahumada@hpca.gov)  
Phone: (323) 584-6290

## **1. Introduction**

The City of Huntington Park recognizes that effective partnerships with public and private entities are fundamental to providing quality services and fostering community development. The City's strategies for addressing affordable housing, neighborhood revitalization, and social services can only be realized through robust collaborations with a wide range of stakeholders, including local organizations, businesses, and City Departments. These partners bring invaluable expertise and resources, helping to meet the needs of Huntington Park's diverse population, particularly low- and moderate-income residents and individuals with special needs.

The City of Huntington Park remains committed to engaging residents and stakeholders through extensive outreach efforts to ensure that planning processes are inclusive and responsive to community needs.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Huntington Park developed its 2025-2029 Consolidated plan through consultation with organizations listed in Table 2. By engaging with these partners, Huntington Park aims to strengthen its efforts to improve the quality of life for its residents, ensure equitable access to housing opportunities, and advance community strategies aimed at ending chronic homelessness. Through ongoing dialogue and collaboration, the City was able to make informed decisions to allocate HUD funds to appropriately address priority needs.

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

The City of Huntington Park is an active participant in the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care (CoC) within the Los Angeles County Service Planning Area (SPA 7). The City's involvement includes working with LAHSA and local non-profit to implement strategies that help prevent homelessness, provide immediate support for individuals and families in crisis, and promote long-term housing stability.

Huntington Park participates in local homeless outreach efforts, data collection, and planning initiatives to ensure that the needs of its residents are represented in broader countywide strategies. Through its partnership with LAHSA, the City aims to reduce homelessness in the community and connect individuals to vital resources, including housing, case management, and mental health services.

**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.**

This section is not applicable because the City does not receive ESG funds.

**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**

During the development of the City's 2020-2024 Consolidated Plan, the City utilized a variety of public outreach methods to gather input and feedback from residents and stakeholders on key areas such as housing, economic development, fair housing, public facilities, and social services. These comments were integral to the needs assessment and market analysis and ultimately played a significant role in shaping the five-Year goals and objectives of the plan. The outreach efforts included the Community Needs Survey, three stakeholders focus group meetings, four public input meetings, and two public hearings, ensuring a comprehensive and inclusive approach to the planning process.

<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>
Huntington Park City Council	Government Entity - Local	Strategic Plan, Needs Assessment, and Five-Year Goals and Objectives	The City Council was engaged through meetings and hearings where they provided input on key priorities for the Consolidated Plan. The consultation ensured alignment of the city's goals with broader community needs.
Huntington Park Planning Commission	Government Entity - Local	Market Analysis and Strategic Plan	The Planning commission was engaged through a stakeholder meeting. They participated through discussions on land use, zoning, and housing development strategies.
Huntington Park Health and Education Commission	Government Entity - Local	Needs Assessment and Strategic Plan	The Huntington Park Health and Education Commission was engaged through a stakeholder meeting. This discussion provided a more comprehensive understanding of community needs
Huntington Plaza Affordable Housing	Non-Profit Organization/Housing Developer	Needs Assessment, Strategic Plan, and Five-Year Goals and Objectives	Huntington Plaza was consulted for feedback on affordable housing development and community needs assessments.
Azure Development	Private Sector Developer	Needs Assessment, Strategic Plan, and Five-Year Goals and Objectives	Azure Development was consulted for feedback on affordable housing development and community needs assessments.



Century 21 Real Estate	Private Sector Real Estate	Market Analysis and Needs Assessment	Century 21 Real Estate was consulted for feedback on affordable housing development and community needs assessments.
Linc Housing	Non-Profit Organization/Housing Developer	Needs Assessment, Strategic Plan and Five-Year Goals and Objectives	Linc Housing was consulted for feedback on affordable housing development and community needs assessments.
Casa Rita Affordable Housing	Non-Profit Organization/Housing Developer	Needs Assessment, Strategic Plan and Five-Year Goals and Objectives	Casa Rita was consulted for feedback on affordable housing development and community needs assessments.
New Start Housing	Non-Profit Organization/Housing Developer	Needs Assessment, Strategic Plan and Five-Year Goals and Objectives	New Start Housing was consulted for feedback on affordable housing development and community needs assessments.
Pipeline Health	Healthcare Provider	Needs Assessment and Strategic Plan	Pipeline Health was consulted for comprehensive understanding of community needs
Huntington Park Parks and Recreation	Public Service	Needs Assessment and Strategic Plan	Huntington Park - Parks and Recreation Department was consulted for comprehensive understanding of community needs
Fair Housing Foundation	Non-Profit Organization	Needs Assessment, Market Analysis and Strategic Plan	The Fair Housing Foundation was consulted to address fair housing issues and ensure policies align with anti-discrimination efforts.
Los Angeles County Library	Public Service	Needs Assessment and Strategic Plan	Los Angeles County Library was consulted for comprehensive understanding of community needs
Inner City Visions	Homeless Service	Needs Assessment and Strategic Plan	Inner City Visions provided insights into social service needs for homeless populations.

**Table 2 – Agencies, groups, organizations who participated**

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

The City reached out to numerous organizations using a variety of outreach methods. Stakeholders were invited to virtual meetings, in-person meetings through emails, phone calls, and online surveys to gather input and encourage participation in the planning process. All key types of agencies were consulted throughout this process, and no agency was intentionally excluded from the consultation and participation efforts.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Los Angeles Homeless Service Authority	The City aligns LAHSA's effort to reduce homelessness by increasing homeless services, expanding affordable housing options, promoting community engagement, and enhancing coordination between local agencies and service providers to ensure effective solutions for individuals experiencing homelessness.

**Table 3 – 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(l))**

The City of Huntington Park works with its neighboring jurisdictions on an ongoing basis to encourage cooperation and coordination throughout the community, ensuring that housing and social service initiatives are aligned and effectively address shared community needs.

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 of Huntington Park’s citizen participation process for the 2020-2024 Consolidated Plan was designed to ensure broad and inclusive community involvement. To encourage maximum participation, the City utilized a variety of outreach methods, community needs surveys, four public meetings, two public hearings, and stakeholder focus group meetings. These efforts provided multiple platforms for residents, especially those from low- and moderate-income backgrounds and stakeholders, to engage, share their input, and express concerns about key issues such as housing, economic development, fair housing, and social services.

This extensive outreach allowed the City to gather diverse feedback that directly shaped the development of the strategic plan. The input from these public meetings had a significant impact on the goal setting for the Consolidated Plan. It ensured that the five-year goals and objectives were reflective of the community’s needs and priorities, resulting in targeted strategies that address housing affordability, economic opportunity, and social service improvements.

A draft of the five-year Consolidated Plan was made available for public comment for 30 days from Feb 20, 2025 – March 22, 2025. Public Hearing #1 and Presentation on draft Con Plan was held before the City Council on February 17, 2025, at 6 PM. The Public Hearing #2 for the adoption of the Con Plan was held on April 21, 2025, at 6 PM.

### **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Housing and Community Needs Survey	Non-targeted/broad community	From October 15, 2024 – November 15, 2024, a community needs survey was distributed across the City via social media, flyers, email blast, and organization promotion. A total of 291 responses were received	Results are available as appendix A	Not Applicable	Not Applicable
2	Phase 1 Public Meeting (Spanish)	Non-targeted/broad community	On Tuesday, November 12, 2024, at 6 PM, a public meeting conducted in Spanish was held at Huntington Park City Hall. A total of 13 attendees signed-in and actively participated.	Results are available as appendix A	Not Applicable	Not Applicable
3	Phase 1 Public Meeting (English)	Non-targeted/broad community	On Wednesday, November 13, 2024, at 10 AM, a public meeting conducted in English was held at Freedom Park. Ten participants signed-in and engaged in the discussions.	Results are available as appendix A	Not Applicable	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Phase 2 Public Meeting (Spanish)	Non-targeted/broad community	On Tuesday, January 14, 2025, a Phase II public meeting was conducted in Spanish was held at the City of Huntington Park Council Chambers. Eight participants signed-in and engaged in discussions.	Results are available as appendix A	Not Applicable	Not Applicable
5	Phase 2 Public Meeting (English)	Non-targeted/broad community	On Thursday, January 16, 2025, a Phase II public meeting was conducted in English was held at the City of Huntington Park Council Chambers. Fourteen participants signed-in and engaged in discussions.	Results are available as appendix A	Not Applicable	Not Applicable
6	Stakeholder Focus Groups	Local Government, Non-profit organizations, Housing Developers, Service Providers	3 focus group meetings with 15-20 attendees from local agencies and service organizations.	Results are available as appendix A	Not Applicable	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearings	2 public hearings held on February 17, 2025, and April 21, 2025	x	Results are available as appendix B	Not Applicable	Not Applicable

**Table 4 – Citizen Participation Outreach**



## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The Needs Assessment describes the needs of Huntington Park residents with a focus on the needs of low-income households, special needs populations and people experiencing homelessness.

This section relies primarily on data provided by HUD via the Comprehensive Housing Affordability Strategy (CHAS) dataset, Decennial Census, and American Community Survey estimates, the Los Angeles PIT, as well as contributions from residents and stakeholder consultation.

- Demographic trends
  - Based on data from the Decennial Census, the population of Huntington Park has seen a slight decrease over the past decade. As of 2020, the population stands at 58,114, down from 54,883 in 2010, representing a decrease of about 0.61%. The City is predominantly Hispanic but saw a slight decrease from 56,445 in 2010 to 52,986 in 2020 by -6%. Huntington Park has experienced significant demographic shifts over the past decade. While the total population declined, Black or African American population increased from 440 in 2010 to 7,959 in 2020 (+1709%) and Asian population increased from 393 in 2010 to 1,556 in 2020 (+296%).
- Housing Needs.
  - Huntington Park faces significant housing challenges primarily related to affordability, quality of housing, and the availability of accessible housing for residents with disabilities. The most urgent needs are for affordable rental units, particularly for those with low incomes, as well as increased availability of supportive housing and rental assistance programs.
- Homelessness
  - The Point-in-Time (PIT) Count for Huntington Park shows a total of 89 people experiencing homelessness, with 12 individuals sheltered and 77 unsheltered. The unsheltered population represents the majority, highlighting a significant gap in emergency housing and supportive services.
- Non-housing community development
  - The City of Huntington Park faces critical needs in public services, infrastructure, economic development, and fair housing. Public services are essential to improve neighborhood safety, increase crime prevention efforts, and expand park and recreation programs. Infrastructure improvements are needed for streets, alleys, sidewalks, flood prevention, and enhancing public spaces like parks and parking facilities. Economic development efforts focus on creating jobs, offering job readiness programs, and ensuring local employment opportunities to reduce transportation barriers. Additionally, fair housing

services are necessary to support anti-discrimination efforts and ensure equal housing opportunities for all residents.

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

### Summary of Housing Needs

While the number of households remained relatively stable with a 0% change, increasing slightly from 14,560 to 14,620. During the same period, the median income saw a significant increase of 34%, rising from \$34,887 to \$46,738.

In Huntington Park, the distribution of households by income level shows the following percentages of the total 14,620 households: 33.3% of households fall in the 0-30% HAMFI range, 23.7% in the >30-50% HAMFI range, 24.8% in the >50-80% HAMFI range, 7.8% in the >80-100% HAMFI range, and 10.4% in the >100% HAMFI range. The City has a high proportion of low income, the largest group, 33.3%, of households falls within the 0-30% HAMFI range, with many being small family households (2,155) and large family households (820). This data indicates a significant portion of the population is living in low-income conditions.

Many households are cost burdened, with over 5,689 renter households and 1,453 owner households spending over 30% of their income on housing. This means they have less income available for other essentials like food, healthcare, or transportation. These households can benefit from support such as affordable rental housing and homeownership programs aimed at reducing cost burdens. Financial assistance for homeowners such as down payment assistance may help those in danger of losing their homes due to high housing costs.

Renter households are much more likely to experience high-cost burden and severe housing problems, especially those in the 0-30% AMI group. The data shows over 6,000 renter households experiencing at least one severe housing problem. There needs to be immediate interventions to address unsafe living conditions like lack of plumbing or overcrowding. Affordable housing solutions are critical to reduce these severe problems, as households in these income brackets struggle to find safe, adequate, and affordable homes. Support services such as emergency housing, rehabilitation of substandard housing, or temporary shelter options are needed by these households.

Elderly renters are significantly more likely to be cost burdened, with 924 households spending more than 30% of their income on housing. Of those, 480 elderly renters are spending more than 50% of their income on housing, showing a high level of financial strain. These households need housing programs including subsidized housing and accessible housing that accommodate disabilities, in-home support services for elderly renters, specialized support services for elderly people at risk of homelessness or those experiencing housing instability due to fixed incomes.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	59,005	57,760	-2%
Households	14,560	14,620	0%
Median Income	\$34,887.00	\$46,738.00	34%

**Table 5 - Housing Needs Assessment Demographics**

**Data** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)  
**Source:**

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	4,875	3,470	3,625	1,135	1,515
Small Family Households	2,155	1,965	1,800	610	965
Large Family Households	820	815	1,160	425	415
Household contains at least one person 62-74 years of age	850	585	1,060	275	375
Household contains at least one person age 75 or older	735	180	240	105	85
Households with one or more children 6 years old or younger	1,255	1,265	805	305	113

**Table 6 - Total Households Table**

**Data** 2016-2020 CHAS  
**Source:**

## 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	75	65	4	279	10	30	10	15	65
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	785	500	375	80	1,740	10	10	45	20	85
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	665	730	715	155	2,265	50	35	180	120	385
Housing cost burden greater than 50% of income (and none of the above problems)	1,570	145	0	0	1,715	315	195	65	10	585

	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
Housing cost burden greater than 30% of income (and none of the above problems)	595	910	195	10	1,710	85	175	400	35	695
Zero/negative Income (and none of the above problems)	110	0	0	0	110	20	0	0	0	20

**Table 7 – Housing Problems Table**

**Data** 2016-2020 CHAS

**Source:**

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	3,155	1,450	1,155	240	6,000	390	270	295	170	1,125
Having none of four housing problems	1,010	1,335	1,340	400	4,085	320	415	835	330	1,900
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**



**Data** 2016-2020 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
NUMBER OF HOUSEHOLDS								
Small Related	1,860	1,005	130	2,995	210	245	265	720
Large Related	685	440	25	1,150	60	79	169	308
Elderly	730	174	20	924	114	49	140	303
Other	405	165	50	620	79	39	4	122
Total need by income	3,680	1,784	225	5,689	463	412	578	1,453

**Table 9 – Cost Burden > 30%**

**Data** 2016-2020 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	0	0	140	140	165	155	0	320
Large Related	0	0	10	10	60	4	4	68
Elderly	480	4	0	484	70	10	40	120

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	0	285	20	305	75	0	0	75
Total need by income	480	289	170	939	370	169	44	583

**Table 10 – Cost Burden > 50%**

**Data** 2016-2020 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	1,315	1,065	835	110	3,325	35	20	105	60	220
Multiple, unrelated family households	130	165	225	130	650	30	25	115	85	255
Other, non-family households	60	15	50	0	125	0	0	0	0	0
Total need by income	1,505	1,245	1,110	240	4,100	65	45	220	145	475

**Table 11 – Crowding Information – 1/2**

**Data** 2016-2020 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	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

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

The US Department of Housing and Urban Development (HUD) defines overcrowding as a household having more than one person per room, excluding kitchens and bathrooms. According to 2016-2020 CHAS data, there are currently 3,545 single person households experiencing overcrowding in the City of Huntington Park. Of the total single person households experiencing overcrowding, 3,325 (93.7) are renters and 220 (6.2%) own their housing units. Approximately 40% of renter single person households and 16% of owner single person households are in the extremely low-income category (0-30% AMI).

**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.**

Huntington Park has a notable percentage of residents living with various disabilities. Based on the 2016-2020 ACS 5 Year estimates, the overall disability rate for the City is 19.2% with 9710 total population with disability. There is a higher prevalence among specific types of disabilities. Hearing disability affects 1.3% of the population, while vision disability is experienced by 1.4%. Cognitive disabilities are reported by 3.2% of the population, and ambulatory disabilities (difficulty walking or climbing stairs) affect 5.0%. Additionally, 3.0% of residents have a self-care disability, and 5.3% report an independent living disability.

Pinpointing specific numbers of domestic violence victims in Huntington Park is difficult due to underreporting and other mitigating factors. However, according to the California Department of Justice (DOJ), Los Angeles County, In 2023, there were a total of 37,816 domestic violence calls involving weapon-related incidents. Among these, 31,951 involved a weapon of some sort. Of the weapon incidents, 684 were related to firearms, while 1,071 involved knives or cutting instruments. Additionally, 3,786 cases involved other dangerous weapons, and 26,410 involved personal weapons (such as fists, feet, or other body parts). A total of 2,797 cases involved strangulation or suffocation, with 2,717 cases specifically related to strangulation and 163 cases involving suffocation.

Between 2022 and 2023, domestic violence-related calls in Los Angeles County increased slightly from 37,614 to 37,816, a 0.5% rise. The number of calls involving weapons also grew, from 30,010 in 2022 to 31,951 in 2023, with increases in cases involving knives, other dangerous weapons, and personal weapons. However, the use of firearms slightly decreased from 695 to 684. Strangulation and suffocation cases rose from 2,651 in 2022 to 2,797 in 2023, with both strangulation and suffocation incidents seeing increases.

Survivors of domestic violence require specialized housing assistance to ensure they can live safely and with dignity. This support goes beyond just providing shelter; it includes access to housing that is both physically accessible and tailored to the specific needs of individuals. Housing assistance for those with mobility challenges might involve modifications such as wheelchair ramps or elevators, while those with cognitive or self-care disabilities might need homes that offer more support and supervision. Furthermore, survivors of domestic violence often need transitional housing, which provides a temporary, safe space to help them rebuild their lives before securing permanent housing.

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

The most common housing problems include overcrowding, housing cost burden, substandard housing, and the need for affordable housing. A significant number of renter households, particularly those in the 0-30% and >30-50% AMI income ranges, face overcrowding, with many households having more than 1.5 people per room. Additionally, a large portion of both renters and owners experience housing cost burdens, spending more than 30% of their income on housing, with many renters in the 0-30% AMI range facing severe cost burdens over 50%. Households who live in substandard housing lack essential amenities like plumbing or kitchens. The need for affordable housing is particularly urgent among small families, elderly households, and low-income renters and owners, who are most impacted by these housing problems.

The homeless population in Huntington Park, like many areas in California, faces barriers including a lack of emergency shelters, transitional housing, and long-term affordable housing solutions. According to the 2023 Point-in-Time Count, there were 89 homeless individuals in the city, with a substantial proportion living in unsheltered conditions. These individuals often struggle with housing instability due to high housing costs, limited affordable options, and the absence of sufficient supportive services, such as mental health and substance abuse treatment, that could assist in their transition to stable housing.

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

In Huntington Park, certain populations and household types are more affected by housing problems than others.

Renters in the 0-30% and >30-50% AMI income ranges are the most impacted by overcrowding, housing cost burdens, and substandard housing, with many spending over 50% of their income on housing and living in overcrowded conditions. Small family households, especially those in lower-income categories, also face challenges with overcrowding and high housing costs.

Extremely low-income seniors and people with disabilities represent two other groups that are at high risk of homelessness due to their limited income and additional needs. Elderly households, particularly those with members aged 75 or older, are vulnerable to housing cost burdens and substandard housing, often living on fixed incomes that limit their housing options. Persons with disabilities are likely to face additional barriers to finding affordable and accessible housing.

**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**

Low-income individuals and families with children, particularly those in the extremely low-income bracket, face significant risks of homelessness due to high housing costs, they often spend a large portion of their income on rent, leaving little for other necessities, which makes them vulnerable to eviction or financial setbacks. These households, especially those with children, need affordable housing, stable income, and access to support services like childcare, job training, and healthcare to prevent homelessness.

Similarly, formerly homeless families receiving rapid re-housing assistance are at risk as their support ends, facing difficulties in maintaining stable housing due to income instability and limited access to affordable housing. To prevent re-entry into homelessness, these families require continued financial assistance, job opportunities, and access to long-term supportive services.

**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**

In Huntington Park, many individuals face housing instability due to limited income, which increases their vulnerability to homelessness. When the cost of housing exceeds a household's income, especially more than 50%, it becomes more challenging to maintain stability. A significant number of households in the City are paying a disproportionate share of their income that leaves

little for other essentials like food, utilities, and healthcare. This financial strain makes households more susceptible to hardship when unforeseen events occur, such as job loss, illness, or an emergency expense.

Additionally, the scarcity of affordable housing options that meet the needs of residents further contributes to housing instability. Homelessness in Huntington Park is also aggravated by factors such as mental illness, physical health issues, and chronic substance abuse, which can complicate efforts to maintain stable housing.

## **Discussion**

Many low-income residents, particularly those with disabilities and elderly individuals, face challenges in finding affordable and accessible housing. The demand for affordable rental units, supportive housing, and emergency assistance is high, with needs for small families, large households, and elderly residents. A large portion of renters, especially in the low income in the 30% AMI range, struggle with extremely high-cost burdens, overcrowding, and substandard living conditions. Additionally, homelessness is a growing concern, which can be exacerbated by the high rate of renters spending more than 50% of their income on 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.

#### Introduction

The data in this section are pre-populated by HUD and reflect the 2016-2020 CHAS dataset, which provides detailed information on households based on race, ethnicity, income, and housing problems. In Huntington Park, the largest population group is Hispanic or Latino, comprising 71% (approximately 4,633 individuals) of the city's total population. The second largest group is Non-Hispanic Black or African American, representing 11% (approximately 696 individuals) of the population. Non-Hispanic White residents make up 15% (approximately 981 individuals) of the population. Other racial groups, including Asian (approximately 411 individuals) and those identifying as two or more races (approximately 161 individuals), represent smaller percentages of the population, at 1% and 1% respectively. These groups exhibit varying housing needs, with disproportionate levels of housing problems, including overcrowding and cost burden, particularly among low-income households within the City.

#### 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	4,225	650	0
White	84	40	0
Black / African American	35	10	0
Asian	0	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	15	0	0
Hispanic	4,070	600	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Data** 2016-2020 CHAS  
**Source:**



\*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	2,795	665	0
White	4	29	0
Black / African American	30	20	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,745	620	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Data** 2016-2020 CHAS  
**Source:**

\*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	2,045	1,580	0
White	15	25	0
Black / African American	55	4	0
Asian	19	10	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,940	1,525	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Data** 2016-2020 CHAS

**Source:**

\*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	455	685	0
White	0	4	0
Black / African American	10	4	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0

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
Pacific Islander	0	0	0
Hispanic	445	665	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data** 2016-2020 CHAS  
**Source:**

\*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

In Huntington Park, households in the 30%-50% AMI range face significant housing problems. Out of 3,460 households in this income bracket, 2,795 (approximately 81%) experience at least one of four housing problems, such as cost burden, overcrowding, or lack of kitchen or plumbing facilities. The remaining 665 (approximately 19%) report no housing problems. Most of these households are Hispanic. For households in the 50%-80% AMI range, 2,045 (approximately 56%) of the 3,625 households experience one or more housing problems, while 1,580 (approximately 44%) have no housing problems. Similarly, a large proportion of these households are Hispanic. The data emphasizes the importance of increasing affordable housing options and support services for low- to moderate-income households.

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

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

### Introduction

This section addresses severe housing needs as defined by HUD, using data provided by HUD to assess housing conditions. Severe housing needs are identified when households experience one or more of the following: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than 1.5 persons per room), or a cost burden exceeding 50% of household income.

### 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	3,545	1,330	0
White	40	85	0
Black / African American	35	10	0
Asian	0	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	15	0	0
Hispanic	3,435	1,235	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Data** 2016-2020 CHAS  
**Source:**

\*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	1,720	1,750	0
White	0	35	0
Black / African American	0	50	0
Asian	4	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,710	1,655	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data** 2016-2020 CHAS  
**Source:**

\*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

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	1,450	2,175	0
White	4	35	0
Black / African American	10	50	0

<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>
Asian	0	35	0
American Indian, Alaska Native	10	4	0
Pacific Islander	0	0	0
Hispanic	1,425	2,035	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data** 2016-2020 CHAS

**Source:**

\*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	410	730	0
White	0	4	0
Black / African American	10	4	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	400	710	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data**                      2016-2020 CHAS  
**Source:**

\*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**

When looking at just the income levels across all groups, severe housing problems are primarily concentrated among low-income households, particularly those earning 0%-30% and 30%-50% of AMI.

#### **0%-30% AMI:**

Out of 4,875 households in this income range, 3,545 households (73%) face severe housing problems, such as overcrowding, high-cost burdens, and inadequate living conditions. The remaining 1,330 households (27%) do not experience severe housing problems.

#### **30%-50% AMI:**

Of the 3,470 households in this income bracket, 1,720 households (49%) are experiencing severe housing problems, while 1,750 households (51%) do not.

#### **50%-80% AMI:**

Within this income range, 3,625 households are affected, with 1,450 households (40%) facing severe housing problems and 2,175 households (60%) not facing such issues. The severity of housing problems decreases compared to the lower income ranges.

#### **80%-100% AMI:**

Of the 1,140 households in this range, 410 households (36%) face severe housing problems, while the remaining 730 households (64%) are not affected. Although this percentage is lower than in the lower AMI categories, it still highlights a notable portion of households struggling with housing issues.



To analyze the share of severe housing problems from different racial and ethnic groups, the number of people experiencing housing cost burden was compared to their specific population sizes from the 2020 census.

The 2020 population data reveals that the Hispanic group makes up the overwhelming majority, with 52,986 individuals, or 96.5% of the total population of 54,883. The White population stands at 7,959 (14.5%), while Black or African American individuals total 458 (0.8%). Smaller groups include Asian at 377 (0.7%), American Indian and Alaska Native at 1,556 (2.8%), and Pacific Islander at 37 (0.1%).

Hispanic population consistently faces a high proportion of severe housing problems across all income brackets. Black or African American households are somewhat overrepresented in the 0%-30% AMI range, while White households are facing far fewer severe housing problems than their share of the population in all income categories.

#### **0%-30% AMI:**

- For White households, 40 individuals are experiencing severe housing problems, which represents 0.5% of the White population.
- For Black or African American households, 35 individuals are experiencing severe housing problems, which represents 7.6% of the Black population.
- For Hispanic households, 3,435 individuals are experiencing severe housing problems, which represents 6.5% of the Hispanic population.
- For Pacific Islander, 15 individuals are experiencing severe housing problem with 40.5% of their total population

#### **30%-50% AMI:**

- For White households, no individuals in this income group have severe housing problems, which means 0% of the White population is affected.
- For Black or African American households, no individuals in this income group have severe housing problems, which means 0% of the Black population is affected.
- For Hispanic households, 1,710 individuals are experiencing severe housing problems, which represents 3.2% of the Hispanic population.
- For Asian households, 4 are experiencing severe housing problems, which is only 1.1% of the Asian population

#### **50%-80% AMI:**

- For White households, 4 individuals are experiencing severe housing problems, which represents 0.05% of the White population.

- For Black or African American households, 10 individuals are experiencing severe housing problems, which represents 2.2% of the Black population.
- For Hispanic households, 1,425 individuals are experiencing severe housing problems, which represents 2.7% of the Hispanic population.

**80%-100% AMI:**

- For White households, no individuals in this income group have severe housing problems, which means 0% of the White population is affected.
- For Black or African American households, 10 individuals are experiencing severe housing problems, which represents 2.2% of the Black population.
- For Hispanic households, 400 individuals are experiencing severe housing problems, which represents 0.75% of the Hispanic population.

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

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

#### Introduction:

This section presents data on households experiencing a disproportionate housing cost burden. Housing cost burden is defined as spending more than 30 percent of a household's gross income on housing expenses, including utilities. Severe housing cost burden occurs when housing costs exceed 50 percent of the household's gross income.

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,225	3,745	3,475	180
White	130	69	35	20
Black / African American	55	75	35	4
Asian	45	34	0	0
American Indian, Alaska Native	14	4	10	0
Pacific Islander	0	0	15	0
Hispanic	6,970	3,550	3,375	150

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Data** 2016-2020 CHAS  
**Source:**

#### Discussion:

To analyze the housing cost burden across different racial and ethnic groups, the number of people experiencing housing cost burden was compared to their specific population sizes from the 2020 census.

The top three groups experiencing the highest proportion of housing cost burdens are Pacific Islanders (40.5%), Black or African Americans (36.0%), and Hispanic individuals (26.2%), with significant portions of their populations struggling to afford housing. These groups face disproportionately high housing cost burdens compared to their overall population sizes in the City.

In comparison, White individuals experience the lowest proportion of housing cost burdens, with only 2.94% of their population affected. White individuals are much less burdened by high housing costs than Pacific Islanders, Black or African Americans, and Hispanics.

**Breakdown by race:**

- Pacific Islanders, with a population of 37, have the highest proportion of housing cost burden. With 15 individuals experiencing a housing cost burden, this translates to a staggering 40.5% of the Pacific Islander population struggling with affordable housing.
- Black or African American individuals, numbering 458, have 165 people burdened by high housing costs, which represents 36.0% of their population. This suggests that more than a third of the Black or African American population faces housing affordability issues.
- Hispanics, representing the largest group with 52,986 people, 13,895 of them experience housing cost burden, which translates to 26.2% of the Hispanic population. While significant, this percentage is lower than that of Black and Pacific Islander groups.
- For Asian individuals, who have a population of 377, there are 79 individuals experience a housing cost burden, which equates to 20.9% of the population.
- American Indian and Alaska Native individuals, with a population of 1,556, have 28 individuals experiencing a housing cost burden, representing just 1.8% of their population.
- White individuals, with a population of 7,959, have the lowest proportion of housing cost burden, with only 234 individuals (or 2.94%) facing high housing costs.

**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?**

In the 0%-30% AMI category, Black or African American households experience severe housing problems at a rate of 7.6%, which is much higher than their 0.8% share of the total population, indicating a disproportionately higher need. Similarly, Pacific Islander households, despite representing only 0.1% of the total population, face an exceptionally high rate of 40.5% in severe housing problems within this income group. While Hispanic households, making up 96.5% of the total population, experience 6.5% of severe housing problems in this income range, their significant proportion of the population means the total number of individuals affected is large

**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?**

Not Applicable

## NA-35 Public Housing – 91.205(b)

### Introduction

The City does not own or operate any public housing within its boundaries. However, the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Authority (LACDA), provides Housing Choice Vouchers within Huntington Park. HACoLA manages more than 3,600 units of public housing across various properties throughout Los Angeles County and offers rental assistance to over 20,000 families within the County.

In addition to its public housing and voucher programs, HACoLA plays a critical role in supporting affordable housing initiatives by working closely with developers, local governments, and community organizations to increase the availability of affordable housing options in the region. The agency also offers various services to low-income individuals and families, such as case management, financial literacy programs, and homeownership counseling, to ensure long-term stability and economic empowerment. As the need for affordable housing continues to grow in Los Angeles County, HACoLA remains an essential partner in addressing housing challenges and promoting equitable access to safe, affordable living environments for all residents.

### 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	253	2,883	21,087	47	20,550	268	163	59

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data** PIC (PIH Information Center)  
**Source:**

## 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 23 – Characteristics of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)

**Source:**



## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)

**Source:**

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15

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 *
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)

**Source:**

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

Not applicable, the City does not provide public housing.

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

The most immediate need of residents of Public Housing and Housing Choice Voucher (HCV) holders in Huntington Park is access to safe, decent, and affordable housing. Addressing these immediate needs requires both an increase in affordable housing availability and improved access to critical social service support systems to ensure long-term housing stability and quality of life for these vulnerable populations.

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

The housing needs of public housing residents and Housing Choice Voucher (HCV) holders in Huntington Park are significantly more acute compared to the general population. These individuals often face much lower income levels, which dramatically increase their likelihood of experiencing housing problems, such as overcrowding, high-cost burdens, and risk of homelessness. While the general population may struggle with housing affordability, those relying on public housing and HCVs often live at or below the poverty line, making it even harder to secure stable and affordable housing.

**Discussion**

The needs of public housing residents and Housing Choice Voucher (HCV) holders in Huntington Park reflect a distinct set of challenges that are more severe than those faced by the general population. These individuals often struggle with high housing cost burdens, paying more than 30% or even 50% of their income on housing, which leads to financial instability and an increased risk of homelessness. The demand for accessible units in public housing programs and voucher-based housing is particularly high, yet the supply remains insufficient.

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

### Introduction:

The 2022 Los Angeles County Point-in-Time (PIT) Count recorded a total of 69,144 individuals experiencing homelessness, while the 2023 PIT Count showed an increase to 75,518 individuals. This represents an increase of 6,374 people, or roughly a 9.2% rise in homelessness from 2022 to 2023. This increase highlights the continuing severity of the homelessness crisis in Los Angeles County.

Huntington Park is located within Service Planning Area 7 (SPA 7), one of the eight service planning areas of Los Angeles County. As part of SPA 7, Huntington Park faces the unique challenges of housing affordability, poverty, and homelessness, which are consistent with the trends observed throughout the county.

In 2023, Service Planning Area 7 (SPA 7), which includes Huntington Park, recorded a total of 6,511 individuals experiencing homelessness. Of these, 1,441 were sheltered, and 5,070 were unsheltered, representing a 36% increase in homelessness compared to the previous year.

The largest group of individuals experiencing homelessness were adults aged 25 and older, accounting for 75% of the homeless population in SPA 7, with 37% of individuals reporting chronic homelessness. Additionally, 7% of the homeless population were Transitional Age Youth (TAY), aged 18-24, while 16% were family households.

A breakdown by race/ethnicity revealed that 71% were Hispanic/Latino, and 11% were Black/African American. Furthermore, health and disability indicators showed significant challenges, with 34% reporting substance use disorder, 19% experiencing serious mental illness, and 12% having physical disabilities.

The report also highlighted a concerning 36% prevalence of homelessness due to fleeing domestic or intimate partner violence. Notably, veterans were significantly represented in SPA 7's homeless population, making up 5% of the total, with 955 veterans experiencing homelessness. Of these, 782 were individuals and 173 were in family households. The number of homeless veterans increased by 168% compared to 2022, and 61% of homeless veterans were classified as chronically homeless.

**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):**

Chronically homeless Individuals and families typically experience long-term homelessness due to factors such as severe mental illness or substance use. Exiting homelessness for them is challenging and often requires permanent supportive housing and intensive services. Their

homelessness may persist for years, as they are less likely to exit homelessness without targeted interventions.

Families with Children often experience homelessness due to financial hardship, eviction, or domestic violence. Families tend to exit homelessness more quickly through family shelters or rapid rehousing programs, but they still face challenges such as limited housing options and access to childcare. Veterans and their families may become homeless due to PTSD, physical disabilities, or a lack of social support. Though programs like the VA’s VASH program help, not all veterans access these resources. Unaccompanied youth often become homeless due to family conflict or abuse, and those aging out of foster care are at high risk. Youth typically experience shorter periods of homelessness but may cycle in and out due to a lack of stable housing and support.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

Data for sheltered vs unsheltered by race and ethnicity is not available for the City of Huntington Park

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Based on the 2023 Greater Los Angeles Homeless Count for Service Planning Area (SPA) 7, there were 176 family households with children experiencing homelessness, which represents about 46% of the total families in the area. Veterans and their families also face significant housing challenges, particularly if they are chronically homeless or dealing with disabilities like PTSD. According to the 2023 data, 78 veteran households are experiencing homelessness in SPA 7

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

In Los Angeles County’s SPA 7, the racial and ethnic breakdown of the homeless population is as follows: Hispanic/Latino individuals make up 71% of the homeless population, Black or African American individuals represent 11%, White individuals account for 15%, Asian individuals comprise 1%, American Indian/Alaska Native individuals make up 1%, and Native Hawaiian/other Pacific Islanders are less than 1%. These percentages reflect the overall distribution of homelessness by race and ethnicity in the area.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness**

In Huntington Park, the 2023 Homeless Point-In-Time Count reveals that there are 12 sheltered homeless individuals and 77 unsheltered individuals, totaling 89 persons experiencing homelessness.

**Discussion:**

In the 2023 Los Angeles County Homeless Point-In-Time (PIT) Count for Huntington Park, of the 77 unsheltered homeless individuals, 7 were living in cars (9.09%), 3 in vans (3.90%), and 5 in tents (6.49%). A larger portion, 22 individuals (28.57%), were in makeshift shelters, while the majority, 40 individuals (51.95%), were living directly on the street. These figures highlight the prevalence of severe unsheltered homelessness in the area, with most individuals lacking adequate shelter or housing.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

In Huntington Park, there is a significant focus on addressing the needs of special populations that face unique housing and supportive service challenges. The most common housing problems that affect them are high-cost burden and overcrowding. These populations, including individuals with disabilities, persons with HIV/AIDS, and those with chronic mental illnesses, often encounter barriers to accessing safe, affordable, and accessible housing.

### **Describe the characteristics of special needs populations in your community:**

#### **Senior:**

Data from ACS 2020 shows that the elderly population in Huntington Park, aged 65 and older, totals 5,858 individuals, with a higher proportion of females (3,285) compared to males (2,573). The largest age group is those aged 70 to 74 years, comprising 1,536 individuals, followed by those aged 67 to 69 years (1,134). As the population continues to age, the number of seniors in the community is expected to rise, particularly within the 75 years and older group, which already accounts for a significant portion of the elderly population. The elderly population in Huntington Park has seen significant growth between 2010 and 2020. The percentage of individuals aged 65 to 74 increased from 3.95% in 2010 to 7.04% in 2020, reflecting a nearly twofold rise in this age group. The population aged 75 to 84 also grew, rising from 2.07% in 2010 to 2.91% in 2020. Similarly, the 85 and older demographic saw an increase from 0.62% to 1.20%, more than doubling in size. This demographic trend highlights the growing need for senior services, accessible housing, healthcare, and social support to ensure the well-being of this group in Huntington Park.

#### **People with disability:**

From the 2020 ACS 5 year estimate, the total population of Huntington Park is 57,660, with a significant portion of individuals experiencing various disabilities. This includes 15,736 people under 18 years old with disabilities, and 36,559 individuals between the ages of 18 to 64 with disabilities. Additionally, there are 5,365 seniors aged 65 and over facing disabilities. The types of disabilities include hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties, which require specialized support and accessible housing options to meet the needs of these individuals.

#### **People with Chronic Mental Illness**

Chronic mental illness is a significant issue within the homeless population, as seen in the 2023 Greater Los Angeles Homeless Count for SPA 7. According to the report, 19% of homeless individuals experienced serious mental illness. This group often faces substantial barriers to housing stability, as mental health challenges such as schizophrenia, bipolar disorder, severe depression, or anxiety disorders can impair an individual's ability to maintain employment, sustain relationships, and manage daily tasks.

#### **People with HIV/AIDS:**



The 2021 Los Angeles County HIV annual surveillance reported that there were 4,010 people living with HIV and 55 died. The 2024 PIT count for SPA 7 shows that only 23 out of 6,511 homeless person have HIV/AIDS

### **Victims of Domestic Violence:**

Domestic violence remains a major factor contributing to homelessness, especially among women. In 2023, 2,122 individuals reported experiencing DV/IPV, making up 36% of the total homeless population aged 18 and older in SPA 7. Moreover, 301 people became homeless specifically due to fleeing DV/IPV, marking a 136% increase from the previous year. These numbers underscore the growing crisis of homelessness linked to domestic violence, highlighting the urgent need for targeted services and support systems to assist those affected, especially as the issue continues to escalate in the region.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

In Huntington Park, special needs populations encompass seniors, individuals with disabilities, those with chronic mental illnesses, people living with HIV/AIDS, and other groups requiring specialized housing and supportive services. These individuals often face significant barriers in accessing safe, affordable, and accessible housing. Their housing and supportive needs of these population were determined through consultation with stakeholders and City partners that has expertise In providing support for each of these special needs population.

### **Senior:**

The senior population in Huntington Park requires additional support due to age-related conditions, disabilities, or health issues. Their needs include affordable housing, healthcare, transportation, personal care, mental health services, and social support. Many seniors also experience mobility, cognitive, or daily living challenges and require assistance to maintain independence and quality of life. Specialized programs such as senior housing, home modifications, and healthcare interventions are essential for their well-being.

### **People with disability:**

The disability population includes individuals with mobility impairments, sensory disabilities, and cognitive disabilities. They require accessible housing features like ramps, wider doorways, adapted bathrooms, kitchens, and specialized accommodations to support independent living. People with chronic mental illness: Individuals with chronic mental illness often require stable housing combined with mental health services, such as counseling, medication management, and case management. This group may also face challenges related to substance use or trauma, further complicating their housing needs.

### **People with HIV/AIDS:**

People living with HIV/AIDS need affordable housing integrated with healthcare services. They require access to regular medical care, including antiretroviral treatments, and support to address the stigma and mental health challenges associated with the disease.

**Victims of domestic violence:**

Domestic violence survivors may need safe, confidential housing and access to counseling, legal assistance, and life skills training.

These populations face a higher risk of housing instability, homelessness, and poor health outcomes without the appropriate resources and accommodations. Identifying their specific needs and developing targeted interventions is critical to improving their quality of life and housing stability in the community. The diverse housing and service needs of special needs populations in Huntington Park highlight the importance of tailored solutions to address the unique challenges each group faces.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The 2021 Los Angeles County HIV Annual Surveillance Report revealed that 4,010 individuals were living with HIV in Service Planning Area (SPA) 7, which includes East Los Angeles and Huntington Park, with 55 reported deaths. According to the 2023 Greater Los Angeles Homeless Count, there are 23 people living with HIV/AIDS experiencing homelessness in SPA 7, with 12 individuals in sheltered situations and 11 unsheltered.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Not applicable

**Discussion:**

The homeless population in Los Angeles County, including Huntington Park, has been steadily increasing, which places a growing strain on available housing and services. As the population of homeless individuals rises, there is a heightened need for both immediate housing solutions and long-term support services to prevent further homelessness. This increase is further exacerbated by the number of households in the area who are at risk of becoming homeless, creating a critical challenge for the City of Huntington Park in maintaining stable housing for its residents.

Given the magnitude of this issue, the City of Huntington Park must continue to collaborate with neighboring municipalities like the City of Bell, as well as leverage resources such as CDBG funds, to expand housing and service options. By doing so, Huntington Park can ensure that it meets the increasing demand and works to reduce the number of homeless households in the community.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City has a significant need for enhanced public facilities to serve the community effectively. Key priorities include the development and improvement of park and recreational facilities, community centers, and youth centers. These facilities are essential for promoting physical activity, social interaction, and youth development. The demand for improved parks and recreational spaces reflects the community's desire for more accessible areas for outdoor activities.

Additionally, there is a need for updated and expanded community centers that can provide a range of services to meet the growing population's needs, including educational programs, social services, and spaces for gatherings. Youth centers are particularly important to address the needs of at-risk youth, offering a safe environment for education, recreational activities, and life skills development. Ensuring these facilities are accessible and meet modern standards will improve the quality of life for residents, particularly for vulnerable populations such as low-income families, seniors, and youth.

### **How were these needs determined?**

The needs for public facilities in Huntington Park were determined through a combination of stakeholder interviews, community meetings, and a community needs survey.

### **Describe the jurisdiction's need for Public Improvements:**

The need for public improvements in Huntington Park, including street expansion, sidewalks, gutters, and the drainage system, was identified through stakeholder interviews, community meetings, and a community needs survey.

### **How were these needs determined?**

The needs for public improvements in Huntington Park were determined through a combination of stakeholder interviews, community meetings, and a community needs survey.

### **Describe the jurisdiction's need for Public Services:**

Key priorities identified include neighborhood crime prevention, park and recreation programs, law enforcement services, elderly services, and afterschool programs. There is a need for a physical resource center to provide information on domestic violence and homelessness services. Stakeholders also emphasized the importance of better outreach to ensure residents are aware of available services.

### **How were these needs determined?**

The needs for public services in Huntington Park were determined through a combination of stakeholder interviews, community meetings, and a community needs survey.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The housing market in Huntington Park, California, reflects the challenges and opportunities of a densely populated and dynamic urban environment. Situated in the Los Angeles metropolitan area, the city experiences strong housing demand driven by regional economic trends, a high proportion of renters, and limited housing supply. In 2020, Huntington Park had 15,494 housing units available; in 2022, this decreased to 15,133. Huntington Park's unique housing market trends, including steadily rising home prices and rental costs, are evident. The city's median home value as of 2022 is \$506,700, a 19% increase from the average rent stands at \$1,352. A significant 74% of the population resides in rental units, underscoring the need for affordable housing solutions. The market remains competitive, with homes typically selling above the list price, indicating the challenges facing both renters and prospective homebuyers in the community.

In response to these challenges, Huntington Park has made significant strides in expanding its affordable housing inventory, with innovative projects that set the city apart from others. Notable developments include:

- **Huntington Square:** A permanent supportive housing project featuring 48 apartments for low-income seniors, veterans, and individuals experiencing homelessness. Scheduled for completion in late 2024, this project is a collaboration with A Community of Friends.
- **Walnut Park Apartments:** A 64-unit affordable housing complex developed by the Hollywood Community Housing Corporation, offering units for families and individuals earning between 30-50% of the Area Median Income (AMI), with 31 units specifically for those experiencing homelessness.
- **Mosaic Gardens at Huntington Park:** A former motel transformed into 24 supportive housing units for low-income families and transition-age youth, developed by Linc Housing.
- **Concord Huntington Park Renovations:** A 162-unit affordable senior housing community undergoing major renovations to enhance quality of life for residents.

These developments highlight Huntington Park's proactive approach to addressing housing needs, integrating supportive housing for vulnerable populations, and leveraging partnerships with non-profit developers to expand access to affordable and sustainable housing. The city's efforts reflect its commitment to fostering a more inclusive and resilient housing market, while prioritizing the unique needs of its diverse community.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The following table provides an overview of Huntington Park’s housing unit mix, as documented by the 2016-2020 American Community Survey (ACS). In 2022, the City had approximately 15,133 housing units, according to the data used in 2020 the City had approximately 14,975 housing units with a relatively balanced distribution between single-family and multi-family units. Housing tenure—whether a unit is owned, rented, or vacant—offers insight into housing affordability, residential mobility, and turnover rates. Owner-occupied housing typically exhibits lower turnover rates compared to rental housing. As indicated in the table, 35% of the City’s housing stock consists of single-family homes, which include both detached and attached structures. Multi-family units make up 64% of the housing stock, underscoring the City’s urban and renter-driven housing landscape. Mobile homes, boats, and RVs constitute less than 1% of the housing inventory.

The 2016-2020 ACS data reveals that most of the City’s housing units, across all categories from studio apartments (zero bedrooms) to units with three or more bedrooms, are occupied by renters. This trend highlights the City’s high renter population, driven by affordability challenges and the prevalence of multi-family housing.

The City’s housing supply is further characterized by unit sizes in relation to the number of bedrooms. With an increasing number of large households—defined as those with five or more members—there is a growing demand for larger rental units with three or more bedrooms. However, these larger units are often single-family homes that command higher rents, limiting their availability for lower-income large families. Additionally, these units may be occupied by smaller households, further restricting access for families in need. As household sizes continue to grow, the need for more affordable, larger rental units becomes increasingly important to ensure adequate housing options for all residents, particularly for low-income families requiring spacious accommodations. This dynamic underscore the critical importance of addressing housing affordability and ensuring equitable access to housing in Huntington Park.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	5,525	37%
1-unit, attached structure	1,610	11%
2-4 units	2,835	19%
5-19 units	3,145	21%
20 or more units	1,795	12%
Mobile Home, boat, RV, van, etc	65	0%
<b>Total</b>	<b>14,975</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

**Data** 2016-2020 ACS  
**Source:**

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	70	2%	1,680	16%
1 bedroom	175	4%	3,890	37%
2 bedrooms	1,330	33%	3,640	34%
3 or more bedrooms	2,430	61%	1,410	13%
<b>Total</b>	<b>4,005</b>	<b>100%</b>	<b>10,620</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

**Data** 2016-2020 ACS  
**Source:**

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Huntington Park has a longstanding commitment to supporting affordable housing development within its community. According to the 2016-2020 American Community Survey (ACS) data, the city had a total of 14,621 households. Of these, 4,875 households were categorized as extremely low income (0%-30%) of the Housing and Urban Development (HUD) Area Median Family Income (HAMFI). This includes 3,470 households earning 30%-50% of HAMFI, 3,625 households earning between 50%-80% of HAMFI. These households encompass various demographics, including small families, large families, elderly residents, and households with children under six years of age.

This data underscores the significant need for affordable housing initiatives in Huntington Park, as a considerable portion of the population falls into low- to moderate-income categories. The City's proactive approach to addressing housing challenges aims to ensure that these vulnerable groups have access to stable and affordable living conditions.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Huntington Park has a strong history of supporting affordable housing development within its community. The City's affordable housing projects are financed through a variety of funding sources, including Low-Income Housing Tax Credits (LIHTC) and federal HOME Investment Partnerships Program (HOME) funds, both of which require long-term affordability controls to preserve affordable units for decades. According to current records, none of the City's affordable housing projects are at risk of conversion to market rate for at least the next 15 years, ensuring continued access to affordable housing for low- to moderate-income residents.

A notable example of Huntington Park's commitment to preserving affordability is the Concord Huntington Park development. Originally a 162-unit project with a HUD mortgage, it transitioned to market rate in 1999 following prepayment of the HUD loan. In response, the City strategically leveraged a Multifamily Mortgage Revenue Bond to secure affordability for an additional 30 years, demonstrating a proactive approach to maintaining its affordable housing stock despite market pressures.

In addition to preserving existing units, Huntington Park is actively engaged in various initiatives to expand affordable housing options. The City administers several housing programs, including the Owner-Occupied Rehabilitation Program and the First-Time Home Buyer Program, funded through the California Department of Housing and Community Development's CalHome Program. These initiatives provide financial assistance to residents for essential home improvements and purchasing homes, directly addressing housing needs in the community. The City also utilizes the federal HOME program to offer additional housing support through the First-Time Home Buyer Program and the Home Repair Program. These programs assist residents with down payments, closing costs, and vital home repairs, ensuring that low- and moderate-income households can access and maintain quality housing. Moreover, Huntington Park is actively working to address future housing needs through its Housing Element Update for the 2021-2029 period, as required by state law. This comprehensive plan outlines strategies to accommodate sufficient housing across all income levels, establish policies to address housing needs, reduce barriers to development, and ensure compliance with state housing legislation. These efforts, combined with innovative preservation strategies and new affordable housing developments, highlight Huntington Park's dedication to ensuring stable and affordable housing for its most vulnerable populations. Through strategic use of funding, proactive policies, and comprehensive planning, the City continues to address housing challenges while fostering a more inclusive and equitable community.

### **Does the availability of housing units meet the needs of the population?**

Assessing the availability of housing units in Huntington Park from 2016 to 2022 reveals a complex dynamic between supply and demand, particularly affecting low- to moderate-income households.

#### **Population and Housing Units:**

- According to the Southern California Association of Governments' 2019 Local Profiles Report, Huntington Park's population decreased by 1,875 residents between 2000 and 2018, totaling 59,473 individuals. During the same period, the number of households decreased by 190 units, resulting in 14,670 households in 2018.
- American Community Survey (ACS) indicates that in 2022, Huntington Park had a population of approximately 54,547 people, with a median property value of \$506,700. The homeownership rate was reported at 24.3%, suggesting a predominance of rental households.

#### **Housing Affordability and Availability:**



- The 2019 Local Profiles Report highlights that in 2018, the average household size in Huntington Park was 4.0, higher than the Los Angeles County average of 3.0. This larger household size indicates a need for more spacious housing units.
- The same report notes that approximately 31% of all households in the city had five or more members in 2018, underscoring the demand for larger housing units.

### **Describe the need for specific types of housing:**

The need for specific types of housing in Huntington Park is driven by its unique demographic and socioeconomic characteristics. These needs are particularly pronounced among low- to moderate-income households, large families, and special-needs populations.

- **Affordable Rental Housing**

Huntington Park has a high proportion of renters, with about 74% of households residing in rental units, according to the 2016-2020 American Community Survey (ACS). Rising rents, coupled with a high percentage of households earning less than 80% of the Area Median Income (AMI), have created a significant demand for affordable rental housing. Many renters are cost-burdened, paying more than 30% of their income on housing costs, which highlights the need for subsidized or income-restricted housing units.

- **Housing for Large Families**

Large families—those with five or more members—represent approximately 31% of all households in Huntington Park, according to the Southern California Association of Governments (SCAG). These families require housing units with three or more bedrooms to accommodate their size. However, the availability of such units is limited, and many large households face overcrowded living conditions. Additionally, larger units are often more expensive, restricting access for low-income families.

- **Senior Housing**

The elderly population in Huntington Park is growing, and many seniors are on fixed incomes, making it difficult for them to afford market-rate housing. Affordable senior housing, including both independent and supportive living options, is critical to ensuring housing stability for this demographic. Developments such as Concord Huntington Park demonstrate the need for dedicated senior housing projects.

- **Housing for Extremely Low-Income Households**

A significant portion of Huntington Park's households earn 30% or less of the AMI. These households are at the greatest risk of housing instability and homelessness. The city needs permanent supportive housing units and deeply affordable housing options to address the needs of this vulnerable group.

- **Supportive Housing**

There is a need for transitional and permanent supportive housing for individuals and families at risk of homelessness or those with special needs. Supportive housing combines affordable rent with access to essential services, such as mental health care, job training, and substance abuse counseling, helping residents achieve long-term stability.

- **Affordable Homeownership Opportunities**

With a homeownership rate of only 24%, Huntington Park has one of the lowest homeownership rates in the region. Programs that support first-time homebuyers, such as down payment assistance or low-interest loans, are essential to increase homeownership opportunities for low- and moderate-income households.

### **Discussion**

The diverse housing needs in Huntington Park highlight the importance of programs to address specific gaps. Increasing the supply of affordable rental housing, larger units for families, senior housing, and supportive housing are critical to meeting the needs of the city's population. Additionally, expanding homeownership opportunities and addressing the needs of vulnerable populations, such as extremely low-income households and at-risk youth, are essential to ensuring that all residents have access to safe and stable housing.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	298,500	426,700	43%
Median Contract Rent	875	1,052	20%

**Table 28 – Cost of Housing**

**Data** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

**Source:**

Rent Paid	Number	%
Less than \$500	705	6.6%
\$500-999	4,120	38.8%
\$1,000-1,499	4,025	37.9%
\$1,500-1,999	1,660	15.6%
\$2,000 or more	105	1.0%
<b>Total</b>	<b>10,615</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

**Data** 2016-2020 ACS

**Source:**

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	715	No Data
50% HAMFI	3,930	94
80% HAMFI	9,065	559
100% HAMFI	No Data	1,169
<b>Total</b>	<b>13,710</b>	<b>1,822</b>

**Table 30 – Housing Affordability**

**Data** 2016-2020 CHAS

**Source:**

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

**Table 31 – Monthly Rent**

**Data** HUD FMR and HOME Rents

**Source:**

### Is there sufficient housing for households at all income levels?

No, there is not sufficient housing in Huntington Park to meet the needs of households across all income levels. Several factors highlight the housing gaps in the city, particularly for low- to moderate-income households and vulnerable populations.

#### 1. High Renter Population and Overcrowding:

- According to the 2016-2020 American Community Survey (ACS), about 74% of Huntington Park households are renters, and the city has one of the highest overcrowding rates in Los Angeles County. This suggests that many families, especially low-income ones, are living in units too small to meet their needs.

#### 2. Cost-Burdened Households:

- About 38% of owner-occupied households in Huntington Park are cost-burdened, and about 54% of renter occupied households are cost burdened, meaning they spend more than 30% of their income on housing. For extremely low-income households (earning less than 30% of Area Median Income, or AMI), this cost burden often exceeds 50%, putting them at risk of displacement or homelessness.

#### 3. Demand for Affordable Housing:

- Data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) shows that more than 11,860 households in Huntington Park earn below 80% of AMI. However, there are insufficient affordable units to accommodate these households, particularly for extremely low- and very low-income groups.

#### 4. Inadequate Supply of Larger Units:

- Approximately 31% of households in Huntington Park are large families (five or more members), yet there is a lack of affordable, larger housing units with three or more bedrooms. This results in overcrowding and limited options for low-income large families.

#### 5. Homeownership Challenges:

- The city has a homeownership rate of only 24%, much lower than the national average. The high cost of housing and lack of affordable homeownership programs make it difficult for moderate-income households to transition from renting to owning.

#### 6. Rising Housing Costs:

- Between 2016 and 2022, Huntington Park experienced significant increases in both rental and home prices. The median home value rose to \$506,700 during this period, while rents have consistently exceeded what low-income households can afford.

#### 7. Special Needs Populations:

- Vulnerable populations, such as seniors, individuals with disabilities, and those experiencing homelessness, face additional barriers to finding suitable housing. The city's supply of supportive and transitional housing is insufficient to meet the demand.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Housing affordability in Huntington Park is likely to decline further as home values and rents continue to rise faster than incomes. Between 2016 and 2022, the median home value increased to \$506,700, significantly outpacing income growth and making homeownership increasingly unattainable for low- and moderate-income households. At the same time, average rents have risen to over \$1,965 per month, placing significant financial strain on the 75% of residents who rely on rental housing. These rising costs, coupled with limited new affordable housing developments and stagnant income growth, are expected to exacerbate housing affordability challenges unless substantial interventions are made to expand affordable housing options and address the growing demand.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

In Huntington Park, the comparison between HOME program rents, Fair Market Rents (FMR), and the area's median rent highlights key affordability gaps that can significantly shape strategies for producing or preserving housing.

- **HOME Rents:** The HOME Investment Partnerships Program establishes rent limits (Low HOME and High HOME rents) to ensure affordability for low-income households. These rents are typically below Fair Market Rents and are designed to be accessible to households earning 60% or less of the Area Median Income (AMI).
- **Fair Market Rents (FMR):** Set annually by HUD, FMRs represent the 40th percentile of gross rents in the regional market and are used to determine payment standards for housing vouchers.

In Los Angeles County, where Huntington Park is located, FMRs are higher than HOME rents but still fall below the city's current median rents.

- **Area Median Rent:** The median rent in Huntington Park for 2 bedrooms is currently \$2,544 significantly higher than both HOME and FMR limits. This discrepancy underscores the limited affordability of market-rate housing for the city's low- and moderate-income households.

This disparity between HOME rents, FMRs, and median rents presents both challenges and opportunities for developing and preserving affordable housing. The affordability gap highlights the need to:

1. **Focus on Preservation:** Preserving existing affordable housing stock becomes critical as rising rents push market-rate units beyond the reach of low-income households. Programs that extend affordability controls, such as tax credits and revenue bonds, can ensure long-term affordability.
2. **Target New Development:** Producing new housing units with HOME and other subsidy programs can address gaps for households earning below 80% of AMI. Affordable housing developers should maximize the use of HOME funds, which require rent restrictions, to ensure units are accessible to low-income residents.
3. **Leverage Additional Funding:** Since HOME rents are significantly lower than market rents, layering funding sources, such as Low-Income Housing Tax Credits (LIHTC), HUD Section 8 vouchers, and state funds, will be essential to bridge financing gaps and sustain affordability.
4. **Prioritize Deeper Affordability:** Special attention should be given to creating units affordable to extremely low-income households earning 30% or less of AMI, who face the greatest barriers to securing housing in the current market.

By aligning strategies with these affordability dynamics, Huntington Park can better address the housing needs of its low- and moderate-income residents and mitigate the impact of rising rents on its most vulnerable populations.

## Discussion

Huntington Park has made strides to address housing shortages by leveraging funding sources such as Low-Income Housing Tax Credits (LIHTC) and HOME funds to preserve and develop affordable housing. The city has also implemented programs such as:

- Owner-Occupied Rehabilitation Program.
- First-Time Home Buyer Program.
- Development of the 2021-2029 Housing Element to align with state housing goals.

However, these efforts, while commendable, are not sufficient to meet the growing housing demand for all income levels.

There is a significant housing shortage in Huntington Park, particularly for households earning less than 80% of AMI, large families, and special-needs populations. The existing housing stock and programs are not sufficient to meet the needs of all income levels. Continued investment in affordable housing development, preservation, and supportive housing programs is essential to address these critical gaps and ensure housing stability for all residents.



## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The housing market analysis for Huntington Park reveals significant challenges related to the condition and age of its housing stock. Most of the city's housing is aging, with **61% of owner-occupied homes** and **36% of renter-occupied units** built before 1950, and an additional **21% of owner-occupied homes** and **39% of renter-occupied units** constructed between 1950 and 1979. The aging homes, combined with **53% of renter-occupied** and **45% of owner-occupied units** exhibiting at least one housing problem—such as overcrowding, cost burden, or inadequate facilities—highlight the critical need for rehabilitation efforts. These factors demonstrate the necessity of targeted strategies to address substandard conditions, preserve the aging housing stock, and improve the quality of life for Huntington Park's residents.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

In Huntington Park, the condition of housing is classified into two primary categories: standard condition and substandard condition but suitable for rehabilitation. Housing units classified as being in standard condition meet basic health, safety, and habitability requirements. These homes are structurally sound, have functioning and complete plumbing and electrical systems, adequate kitchen and bathroom facilities, and comply with local building codes. Standard condition units require no significant repairs or rehabilitation to remain livable and safe for occupants. Housing units classified as substandard but suitable for rehabilitation are those that fail to meet basic health, safety, or building standards but can be brought up to standard condition through feasible repairs. These units include those that do not meet the Section 8 Existing Housing Quality Standards (HQS) and/or the Uniform Building Code (UBC) as adopted by the City of Huntington Park. Examples of deficiencies in these units may include:

- Outdated or incomplete plumbing, electrical, or heating systems.
- Structural deficiencies, such as deteriorated roofs, foundations, or walls.
- Inadequate or incomplete kitchen or bathroom facilities.
- Minor to moderate deferred maintenance or code violations.

Rehabilitation efforts typically focus on addressing safety hazards, upgrading essential systems, and ensuring compliance with modern building and housing standards. Huntington Park's classification system emphasizes the importance of preserving its aging housing stock while ensuring safe and habitable conditions for its residents. By identifying units that are substandard but suitable for rehabilitation, the city can allocate resources effectively to improve housing quality, bring properties up to code, and support the overall stability and livability of its housing market.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,795	45%	5,580	53%
With two selected Conditions	210	5%	2,210	21%
With three selected Conditions	4	0%	110	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	1,995	50%	2,720	26%
<b>Total</b>	<b>4,004</b>	<b>100%</b>	<b>10,620</b>	<b>101%</b>

**Table 32 - Condition of Units**

Data Source: 2016-2020 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8	0%	410	4%
1980-1999	730	18%	2,235	21%
1950-1979	830	21%	4,110	39%
Before 1950	2,435	61%	3,860	36%
<b>Total</b>	<b>4,003</b>	<b>100%</b>	<b>10,615</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2016-2020 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	3,265	82%	7,970	75%
Housing Units build before 1980 with children present	844	21%	149	1%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 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 35 - Vacant Units**

## **Need for Owner and Rental Rehabilitation**

The need for owner and rental rehabilitation in Huntington Park is underscored by the age of its housing stock, which contributes significantly to substandard housing conditions. Data reveals that 61% of owner-occupied homes were built before 1950, with an additional 21% built between 1950 and 1979, highlighting the prevalence of aging housing requiring significant repairs and modernization. Similarly, 36% of renter-occupied units were built before 1950, and 39% were constructed between 1950 and 1979, indicating a large portion of rental housing is also aging and likely in need of rehabilitation.

When combined with the fact that 53% of renter-occupied units and 45% of owner-occupied units have at least one selected housing condition—such as overcrowding, cost burden, or lacking basic facilities—the need for rehabilitation programs becomes clear. The aging housing stock is prone to issues such as outdated plumbing and electrical systems, structural deficiencies, and inefficiency in heating or cooling.

For renters, rehabilitation is essential to address health and safety hazards, overcrowding, and affordability concerns, ensuring quality housing for the majority of Huntington Park’s population, which is predominantly renter-occupied. For homeowners, especially those in older homes built before 1950, assistance with deferred maintenance and modernization is critical to preserving long-term affordability, preventing displacement, and maintaining community stability.

By prioritizing the rehabilitation of both owner- and renter-occupied housing, Huntington Park can address the challenges posed by its aging housing stock, improve living conditions, and ensure the availability of safe, affordable housing for its residents.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The age of the housing stock is a critical factor in estimating the number of housing units that may contain lead-based paint. The use of lead-based paint on residential properties was banned in 1978; however, a significant portion of Huntington Park’s housing was built before this prohibition. National studies estimate that approximately 75% of residential structures built before 1978 contain some level of lead-based paint, with the highest prevalence in older homes. In Huntington Park, 61% of owner-occupied units were built before 1950, and 21% were built between 1950 and 1979, indicating a substantial portion of homes likely contain lead-based paint. Similarly, 36% of renter-occupied units were built before 1950, and an additional 39% were constructed between 1950 and 1979, further emphasizing the risk in rental housing. These pre-1980 housing units, especially those with children present, pose the greatest threat of lead poisoning due to the potential for deteriorating paint and dust contamination.

Lower-income households with children face an even higher risk of lead poisoning, as they are more likely to live in older, poorly maintained housing where lead-based paint hazards are more prevalent. Given Huntington Park's high percentage of rental units (75%) and significant levels of overcrowding, these risks are compounded, particularly for families with young children under the age of six, who are most vulnerable to the harmful effects of lead exposure.

## **Discussion**

The primary contributors to substandard housing in Huntington Park are its aging housing stock, household overcrowding, and absentee landlords. A significant portion of the city's housing was built before 1978, when lead-based paint was banned, posing a serious risk of lead exposure for residents, particularly children and pregnant women. Lead-based paint hazards can result in permanent brain damage, reduced intelligence, developmental issues in fetuses, and behavioral problems in children. These risks are especially prevalent in low- and moderate-income households that are more likely to reside in older, poorly maintained housing.

The City of Huntington Park, in collaboration with the Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD), is committed to raising public awareness about lead poisoning prevention. Federal regulations ensure that disclosures regarding lead-based paint hazards are provided to renters and homebuyers in housing units funded by federal programs, particularly those built prior to 1978. These efforts are aimed at informing the public about the dangers of lead exposure and the necessary precautions to reduce risks. Addressing lead poisoning and substandard housing requires a multifaceted approach. This includes identifying and remediating lead hazards in older housing, prioritizing low-income households and rental properties where children are present. Key strategies involve expanding lead-based paint remediation programs, launching public education initiatives, and enforcing housing quality standards more strictly. By implementing these measures, Huntington Park can reduce lead poisoning risks, improve the quality of housing, and protect the health and well-being of its residents, especially its most vulnerable populations.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

#### 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	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

#### Describe the supply of public housing developments:

The supply of public housing developments and housing assistance programs in Huntington Park reflects a robust effort to address the housing needs of low-income households, families, veterans, and individuals with disabilities. The city has **2,962 public housing units** that provide affordable, stable housing for eligible low-income residents. Additionally, **261 Moderate Rehabilitation (Mod Rehab) vouchers** are available, assisting with housing costs in privately owned properties that meet program requirements.

Beyond public housing, Huntington Park benefits from the **Housing Choice Voucher (Section 8)** program administered by Los Angeles Housing Authority, offering both project-based and tenant-based assistance. Specifically:

- **1 project-based voucher** is tied to a specific housing unit, ensuring affordability within a designated development.
- **21,797 tenant-based vouchers** allow residents to choose private rental housing, offering flexibility and mobility.

The city also participates in several **special-purpose voucher programs** to meet targeted housing needs:

- **Veterans Affairs Supportive Housing (VASH):** 1,264 vouchers provide housing assistance for homeless veterans in conjunction with supportive services.
- **Family Unification Program (FUP):** 1,357 vouchers support families at risk of separation due to housing instability and assist young adults transitioning out of foster care.
- **Disabled Assistance Vouchers:** 558 vouchers are designated for individuals with disabilities to secure stable and accessible housing.

While these programs are critical for addressing the needs of Huntington Park's vulnerable populations, the city still faces challenges with high demand for affordable housing, overcrowding, and cost-burdened households. Expanding these programs and addressing gaps in the housing supply are essential to ensuring housing stability for all residents.

**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:**

The supply of public housing developments and housing assistance programs in Huntington Park reflects a robust effort to address the housing needs of low-income households, families, veterans, and individuals with disabilities. The city has **2,962 public housing units** that provide affordable, stable housing for eligible low-income residents. Additionally, **261 Moderate Rehabilitation (Mod Rehab) vouchers** are available, assisting with housing costs in privately owned properties that meet program requirements.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

**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**

### **Discussion:**

As of 2023, the Los Angeles County Development Authority (LACDA) continues to administer the Housing Choice Voucher (HCV) Program, formerly known as Section 8, across Los Angeles County, including Huntington Park. The Housing Assistance Division of LACDA is responsible for administering over 26,000 Housing Choice Vouchers for the county, in addition to managing other targeted and grant-funded rental subsidy programs. Partnering with approximately 10,000 landlords, the program helps eligible families access safe, decent, and high-quality rental housing.

According to LACDA's 5-Year Plan, in December 2020, the agency received 500 additional Veterans Affairs Supportive Housing (VASH) vouchers from the U.S. Department of Housing and Urban Development (HUD) to house homeless veterans. More recently, in December 2022, LACDA received another 250 VASH vouchers to further support this initiative. In 2022, the LACDA expanded its tenant-based assistance programs, including securing 73 Family Unification Program (FUP) vouchers under the Foster Youth to Independence (FYI) Initiative, aimed at helping foster youth transition out of the foster system. An additional 66 FYI vouchers were awarded in August 2022. In the same year, LACDA received 223 Housing Choice Vouchers (HCVs) to support families on the program's waiting list. In 2023, LACDA continued its efforts to secure new allocations to address housing needs. On June 5, 2023, the agency received 288 Stability Vouchers, paired with Continuum of Care supportive services funded by HUD's Office of Community Planning and Development. In August 2023, LACDA was awarded 169 additional Housing Choice Vouchers. These new allocations included a one-time start-up fee of \$750 per voucher to assist with program administration and implementation. Through these ongoing expansions, LACDA demonstrates its commitment to addressing homelessness and housing insecurity in Los Angeles County, including Huntington Park, by leveraging federal funding and partnerships to support vulnerable populations.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Transitional housing is designed to help homeless individuals and families move into permanent housing by providing temporary accommodation and supportive services. Residents typically have a limited length of stay, after which the unit becomes available to another eligible household. In contrast, permanent supportive housing offers long-term rental accommodations linked with various support services to help residents maintain housing stability.

According to the Los Angeles Homeless Services Authority (LAHSA), the 2023 Housing Inventory Count (HIC) for Los Angeles County reported the following:

- **Total Beds:** 48,216 beds dedicated to various housing programs for individuals experiencing homelessness.
- **Total Shelters:** 1,293 shelter facilities providing emergency and transitional housing services.

### Breakdown by Housing Type:

- **Emergency Shelter:**
- **Beds:** 11,717 beds offering immediate, short-term accommodation for those in crisis.
- **Transitional Housing:**
- **Beds:** 21,288 beds providing temporary residence while individuals work towards permanent housing solutions.
- **Permanent Supportive Housing:**
- **Beds:** 36,499 beds offering long-term accommodation coupled with supportive services to assist individuals in maintaining stable housing.

These resources reflect the county's ongoing efforts to address homelessness by providing a range of housing options tailored to meet the diverse needs of the 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)	9385	0	3672	11138	0
Households with Only Adults	17518	0	13987	25762	0
Chronically Homeless Households	0	0	0		0
Veterans	1188	0	256	1403	0
Unaccompanied Youth	1065	0	413	162	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Huntington Park, situated within Service Planning Area (SPA) 7 of Los Angeles County, offers a variety of healthcare services to support its residents, including those experiencing homelessness. These services complement existing transitional and permanent supportive housing initiatives by addressing health, mental health, and employment needs.

Homeless Shelters:

**HPRP Huntington Park - Homeless Services**, Huntington Park, CA: The Homeless Prevention Rapid re-housing Program provides services to homeless individuals and persons who are at risk of homelessness.

**Bell Shelter - Salvation Army**, Bell, CA 2.73 miles outside Huntington Park, California: One of the largest homeless shelters in the nation- Operates a comprehensive program that offers transitional care for up to 350 homeless men and women.

**Southern California Alcohol And Drug Programs** - Angel Step Too Transitional Housing: 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, psychiatric assessments and follow up.

**Su Casa-Ending Domestic Violence Transitional Housing**: This one-year residential program provides housing for up to 24 individuals. Residents are offered counseling and case management, including assistance with household establishment, job skills training, CalWORKs advocacy, and transportation.

**The Whole Child (TWC) Family Housing Program** - TWC strives to keep families together and address homelessness through a Scattered Site Model, seeking to achieve housing permanency through program services coordination; housing resource development; and case management services.

**Whittier Area First Day Coalition Recovery from Homelessness Program** - Provides short-term emergency transitional housing with onsite supportive services for up to 45 individuals. 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.

**Homes for Life Foundation Cedar Street Homes** - Cedar Street is a transitional, 'step down', state licensed, 38-bed residential facility for persons exiting from LA County Institutes of Mental Disease. Residents are provided a full range of social and life skills training and services during their stay.

**Little House Residential Services** - Provides treatment and residential services, offering education and therapy by certified Drug and Alcohol Counselors. Through partnership with the Dept of Rehabilitation, they offer training in relapse prevention, anger management, co-dependency, domestic violence, family addiction, and occupational preparedness.

**County of LA Dept of Children and Family Services THP for Homeless Young People** - This 12-18 month 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 - 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. Weekly life skills classes bring youth together for interactive sessions. Other services offered include advocacy counseling, mental health counseling, career services, and educational guidance.

#### Healthcare Services:

Complete Care Community Health Center (CCCHC): A Federally Qualified Health Center providing comprehensive services such as family medicine, pediatrics, women's health, prenatal care, and HIV/AIDS care. They also offer telehealth visits to enhance accessibility.

Huntington Park Family Health Center: Operated by South Central Family Health Center, this facility offers primary care, dental care, men's and women's health services, wellness classes, and pediatric care. Services are available to all individuals, regardless of documentation status or ability to pay.

Angeles Community Health Center: Provides medical, dental, and behavioral health services, emphasizing care delivered with respect and dignity. The center operates multiple locations, including two in Huntington Park.

San Antonio Family Center: Part of the Los Angeles County Department of Mental Health, this center offers comprehensive mental health services, including assessments, therapy, crisis intervention, and specialized programs for transitional-age youth.

Planned Parenthood Huntington Park Health Center: Provides wellness and preventive care services, including reproductive health services, to the community.

#### City Initiatives:

Emergency Rental Assistance Program (ERAP): Implemented to provide up to three months of rental assistance to low-income residents impacted by the COVID-19 pandemic, aiming to prevent homelessness and displacement.

HOME-American Rescue Plan (ARP): The city developed a HOME-ARP Allocation Plan to utilize federal funds for addressing homelessness and housing instability, focusing on creating affordable housing and supportive services.

These combined efforts reflect Huntington Park's commitment to addressing homelessness through a multifaceted approach, integrating housing solutions with essential health, mental health, and employment services to support the well-being and stability of its residents.

**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.**

Huntington Park, located within Service Planning Area (SPA) 7 of Los Angeles County, offers various services and facilities to support homeless individuals and families, including chronically homeless persons, families with children, veterans, and unaccompanied youth. While the city itself lacks permanent emergency shelters, several resources in adjacent communities provide essential support:

#### **Emergency Shelters:**

- **Union Rescue Mission:** Situated approximately 5 miles from Huntington Park at 545 S San Pedro St, Los Angeles, CA 90013, Union Rescue Mission is one of the nation's largest providers of continuous emergency shelter services, offering comprehensive care for men, women, and children experiencing homelessness.
- **LAHSA Winter Shelter Program:** During the winter months, the Los Angeles Homeless Services Authority (LAHSA) operates temporary shelters across the county. Individuals can find nearby shelters by calling the Winter Shelter Hotline at (800) 548-6047 or visiting LAHSA's website.

#### **Support Services:**

- **Salvation Army Corps Community Center - Huntington Park:** Located at 2965 E. Gage Ave., Huntington Park, CA 90255, this center provides companionship programs, emergency food, holiday assistance, homeless support services, personal enrichment, and utility bill assistance for residents in Huntington Park and surrounding areas.
- **Southeast Churches Services Center:** Located at 2780 E Gage Ave, Huntington Park, CA 90255, this center offers food and rental assistance to those in need.

These facilities and services work collaboratively to address the diverse needs of homeless populations in and around Huntington Park, providing essential support and pathways toward stable housing.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations in Huntington Park include the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, and individuals suffering from substance abuse. These groups face unique challenges that require specialized services and housing solutions to meet their needs. Many within this population experience lower incomes due to their circumstances, further compounding their housing and service needs. The elderly population, which accounts for 13% of Huntington Park's residents, often requires additional assistance with daily activities, accessible housing, and healthcare services. Furthermore, people living with disabilities, including hearing, vision, cognitive, ambulatory, self-care, and independent living disabilities, make up 19% of the city's population. These individuals face significant barriers to affordable, accessible housing and often need supportive services to maintain their independence and quality of life.

This population represents a substantial portion of the city's low- and moderate-income residents. In addition to affordable housing, many members of this group require supportive services, such as in-home care, case management, and transportation assistance. When family support or in-home care is unavailable, alternative housing options—such as transitional housing, permanent supportive housing, or assisted living facilities—are necessary to ensure their well-being. Meeting the needs of this population requires a comprehensive approach that integrates housing solutions with supportive services, addressing both their physical and financial challenges. Huntington Park recognizes the importance of tailoring programs and services to ensure these vulnerable groups have access to stable, affordable housing and the resources they need to thrive.

**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**

Supportive housing for the elderly, frail elderly, individuals with physical, mental, or developmental disabilities, those struggling with substance use disorders, persons with HIV/AIDS and their families, as well as public housing residents, is primarily facilitated by partnerships between government agencies and nonprofit organizations. To address the unique challenges faced by these groups, various resources and services are required to ensure safety, stability, and overall well-being.

- **In-Home Support and Accessibility Modifications:** Assistance with maintaining homes, including essential repairs and modifications like ramps and grab bars, allows elderly individuals and those with disabilities to live safely and independently in their residences.

- **Affordable and Adaptable Housing:** Housing that is both affordable and designed to accommodate changing needs over time is crucial for these populations. Accessible housing options must align with their physical and financial challenges.
- **Care for Older Adults (75+):** Those aged 75 and older often require professional care for activities such as bathing, dressing, and mobility support. Programs are essential for individuals who lack family support to manage these daily needs.
- **Personal and Daily Assistance Programs:** For those without family caregivers, public and nonprofit organizations must provide services to assist with daily living tasks and ensure a supportive environment.
- **Access to Mental Health and Substance Use Services:** Individuals who are unable to access traditional mental health care or addiction services require outreach and referral programs to connect them with the resources they need.
- **Improved Transportation Options:** Transportation barriers prevent many individuals from accessing necessary services. Expanding affordable, accessible transportation options is critical for enabling mobility and access to essential appointments and activities.

Addressing these needs requires a collaborative effort between Huntington Park, local nonprofits, and state agencies to create tailored programs and ensure that special needs populations have access to housing, care, and resources that enhance their quality of life.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Huntington Park provides a variety of programs, services, and facilities to meet the needs of its special need's populations, including the elderly, individuals with disabilities, low-income residents, and transition-age youth. These initiatives aim to address housing, nutrition, transportation, and supportive services, ensuring safety, stability, and a better quality of life for vulnerable residents.

#### **Housing Programs**

- **Owner-Occupied Rehabilitation Program**

This program assists homeowners in making critical repairs and improvements to their residences, ensuring safe and suitable living conditions for low-income residents.

(City of Huntington Park)

- **First-Time Home Buyer Program**

Designed to help low- and moderate-income individuals and families achieve homeownership, this program provides financial assistance and guidance to eligible applicants.

(City of Huntington Park)

- Mosaic Gardens at Huntington Park

Developed by Linc Housing, this affordable housing community serves low-income families and transition-age youth (TAY) aged 18-24, offering supportive services in partnership with the Los Angeles County Department of Mental Health.

- Casa Rita Apartments

This apartment complex at 6508 Rita Ave provides 102 low-income housing units for eligible residents, offering affordable and stable housing options.

#### Senior Services

- Senior Hot Meals Program

This program provides healthy hot meals twice a week to homebound seniors aged 62 and older within the 90255-zip code.

- Dial-A-Ride Program

An affordable curb-to-curb transportation service for residents aged 65 and older, helping seniors access medical appointments, grocery shopping, and community activities.

(City of Huntington Park)

#### Support Services for Individuals with Disabilities

- Modern Support Services

Established in 2000, this organization provides home- and community-based services to individuals with intellectual and developmental disabilities, promoting independence and community integration.

- EXD Individual Support Services

Located at 2425 E. Slauson Ave., Suite 205, this agency offers customized support to individuals with disabilities, focusing on improving daily functioning and quality of life.

#### Emergency Shelters and Transitional Housing

- Union Rescue Mission

Located nearby in Los Angeles, this facility provides continuous emergency shelter services for men, women, and children, along with comprehensive care programs.

- LAHSA Winter Shelter Program

During the winter, LAHSA operates temporary shelters across the county. Residents can call the Winter Shelter Hotline at (800) 548-6047 or visit the LAHSA website for details.

- Salvation Army Corps Community Center - Huntington Park

Located at 2965 E. Gage Ave., this center offers homeless support services, including emergency food, utility bill assistance, and personal enrichment programs.

- Southeast Churches Services Center

This local center provides food and rental assistance to families and individuals experiencing hardship.

Huntington Park recognizes the importance of integrating housing and supportive services to meet the unique needs of its residents. Programs for seniors, individuals with disabilities, and low-income families emphasize safety, accessibility, and affordability, while emergency and transitional housing facilities offer critical support to those in immediate need. Through partnerships with nonprofits, local agencies, and state programs, the city strives to provide a stable and supportive environment for its most vulnerable populations.

**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)**

**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))**

The City of Huntington Park has developed a comprehensive strategy to meet the needs of its community, prioritizing assistance for low- and moderate-income (LMI) individuals and families. The plan focuses on three key objectives:

- Providing Needed Community Services to LMI Persons
- Planning and Community Development Initiatives
- Supporting Agencies that Assist Special Needs Populations

The City will allocate CDBG public service funding to assist special needs populations and provide essential services. Administered through the Huntington Park Parks and Recreation Department, these programs provide vital services to seniors and low-income youth.

- The **Senior Program** offers recreational, educational, and wellness activities tailored to improve the quality of life for elderly residents.



- The **After-School Program** provides a safe space for low-income youth, offering physical activities, homework assistance, and enrichment programs in arts, science, and health to promote overall well-being, reduce juvenile delinquency, and combat childhood obesity.

- **Support for Special Needs Populations:**

The City collaborates with agencies to provide resources and services to vulnerable groups, including the elderly, individuals with disabilities, and transition-age youth. Programs include affordable housing development, case management, and support services designed to foster stability and independence.

The City will use HOME funds to support affordable housing initiatives and ensure compliance with federal requirements, focusing on creating housing opportunities for LMI households and addressing housing needs for special populations.

Huntington Park's commitment to providing community services and supporting special needs populations reflects its dedication to fostering an inclusive, healthy, and stable environment. By leveraging federal funding and working with local agencies, the City aims to address housing challenges, improve access to supportive services, and enhance the overall quality of life for its most vulnerable residents.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Huntington Park has a strong history of supporting affordable housing through proactive policies and zoning provisions that encourage diverse residential development. The City has implemented measures such as flexible development standards for affordable housing, a density bonus ordinance, and reasonable accommodation procedures to ensure accessibility for persons with disabilities. These efforts demonstrate Huntington Park's commitment to addressing housing needs and creating opportunities for all residents. However, despite these initiatives, several significant barriers continue to hinder the development of affordable housing. A primary challenge is the lack of vacant land suitable for residential construction. As a built-out community, most of the City's land is already developed or allocated for existing uses, leaving limited space for new construction. This forces the City to rely heavily on infill development and creative land-use strategies to increase housing opportunities. Additionally, many of the underdeveloped and residentially zoned parcels are small and held by separate owners, which complicates the development process. Assembling multiple parcels for larger, higher-density affordable housing projects becomes time-consuming, costly, and administratively challenging. Huntington Park's aging housing stock further complicates the situation. A significant portion of homes in the City were built before 1980, and while redevelopment is a potential solution, it often involves demolishing older structures to accommodate higher-density projects. This process increases development costs and extends timelines, creating additional barriers for affordable housing developers. Funding constraints are another critical issue. Federal and state resources, such as Community Development Block Grants (CDBG), HOME Investment Partnerships Program funds, and Low-Income Housing Tax Credits (LIHTC), are often insufficient to meet the growing demand for affordable housing. Competition for these resources across the region exacerbates funding shortages, making it challenging to secure the necessary financial support. Additionally, rising construction costs for materials, labor, and regulatory compliance pose significant challenges for developers, further increasing the financial burden of building affordable units.

The City relies on policy tools such as lot consolidation, flexible zoning standards, and redevelopment of underutilized parcels to address the challenges of limited land availability, but these tools can only go so far without robust incentives or streamlined approval processes. Increased density from infill developments also places additional pressure on existing infrastructure, such as water, sewer, and transportation systems, while community opposition to higher-density projects can delay or halt development. To overcome these barriers, Huntington Park could strengthen incentives for infill development by offering additional density bonuses, reduced parking requirements, or expedited permitting for affordable housing projects on underutilized parcels. Public-private partnerships could leverage resources and expertise for affordable housing projects, while expanding funding sources through state and federal programs could address funding shortages. Encouraging adaptive reuse of older, non-residential buildings into affordable housing units and enhancing community outreach to address concerns about higher-density developments are other potential strategies. By addressing these barriers,

Huntington Park can continue to build on its strong foundation of supporting affordable housing while meeting the needs of its growing population.

## **MA-45 Non-Housing Community Development Assets – 91.215 (f)**

### **Introduction**

Huntington Park’s non-housing community development assets play a vital role in shaping the city’s economic landscape and ensuring long-term sustainability. The city’s economy is supported by diverse business activities, a skilled labor force, and strategic community development initiatives aimed at fostering growth and opportunity for residents. With a civilian labor force of 43,791, Huntington Park’s workforce is distributed across key sectors, including manufacturing, education and healthcare services, retail trade, and arts, entertainment, and accommodation. The city’s strong industrial base, coupled with a growing service sector, highlights the importance of tailoring development strategies to meet the needs of its evolving economy.

Huntington Park’s economic market analysis reveals key insights into its labor force and community development assets. Approximately 15% of workers commute 60 minutes or more, while 19% travel 30–59 minutes and another 19% commute within 30 minutes, reflecting the city’s interconnectedness with the larger Los Angeles metropolitan area. Educational attainment levels significantly influence labor force participation, with a strong correlation between higher education levels and increased median earnings. An analysis of educational attainment by age underscores the importance of accessible education and workforce training programs to prepare residents for competitive employment in diverse industries. Additionally, the city’s non-housing community development strategies emphasize business activity and workforce development. Local businesses benefit from programs aimed at enhancing skills, expanding employment opportunities, and fostering entrepreneurship. This comprehensive economic approach supports Huntington Park’s vision for a thriving, inclusive community that leverages its unique assets to provide sustainable growth and development for its residents and businesses.

## 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	133		0.51%		
Arts, Entertainment, Accommodations	2655		10.15%		
Construction	1866		7.13%		
Education and Health Care Services	3530		13.50%		
Finance, Insurance, and Real Estate	748		2.86%		
Information	263		1.01%		
Manufacturing	4669		17.85%		
Other Services	1342		5.13%		
Professional, Scientific, Management Services	2190		8.37%		
Public Administration	757		2.89%		
Retail Trade	3395		12.98%		
Transportation & Warehousing	2418		9.25%		
Wholesale Trade	2187		8.36%		
Grand Total	26153		100%		

**Table 39 - Business Activity**

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	43791
Civilian Employed Population 16 years and over	26153
Unemployment Rate	11%
Unemployment Rate for Ages 16-24	7.1%
Unemployment Rate for Ages 25-65	

**Table 40 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	3610
Farming, fisheries and forestry occupations	133
Service	4907
Sales and office	6607
Construction, extraction, maintenance and repair	2862
Production, transportation and material moving	8167

**Table 41 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes		19.0%
30-59 Minutes		19.2%
60 or More Minutes		14.8%
Total		

**Table 42 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,630	600	3,710
High school graduate (includes equivalency)	5,690	600	1,780

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	4,440	375	1,110
Bachelor's degree or higher	2,115	105	300

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	124	629	1057	2708	1377
9th to 12th grade, no diploma	992	1130	1031	1466	153
High school graduate, GED, or alternative	1224	1146	775	1133	330
Some college, no degree	1313	798	495	677	111
Associate's degree	99	155	229	192	32
Bachelor's degree	122	344	104	200	43
Graduate or professional degree	0	25	51	57	34

**Table 44 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	29,238
High school graduate (includes equivalency)	34,299
Some college or Associate's degree	37,019
Bachelor's degree	50,673
Graduate or professional degree	53,347

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

In Huntington Park, the major employment sectors reflect the city's economic composition and workforce distribution. Out of a total workforce of 26,153, the manufacturing sector is the largest employer, accounting for 17.85% (4,669 workers). This highlights the city's historical industrial base and the importance of manufacturing facilities in providing jobs, particularly for residents

with industrial skills or without advanced degrees. Education and health care services employ 13.50% of the workforce (3,530 workers), underscoring the growing demand for essential services that support the city's population, including its aging and special needs residents. Retail trade makes up 12.98% of the workforce (3,395 workers), reflecting Huntington Park's role as a local shopping hub and the accessibility of entry-level jobs within this sector. Arts, entertainment, and accommodation contribute 10.15% of the workforce (2,655 workers), emphasizing the city's involvement in hospitality and tourism, which often provides part-time and flexible employment opportunities. These employment patterns reveal a well-rounded local economy, with opportunities across industrial, service, and retail sectors. However, the city's reliance on manufacturing and retail trade indicates potential vulnerabilities to economic changes, such as automation, economic downturns, or shifts in consumer behavior. To strengthen economic resilience, Huntington Park could benefit from further diversification of its employment base, particularly through investments in the education and healthcare sectors. Additionally, workforce development programs could help local workers transition into emerging industries, ensuring long-term economic sustainability and growth for the community.

#### **Describe the workforce and infrastructure needs of the business community:**

The business community in Huntington Park depends on a diverse workforce and robust infrastructure to sustain its economic activities. With a total population in the civilian labor force of 43,791, the city's workforce is primarily employed in sectors such as manufacturing, education and healthcare services, retail trade, and arts, entertainment, and accommodation. Manufacturing, which employs 17.85% of the workforce, requires a steady supply of skilled labor trained in industrial and technical operations. Workforce development programs that focus on vocational training, advanced manufacturing techniques, and certifications are critical to supporting this sector. Similarly, the education and healthcare services sector, employing 13.50% of the workforce, demands a well-educated workforce with specialized training in healthcare and teaching professions. Expanding job training programs and providing certifications for these fields will ensure that the workforce aligns with the growing demands of this sector. The retail trade sector, which accounts for 12.98% of the workforce, relies on employees skilled in customer service, sales, and inventory management. Training programs focused on workforce readiness, soft skills, and bilingual communication are essential to meet the needs of this dynamic industry. Additionally, the arts, entertainment, and accommodation sector (10.15%) depend on employees trained in hospitality, event management, and tourism-related services, further underscoring the need for specialized workforce training in these areas.



Transportation is a critical component of Huntington Park's workforce infrastructure, as approximately 15% of workers travel 60 minutes or more to work, and about 19% travel 30–59 minutes to their jobs. Another 19% commute 30 minutes or less, indicating a significant portion of the labor force spends considerable time commuting. Improvements to public transit, road infrastructure, and commuter options are essential to reduce travel times and enhance workforce productivity. Additionally, ensuring the availability of commercial and industrial spaces, maintaining reliable utilities (such as energy, water, and broadband internet), and supporting freight systems are crucial to the business community's success. Overall, Huntington Park's workforce and infrastructure needs require a multifaceted approach, including investments in workforce training, transportation infrastructure, and utility systems. Addressing these needs will ensure the city's economic stability, support its key industries, and enable businesses to thrive while reducing barriers for its civilian labor force.

**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.**

Huntington Park is positioned for significant economic growth, bolstered by a combination of local initiatives and regional developments that aim to foster job creation and business expansion. The city's **General Plan Update, General Plan HP 2030**, invites collaboration from residents and business owners to align community needs with sustainable development strategies, emphasizing a proactive approach to building a vibrant economy. Commercial development is primarily concentrated along major roadways such as Slauson Avenue, Pacific Boulevard, Gage Avenue, Santa Fe Avenue, and Florence Avenue, with smaller pockets of commercial activity along residential streets. The downtown Pacific Boulevard corridor serves as the city's central business district, housing the heaviest concentration of commercial uses. Huntington Park is committed to supporting local businesses through streamlined permit approval processes and proactive policies, as outlined in its Land Use & Community Development Element. Policies include actively marketing the city as a business-friendly location, targeting industries that benefit the local economy, and promoting beautification efforts such as the Tree Ordinance to enhance commercial areas like Pacific Boulevard. ([General Plan HP 2030](#)). The city has also prioritized inclusive participation in its planning processes, engaging a wide range of stakeholders, including community and neighborhood groups, businesses, non-profits, educational institutions, and public agencies. This collaboration ensures that Huntington Park's development initiatives reflect the diverse needs of its population and build community awareness around economic opportunities.

Regionally, Los Angeles County's **Department of Economic Opportunity (DEO)** plays a pivotal role in workforce development and small business support. Programs like the \$54 million Economic Opportunity Grant provide microbusinesses, small businesses, and non-profits with financial assistance ranging from \$15,000 to \$25,000, directly stimulating local economies and creating job opportunities in cities like Huntington Park. ([LA County Economic Opportunity](#)). Locally, Huntington Park's **Economic Development Program** is dedicated to retaining, expanding, and attracting businesses. Incentives such as sales and use tax credits, hiring credits, and net operating loss carryovers enhance economic vitality and attract new enterprises to the city. The city also partners with the **HUB Cities Consortium**, which serves as a primary job training and placement center for Huntington Park and surrounding areas. Founded in 1988, the HUB Cities Consortium provides employment, education, and training services, as well as business support, including counseling, coaching, and consulting. This collaboration ensures that local businesses have access to the tools needed for sustainable growth and success. ([Huntington Park Economic Development Program](#))

Huntington Park is also part of the **Los Angeles Mid-Alameda Corridor Enterprise Zone**, which provides incentives such as sales and use tax credits for machinery, hiring credits for employing qualified workers, and deductions for business expenses. These programs are designed to attract new businesses to the area while supporting existing ones. Additional services include commercial rehabilitation and industrial development bonds to assist local enterprises in maintaining and expanding their operations. In response to the COVID-19 pandemic, Huntington Park facilitated access to critical relief funds for small businesses, including the **Paycheck Protection Program, Emergency Economic Injury Disaster Loans, and the Small Business COVID-19 Relief Grant Program**. These initiatives provided much-needed financial assistance to businesses navigating economic uncertainty. ([Huntington Park Business Assistance](#)). Despite these initiatives, Huntington Park faces challenges in maximizing economic growth. The city's civilian labor force of 43,791 is heavily concentrated in manufacturing (17.85%), education and healthcare services (13.50%), retail trade (12.98%), and arts, entertainment, and accommodation (10.15%). However, approximately 15% of workers commute 60 minutes or more to work, and 19% commute 30–59 minutes, highlighting the need for improved transportation infrastructure to reduce commuting times and enhance workforce productivity.

To ensure sustained economic growth, Huntington Park must prioritize infrastructure improvements, including public transit, digital connectivity, and the maintenance of commercial and industrial spaces. Workforce development programs are essential to prepare residents for emerging opportunities, particularly in growing sectors like healthcare and education. By

addressing these challenges and leveraging regional partnerships, Huntington Park can foster long-term economic sustainability and prosperity for its residents and businesses.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The skills and educational attainment of Huntington Park's workforce highlight significant gaps between qualifications and employment opportunities, especially in higher-paying sectors that demand advanced education or specialized skills. While the city has a labor force distributed across key industries like manufacturing (17.85%), education and healthcare services (13.50%), retail trade (12.98%), and arts, entertainment, and accommodation (10.15%), a large portion of the workforce lacks the education and training required for higher-skilled, higher-paying jobs.

A considerable number of residents have low educational attainment. Among the **18-24 age group**, 1,313 have attended some college but have no degree, while only 122 hold a bachelor's degree. For the **25-34 age group**, 1,146 have a high school diploma or GED, compared to just 344 with a bachelor's degree. The disparity becomes even more pronounced in older age groups, with **1,057 individuals aged 35-44**, **2,708 individuals aged 45-65**, and **1,377 individuals aged 65 and older** having less than a 9th-grade education. By contrast, only **104 individuals aged 35-44**, **200 individuals aged 45-65**, and **111 individuals aged 65 and older** have a bachelor's degree or higher. These statistics correlate strongly with income disparities. Residents with less than a high school diploma earn an average of \$29,238 annually, while those with a high school diploma earn \$34,299, and individuals with some college or an associate degree earn \$37,019. In contrast, bachelor's degree holders earn significantly more, with an average income of \$50,673, and those with graduate or professional degrees earn \$53,347. This gap in education limits access to higher-paying jobs in growing fields such as healthcare, education, and professional services, leaving many residents confined to lower-wage positions in manufacturing, retail, or hospitality. Manufacturing, which employs a significant portion of the workforce, often requires technical skills and certifications that many residents may lack due to limited access to workforce training. Similarly, the education and healthcare sectors, which are expanding locally and regionally, often demand at least a bachelor's degree, creating a mismatch between workforce qualifications and employment opportunities.

To address these challenges, Huntington Park must prioritize workforce development initiatives that focus on improving access to education and skill-building opportunities. Programs that

target high school completion, vocational training, and pathways to higher education are critical. Expanding partnerships with local colleges, trade schools, and regional workforce development agencies can help equip residents with the skills needed for high-demand industries. Furthermore, programs aimed at re-skilling and up-skilling older workers can enable them to transition to more sustainable and better-paying careers. By addressing these educational and skill gaps, Huntington Park can create a more competitive workforce that is better aligned with local and regional economic opportunities, ultimately improving income levels and quality of life for its residents.

**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 actively supports a variety of economic development activities to create and retain jobs for low- and moderate-income households while fostering a business-friendly environment. During the Consolidated Plan period, the City is prioritizing key initiatives such as micro-enterprise assistance, job training programs, and technical support for local businesses to encourage economic growth and opportunity. As part of the Los Angeles Mid-Alameda Corridor Enterprise Zone, Huntington Park provides significant incentives to attract new businesses while supporting the expansion of existing ones. These incentives include sales and use tax credits for machinery purchases, hiring credits for employing qualified workers, and deductions for business expenses. Additionally, businesses can benefit from programs like commercial rehabilitation and industrial development bonds, which help maintain and expand operations. To further support businesses, Huntington Park facilitated access to critical relief funds during the COVID-19 pandemic, including the Paycheck Protection Program, Emergency Economic Injury Disaster Loans, and the Small Business COVID-19 Relief Grant Program. These efforts provided essential financial assistance to help businesses navigate the economic challenges posed by the pandemic.

The City propels its economy forward through its **CDBG-funded Business Assistance and Economic Development Program**, offering a range of services designed to streamline processes and support local entrepreneurs:

- **Streamlined Access:** The City simplifies procedures for businesses by having economic development staff act as liaisons to other departments and regional agencies, ensuring businesses have the resources they need to thrive.

- **Business Attraction and Retention:** Huntington Park’s economic development team collaborates with regional and state agencies to attract new businesses and retain existing ones by providing resources, guidance, and expert knowledge.
- **Information and Resources:** The City offers businesses detailed demographic and marketing information to help them make informed decisions about locating in Huntington Park.
- **Site Selection:** Economic development staff maintain an updated database of opportunity sites and assist businesses in identifying ideal locations for expansion or new operations.

The Los Angeles Mid-Alameda Corridor Enterprise Zone, encompassing all of Huntington Park, has been instrumental in boosting the local economy since its designation as an Enterprise Zone by the State of California in 1986. Businesses operating in this zone can qualify for a range of incentives:

- **Sales and Use Tax Credit:** Businesses can reduce California income or franchise tax by the amount of sales or use tax paid on certain machinery purchases, with over \$1.45 million in tax credits available annually.
- **Hiring Credit:** Businesses may reduce state income tax by up to \$23,400 per qualified employee over a five-year period, with some employees qualifying for a federal Worker Opportunity Tax Credit (WOTC) of up to \$2,100.
- **Business Expense Deduction:** A portion of the cost of property purchased exclusively for use in the Enterprise Zone may be deducted as a business expense in the first year it is placed in service.
- **Net Operating Loss Carryover:** Up to 100% of net operating losses for businesses in the zone can be carried over for up to 15 years to offset taxable income.
- **Net Interest Deduction for Lenders:** Lenders can deduct the amount of “net interest” earned on loans made to businesses exclusively located in the Enterprise Zone.

To further support economic development, Huntington Park provides additional financial assistance programs, including commercial rehabilitation and industrial development bonds, available to help businesses maintain and expand operations. Through these comprehensive initiatives, Huntington Park demonstrates its commitment to fostering an environment where businesses can grow and create employment opportunities for its residents. By combining technical support, accessible resources, and strategic partnerships, the City solidifies its position as a hub for economic growth that benefits both entrepreneurs and the community at large.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Huntington Park is actively pursuing several economic development initiatives that align with its Five-Year Consolidated Plan, focusing on job creation, business support, and community revitalization. These efforts are coordinated with regional strategies to enhance economic growth and improve the quality of life for residents.

**Local Initiatives:**

- **General Plan Update:** Huntington Park is updating key elements of its General Plan, including housing, public safety, and quality of life components. This comprehensive update aims to guide future development and ensure sustainable growth that meets the community's needs.
- **Economic Development Program:** The city's Economic Development Division offers various services to support local businesses, such as providing public information on funding opportunities, encouraging public participation in community development, and monitoring fair housing activities. These services are designed to foster a business-friendly environment and stimulate economic activity.

**Regional Initiatives:**

- **Comprehensive Economic Development Strategy (CEDS):** Los Angeles County has developed a collaborative CEDS to direct regional economic development planning efforts. This strategy is designed to be an action-based economic plan to diversify and strengthen the regional economy, which includes Huntington Park.
- **Los Angeles County Strategic Plan for Economic Development:** The county's strategic plan identifies five core aspirational goals critical to ensuring continued growth and economic success: preparing an educated workforce, creating a business-friendly environment, enhancing quality

of life, implementing smart land use, and creating 21st-century infrastructure. Huntington Park's initiatives are aligned with these regional goals to promote economic prosperity.

By integrating local efforts with regional plans, Huntington Park aims to create a cohesive strategy that leverages resources and partnerships to drive economic development, support businesses, and improve the overall well-being of its residents.

## **Discussion**

Huntington Park's economic development is centered on fostering a diverse and thriving economy that supports its residents and businesses. The city's strategic approach focuses on creating opportunities for low- and moderate-income households, supporting small businesses, and attracting new industries to the area. This effort is bolstered by Huntington Park's location within the Los Angeles Mid-Alameda Corridor Enterprise Zone, which provides financial incentives such as sales and use tax credits, hiring credits, and business expense deductions to encourage investment and job creation. The city's economy is driven by key sectors, including manufacturing (17.85%), education and health services (13.50%), retail trade (12.98%), and arts, entertainment, and accommodation (10.15%). While manufacturing remains a significant source of employment, Huntington Park is also expanding opportunities in the service sector to adapt to regional economic trends. Small businesses play a critical role in the city's economy, and Huntington Park supports them through its CDBG-funded Business Assistance Program and partnerships with organizations like the HUB Cities Consortium. These programs provide technical assistance, training, and financial resources to help entrepreneurs start, grow, and sustain their businesses. Huntington Park's infrastructure supports its economic development goals. Major commercial corridors such as Pacific Boulevard, Slauson Avenue, and Gage Avenue serve as hubs for retail and business activity, with Pacific Boulevard functioning as the city's central business district. Additionally, the city prioritizes beautification efforts, including its Tree Ordinance, which enhances commercial and residential areas by maintaining parkway trees along major streets. Regionally, Huntington Park benefits from its alignment with Los Angeles County's economic development initiatives, such as the Comprehensive Economic Development Strategy (CEDS) and the Strategic Plan for Economic Development. These regional plans aim to enhance workforce development, improve infrastructure, and create a business-friendly environment, all of which complement Huntington Park's local efforts.

Despite its strengths, Huntington Park faces challenges such as limited vacant land for development, an aging housing stock, and a significant portion of its workforce lacking higher education qualifications. Approximately 15% of workers commute 60 minutes or more to their jobs, highlighting the need for improved transportation infrastructure. Workforce development programs are essential to address these gaps, particularly in growing sectors like healthcare, education, and professional services. Overall, Huntington Park's economic development efforts are guided by a vision of inclusivity and sustainability. By leveraging local initiatives, regional partnerships, and targeted incentives, the city is positioning itself as a hub for economic growth while ensuring that the benefits reach all members of the community.

## 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 disproportionately affected by housing problems in Huntington Park. According to HUD, an area of low/moderate-income concentration is defined as a census tract or block group where at least 51% of households earn 80% or less of the area median income (AMI). In Huntington Park, there are 14 census tracts that meet this definition, identifying them as areas of low- and moderate-income concentration. These areas experience significant housing challenges, particularly among renters and homeowners.

Approximately 40% of renter-occupied units in Huntington Park are overcrowded, compared to 16% of owner-occupied units. Additionally, 7,900 renter households and 2,005 owner households face at least one of HUD's four housing problems. These housing problems include units that lack complete kitchen or plumbing facilities, overcrowding (more than one person per room), or cost burdens (housing costs exceeding 30% of household income). These figures underscore the pressing need for targeted housing interventions and support for low- and moderate-income households in Huntington Park to address the challenges of affordability, overcrowding, and inadequate living conditions.

ECAP Ethnicity Per Block Group-51%or more LMI				
Tract	% Ethnic Minority	Low Mod	Total Population	LMI%
532500	94.75%	4270	4620	92.42%
532605	93.55%	2990	3515	85.06%
532606	96.62%	5125	5790	88.51%
532607	97.96%	5030	6670	75.41%
533103	98.54%	2025	3015	67.16%
533104	96.12%	2740	3330	82.28%
533105	100.00%	585	870	67.24%
533108	93.50%	5775	6435	89.74%
533201	100.00%	2470	3280	75.30%
533204	99.81%	2395	4140	57.85%
533501	100.00%	2945	4190	70.29%
533504	95.62%	2995	3450	86.81%
534501	97.36%	5230	6480	80.71%
534502	93.84%	1290	1840	70.11%

### Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

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**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Access to reliable broadband is essential for households in Huntington Park, especially for low- and moderate-income families. The internet provides critical resources in education, healthcare, and employment, which can significantly improve quality of life. However, affordability remains a significant barrier, leading to a digital divide that disproportionately affects these communities. Studies have shown that low-income households have lower rates of in-home internet connectivity compared to higher-income groups. This disparity limits access to essential services and opportunities, potentially perpetuating cycles of poverty.

According to the U.S. Census Bureau, between 2018-2022, 12% of households in Huntington Park, had no internet access of any kind. The rest had some kind of broadband, dial up or satellite. Compare that to all of Los Angeles County, where 4% of residents don't have access to the internet. The pandemic, according to city and community groups, really exposed the need for affordable high-speed internet access for the city. Recognizing this challenge, the City of Huntington Park has secured a \$25.3 million grant from the California Public Utilities Commission to expand high-speed internet access to residents. This initiative aims to bridge the digital divide by providing affordable broadband options to underserved communities.

By enhancing broadband infrastructure and making internet access more affordable, Huntington Park seeks to empower its residents with the tools necessary for educational advancement, economic opportunity, and improved health outcomes. Addressing the need for broadband connectivity is a crucial step toward achieving digital equity and fostering community development.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

In Huntington Park, California, residents have access to multiple broadband Internet service providers (ISPs), including AT&T, Spectrum, EarthLink, Verizon Home Internet, T-Mobile 5G Home Internet, HughesNet, and Viasat. These providers offer a range of connection types such as fiber, cable, DSL, 5G home, and satellite services.

The presence of multiple ISPs fosters a competitive market, which can lead to improved service quality, innovative offerings, and more affordable pricing—benefiting all consumers, especially

low- and moderate-income households. Affordable and reliable broadband access is crucial for these households to utilize essential online resources in education, healthcare, and employment.

Despite the variety of providers, coverage and service quality can vary within different areas of Huntington Park. For instance, AT&T's fiber service is available to approximately 36% of the city, while Spectrum's cable service covers about 53%. Satellite providers like HughesNet offer near-complete coverage but may have limitations in speed and latency.

Increasing competition among ISPs in Huntington Park could enhance service availability and affordability. More competition may incentivize providers to expand their networks, improve infrastructure, and offer more competitive pricing, thereby reducing the digital divide and ensuring that all residents have access to the benefits of high-speed internet connectivity.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Huntington Park faces increased risks associated with climate change, which amplify natural hazards and environmental vulnerabilities. Rising temperatures exacerbate urban heat islands, particularly in densely populated areas with limited green space. This results in hotter summers, which pose significant health risks to vulnerable populations such as the elderly, children, and individuals with pre-existing health conditions. Additionally, climate change increases the frequency and intensity of extreme weather events, such as flash flooding caused by heavy rainfall, which is further magnified by the city's urbanized environment and limited stormwater infrastructure. Air quality concerns are also heightened due to increased temperatures and pollution, impacting the health of residents, particularly those with respiratory conditions.

Urban development patterns in Huntington Park further intensifies these risks. Concentrated energy use contributes to air pollution, while uncollected waste creates additional health hazards. Loss of urban tree cover and habitat disruption due to pollution and development reduces the city's resilience to climate change impacts. Hazardous materials stored and transported within the city pose additional risks during natural disasters, such as earthquakes, where spills or explosions could harm public health and the environment. These compounded risks emphasize the need for proactive planning and mitigation efforts to address the growing threats posed by climate change.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income households in Huntington Park are disproportionately vulnerable to natural hazards exacerbated by climate change. Many of these households live in older housing stock that lacks adequate weatherization, making them more susceptible to extreme temperatures during hotter summers and colder winters. Poorly insulated homes and outdated HVAC systems increase energy costs, placing an additional financial burden on households already struggling to afford necessities. Overcrowded living conditions, which are more prevalent among low-income renters, further amplify these vulnerabilities by limiting access to cooling or heating resources. Additionally, low- and moderate-income families are more likely to be behind on critical home maintenance, increasing their exposure to hazards such as mold, structural damage, and health risks from poor air quality during extreme weather events.

Huntington Park has implemented several programs and initiatives to mitigate natural hazard risks and enhance community resilience. The city maintains an Emergency Preparedness Plan, which outlines responsibilities and procedures in the event of disasters such as earthquakes or floods. This includes maintaining a Disaster Response Database to identify volunteers and

resources for emergency recovery efforts. Additionally, the city enforces seismic safety standards, including retrofitting requirements for buildings to withstand ground-shaking hazards, and implements noise insulation standards to reduce environmental health risks.

Hazardous materials management is a critical component of Huntington Park's mitigation strategy. Businesses that handle hazardous materials must submit annual reports to the Huntington Park Police Department and Los Angeles County Fire Department, ensuring proper storage, use, and disposal practices. The city also promotes public education on hazardous waste disposal and supports collection programs for household and commercial hazardous materials. Despite these efforts, additional measures are needed to address the vulnerabilities of low- and moderate-income households. Enhanced weatherization programs, expanded green infrastructure, and improved community education on climate resilience are critical to reducing the risks associated with climate change. Proactively addressing these challenges will help safeguard Huntington Park's residents and enhance the city's overall sustainability and resilience.

# 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:

- Supportive public service programming for both the income eligible persons and special needs population (afterschool youth programs, senior program, job training, food banks, etc)
- Homeless assistance and homeless prevention services
- Home repair programs to improve quality of life (Minor Home Repair)
- Housing Program that will address affordability (First Time Homebuyer Program)
- Capital Improvement and Public Infrastructure in HUD eligible census tracts (Street Improvement Projects and City Park Projects)

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)

### Geographic Area

1	Area Name:	City of Huntington Park
	Area Type:	City of Huntington Park
	Other Target Area Description:	City of Huntington Park
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 46 - Geographic Priority Areas

### 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, most of the 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 forty-three census tracts/block groups, forty-two are majority (>50%) low/mod income, and are thus designated "low/mod" tracts by HUD. In conclusion, only one census tract/block group is does not meet HUD's standards for low/mod income; however, it is close at 41.27%. Some neighborhoods may not meet the definition of a R/ECAP, but nevertheless are areas of high segregation and poverty. In Huntington Park, these are the central areas in the downtown area and the southern portion of the city along E. Florence Avenue, which borders portions of unincorporated areas of Los Angeles County.

The City's infrastructure and facility projects programs that are funded by HUD are based on census tract/block groups in the City designated as low-moderate income areas based on HUD standards. 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. The City's rationale for implementing activities on a citywide basis, rather than geographically targeting certain neighborhoods is as follows:

- Providing services to the individual and or family based on their income assures that the eligible participant won't be left out based on where they live



**SP-25 Priority Needs - 91.215(a)(2)****Priority Needs [Pending Approval/Confirmation from the City]**

<b>1</b>	<b>Priority Need Name</b>	Support Special Needs and LMI Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	City of Huntington Park
	<b>Associated Goals</b>	Support special needs populations in the City.
	<b>Description</b>	Afterschool Care: Support the academic, social, and emotional development of youth  Senior Assistance: Provide support for LMI elderly individuals help them live independently and improve their quality of life.  Homeless: Provide support for homeless to regain stability and secure permanent housing.
	<b>Basis for Relative Priority</b>	Support special needs populations in the City.
<b>2</b>	<b>Priority Need Name</b>	Support Fair Housing Services
	<b>Priority Level</b>	High

	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	City of Huntington Park
	<b>Associated Goals</b>	Fair Housing is mandated by HUD under the Fair Housing Act.  Ensures that all individuals have equal access to housing opportunities, free from discrimination based on race, color, national origin, religion, sex, familial status, or disability
	<b>Description</b>	Provide support to protect individuals from housing discrimination with education, complaint investigation, mediation, and legal assistance.
	<b>Basis for Relative Priority</b>	Fair Housing is mandated by HUD under the Fair Housing Act.  Ensures that all individuals have equal access to housing opportunities, free from discrimination based on race, color, national origin, religion, sex, familial status, or disability
<b>3</b>	<b>Priority Need Name</b>	Create Economic Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	City of Huntington Park
	<b>Associated Goals</b>	Aim to support job creation, workforce development, and small business growth through business development grants or loans.

	<b>Description</b>	<p>Façade Improvement Loans / grants: Support businesses to enhance their building façade to promote economic development by revitalizing the neighborhood</p> <p>Job Retention Activities: Support businesses to retain existing LMI jobs</p> <p>Business Attraction Activities: Financial incentives to attract businesses and create jobs</p> <p>Economic Assistance to expand or grow the company: Support businesses to increase their operations or hire additional LMI staff</p>
	<b>Basis for Relative Priority</b>	There is a need to create economic opportunities within the City of Huntington Park.
4	<b>Priority Need Name</b>	Preserve Existing & Create New Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	City of Huntington Park
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	<p>Housing Rehabilitation: Improve condition, safety, and livability of homes for LMI households</p> <p>Purchase of Homes for Affordable Housing: Acquire properties to be rehabilitated as affordable housing for LMI individuals and families.</p> <p>Multifamily Rehabilitation (Apt. Complexes): renovation and repair of multifamily buildings to improve their condition, safety, and livability for LMI tenants</p> <p>Homeless Assistance: Provide shelter and long-term housing solutions for individuals and families experiencing homelessness or at risk of becoming homeless.</p>
	<b>Basis for Relative Priority</b>	Need for creating and maintaining affordable housing opportunities.
5	<b>Priority Need Name</b>	Improve Public Facilities

	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Huntington Park
	<b>Associated Goals</b>	Provide Needed Infrastructure Improvements
	<b>Description</b>	Provide needed infrastructure improvements in low/mod neighborhoods throughout Huntington Park.
	<b>Basis for Relative Priority</b>	Low and moderate income neighborhoods are in need of street, curb, and sidewalk repairs within the City of Huntington Park.
6	<b>Priority Need Name</b>	Planning and Community Development Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City of Huntington Park
	<b>Associated Goals</b>	Provide administrative support to achieve the City's goals.

	<b>Description</b>	Administrative activities needed to implement housing and community development needs in the city.
	<b>Basis for Relative Priority</b>	CDBG and HOME administration funds are needed to assist with the implementation and management of CDBG and HOME programs.

**Table 47 – Priority Needs Summary**

**Narrative (Optional)**

## 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	In Huntington Park, the distribution of households by income level shows the following percentages of the total 14,620 households: 33.3% of households fall in the 0-30% HAMFI range, 23.7% in the >30-50% HAMFI range, 24.8% in the >50-80% HAMFI range, 7.8% in the >80-100% HAMFI range, and 10.4% in the >100% HAMFI range. The City has a high proportion of low income, the largest group, 33.3%, of households falls within the 0-30% HAMFI range, with many being small family households (2,155) and large family households (820). This data indicates a significant portion of the population is living in low-income conditions. 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.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Rehabilitation	<p>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.</p>
Acquisition, including preservation	<p>Many households are cost burdened, with over 5,689 renter households and 1,453 owner households spending over 30% of their income on housing. Renter households are much more likely to experience high-cost burden and severe housing problems, especially those in the 0-30% AMI group. The data shows over 6,000 renter households experiencing at least one severe housing problem. 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.</p>

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

### Anticipated Resources [Amounts Pending Allocation]

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services						
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA						

Table 49 - 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

#### **Discussion**

## 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
City of Huntington Park	Government	Economic Development Ownership Planning neighborhood improvements public facilities public services	Jurisdiction

**Table 50 - Institutional Delivery Structure**

### 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, State and federal agencies 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**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<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 Employment Training		X	
Healthcare		X	
HIV/AIDS			
Life Skills		X	
Mental Health Counseling		X	
Transportation	X	X	
<b>Other</b>			

**Table 51 - 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. LAHSA is one of the lead agencies in regards to services and the unique need of the homeless population. In many cases, services for homeless population requires that each individual receive multiple or separate services. The following lists the primary services available to the homeless population in Huntington Park (refer to Section MA-30 Homeless Facilities for a description of services provided).

**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 increase of housing cost and high levels of homelessness 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**

Overcoming gaps in institutional structure can be a challenge when fund sources are decreased and fluctuate each fiscal year, the City will work with current stakeholders to address priority needs. Huntington Park will collaborate 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 2019/2020 – 2024/2025. 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)

### Goals Summary Information [Pending Information from City]

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Special Needs and LMI Services	2025	2029	Non-Homeless Special Needs	City of Huntington Park	Priority Special Needs Populations	CDBG: \$____	
2	Support Fair Housing Services	2025	2029	Affordable Housing	City of Huntington Park	Priority Housing Needs	CDBG: \$____ HOME: \$____	
3	Create Economic Opportunities	2025	2029	Community Development	City of Huntington Park	Priority Homeless Needs	CDBG: \$____	
4	Preserve Existing & Create New Affordable Housing	2025	2029	Affordable Housing	City of Huntington Park	Priority Special Needs Populations	CDBG: \$____	
5	Improve Public Facilities	2025	2029	Non-Housing Community Development	City of Huntington Park	Priority Infrastructure Needs	CDBG: \$____	
6	Disaster Recovery	2025	2029	Community Development	City of Huntington Park	Priority Disaster Recovery Needs	CDBG: \$____	
7	Planning and Community Development Administration	2025	2029	Non-Housing Community Development	City of Huntington Park	Other Housing and Community Development Needs	CDBG: \$____	

**Table 52 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Support Special Needs and LMI Services
	<b>Goal Description</b>	<p>Afterschool Care: Support the academic, social, and emotional development of youth</p> <p>Senior Assistance: Provide support for LMI elderly individuals, help them live independently and improve their quality of life.</p> <p>Homeless: Provide support for homeless to regain stability and secure permanent housing.</p>
2	<b>Goal Name</b>	Support Fair Housing Services
	<b>Goal Description</b>	Provide support to protect individuals from housing discrimination with education, complaint investigation, mediation, and legal assistance
3	<b>Goal Name</b>	Create Economic Opportunities
	<b>Goal Description</b>	<p>Façade Improvement Loans / grants: Support businesses to enhance their building façade to promote economic development by revitalizing the neighborhood</p> <p>Job Retention Activities: Support businesses to retain existing LMI jobs</p> <p>Business Attraction Activities: Financial incentives to attract businesses and create jobs</p>
4	<b>Goal Name</b>	Preserve Existing & Create New Affordable Housing
	<b>Goal Description</b>	<p>Housing Rehabilitation: Improve condition, safety, and livability of homes for LMI households</p> <p>Purchase of Homes for Affordable Housing: Acquire properties to be rehabilitated as affordable housing for LMI individuals and families.</p> <p>Multifamily Rehabilitation (Apt. Complexes): renovation and repair of multifamily buildings to improve their condition, safety, and livability for LMI tenants</p> <p>Homeless Assistance: Provide shelter and long-term housing solutions for individuals and families experiencing homelessness or at risk of becoming homeless.</p>

5	<b>Goal Name</b>	Improve Public Facilities
	<b>Goal Description</b>	Provide needed infrastructure improvements in low/mod neighborhoods throughout Huntington Park.
6	<b>Goal Name</b>	Disaster Recovery
	<b>Goal Description</b>	Activities aimed to help the community withstand and recover from extreme events and evolving climate conditions, including natural hazard risks. The strategy aims to minimize damage and speed up recovery through sustainable practices, resilient infrastructure, and community-centered planning, including climate-smart urban planning and improved disaster preparedness.
7	<b>Goal Name</b>	Planning and Community Development Administration
	<b>Goal Description</b>	Administrative activities needed to implement housing and community development needs in the city.

**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)**

The estimated number of families to whom will be provided affordable housing is ten.



## **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?**

Not applicable.

### **Plan to remove the ‘troubled’ designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

- Decrease in state and federal funding resources to subsidize affordable housing projects and rehabilitation. Governmental regulations, while intended to protect public health, safety, and welfare, can also unintentionally increase the cost of housing. Potential governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.
- Older housing stock that requires extensive modifications and rehabilitation
- Lack of vacant land lack of parking, limited open space impacting housing negatively.
- Various factors also include land cost, construction costs, and availability of financing.
- Home developers frequently cite problems of working through zoning issues in the most local municipalities as a cost that impedes development. Development standards can affect the feasibility of development projects, particularly housing that is affordable to lower-income households. The most significant of these standards is density. Higher densities generally result in lower per-unit land costs, thereby reducing overall development cost, although this is not always the case. For example, at some point, higher density may require more expensive construction methods such as parking structures or below-grade garages.

### **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 2024, 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 2021-2029 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 by the Community Development Director, eliminating the requirement for the disabled applicant to undergo a zoning variance.

The City must also accommodate any unmet need from the previous Housing Element cycle. Pursuant to Government Code Section 65584.09, if a jurisdiction failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the jurisdiction must zone or rezone sites to accommodate any unaccommodated need. In addition to the City's 6<sup>th</sup> Cycle RHNA, Huntington Park's total unaccommodated need from the 5th cycle (895 units) must be planned for in the 6th Cycle. Huntington Park is obligated to demonstrate a total available capacity of 2,500 units.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

According to the 2023 Point-in-Time Count, there were 89 homeless individuals in the city, with a substantial proportion living in unsheltered conditions. These individuals often struggle with housing instability due to high housing costs, limited affordable options, and the absence of sufficient supportive services, such as mental health and substance abuse treatment, that could assist in their transition to stable housing.

To address the local and regional need for homeless services and housing, the City notes in the Housing Element that it will administer programs and funding, including:

- The City of Huntington Park Police Department will provide support and participate in the Southeast Regional Mental Evaluation Team (SERMET), a successful mental health and homeless outreach partnership with the Los Angeles County Department of Mental Health. Concentrate outreach efforts in the Downtown Specific Plan area, along railroad rights-of-way, parks, and in the northwest part of the city.
- The City will seek new funding for the development and operation of emergency shelters, transitional housing, and permanent supportive housing, and emergency housing assistance. Potential new funding sources include Project Homekey, and the Continuum of Care program.
- Train SERMET team members to inform veterans of available Housing Authority of the County of Los Angeles veterans' housing programs, and provide SERMET team with printed materials to distribute.
- Together with SERMET, Los Angeles Homeless Services Authority (LAHSA), and service providers local to Southeast Los Angeles, conduct increased outreach to people experiencing homelessness within the City to ascertain needs and better tailor efforts to decrease homelessness within the City.

The City of Huntington Park does not administer a homeless prevention program. In the past, the City has worked with a local homeless provider, the Salvation Army Southeast Communities, provides 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**

Homelessness has generally increased over time throughout California, but crisis housing resources established or improved during the COVID-19 pandemic were successful at temporarily housing many people formerly experiencing homelessness. However, many of those programs were temporary in nature, and increased local and regional resources are still needed.

There are currently no homeless shelters in the City of Huntington Park, but there is one permanent housing facility serving the City's homeless population. Mosaic Gardens at Huntington Park has a total of 24 beds. Tiki Gardens is a transitional housing project with 35 units for homeless persons.

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.

The Los Angeles County Development Authority (LACDA) offers several programs and is involved in County initiatives designed to assist homeless individuals, families, and veterans in securing stable housing.

The City of Huntington Park Police Department (HPPD) is a member of the Southeast Regional Mental Evaluation Team (SERMET), a successful mental health and homeless outreach partnership with the Los Angeles County Department of Mental Health. SERMET facilitates police officers and mental health clinicians to work together to provide support and resources to the mentally ill and homeless population in the community. Resources include outreach, referral services to other 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.

**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 continue and support current homeless programs and activities with a continued effort on homeless prevention and assistance for 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. LAHSA is the lead agency through their continuum of care (CoC) program and 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, underemployment and cost burden. 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, Most of the city's housing is aging, with 61% of owner-occupied homes and 36% of renter-occupied units built before 1950, and an additional 21% of owner-occupied homes and 39% of renter-occupied units constructed between 1950 and 1979. The aging homes, combined with 53% of renter-occupied and 45% of owner-occupied units exhibiting at least one housing problem—such as overcrowding, cost burden, or inadequate facilities—highlight the critical need for rehabilitation efforts.

Another risk factor is household income, with lower income households having a greater risk of exposure. Renters in the 0-30% and >30-50% AMI income ranges are the most impacted by overcrowding, housing cost burdens, and substandard housing, with many spending over 50% of their income on housing and living in overcrowded conditions. Small family households, especially those in lower-income categories, also face challenges with overcrowding and high housing costs.

Extremely low-income seniors and people with disabilities represent two other groups that are at high risk of homelessness due to their limited income and additional needs. Elderly households, particularly those with members aged 75 or older, are vulnerable to housing cost burdens and substandard housing, often living on fixed incomes that limit their housing options. Persons with disabilities are likely to face additional barriers to finding affordable and accessible housing.

### **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).

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.



## **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.

### **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 2020/21, 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 HUD 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. 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;
- 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 adopted layering review guidelines in compliance with HOME requirements. 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

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

**Table 53 - 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

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

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 54 – Goals Summary

#### Goal Descriptions

Goal Name	Goal Description
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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### Projects

#	Project Name

**Table 55 – Project Information**

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

## AP-38 Project Summary

### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Est nu of wil the act
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**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**

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 56 - Geographic Distribution**

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

**Discussion**

## Affordable Housing

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

#### Introduction

The Affordable Housing section of Huntington Park’s Consolidated Plan outlines the City’s strategic approach to addressing housing needs for its low- and moderate-income residents. Affordable housing is a cornerstone of community development, ensuring that all residents have access to safe, stable, and affordable living environments. Huntington Park is committed to leveraging federal, state, and local resources to increase the supply of affordable housing, preserve existing units, and provide rental assistance to households most in need.

This section highlights the City’s goals for affordable housing development, including efforts to reduce housing cost burdens, alleviate overcrowding, and address the unique needs of vulnerable populations such as seniors, persons living with disabilities, and large families. By collaborating with nonprofit organizations, housing developers, and community stakeholders, Huntington Park aims to foster equitable housing opportunities and improve quality of life for all residents.

<b>One Year Goals for the Number of Households to be Supported</b>
Homeless
Non-Homeless
Special-Needs
Total

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

**Table 58 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

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

### **Introduction**

This section does not apply to the City of Huntington Park, as the City does not directly administer public housing or Section 8 program. The Housing Assistance Voucher (formerly Section 8) Rental Assistance Program is administered by the Los Angeles County Development Authority (LACDA). The information provided below is for educational purposes only. The main difference between Section 8 and Public Housing is ownership and management of the properties. For Section 8, private landlords own the properties and accept Section 8 vouchers on behalf of their renters from the government. For Public Housing, the government owns and operates the properties. Based on LACDA's Annual Plan for Fiscal Year 2022-2023, the Section 8 and Public Housing programs currently have a waiting list of 37,228 applicants and 24,685 applicants, respectively. The amount of time spent on the waiting list for each program varies but can be as long as 14 years for Section 8 and five (5) years for Public Housing. The LACDA administers 1,745 Project-Based Vouchers (PBV) across 48 properties. This section does not apply to the City of Huntington Park, as the City does not directly administer public housing or Section 8 program. The Housing Assistance Voucher (formerly Section 8) Rental Assistance Program is administered by the Los Angeles Community Development Authority (LACDA).

LACDA administers the Section 8 Housing Choice Voucher (HCV) Program assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Based on the data provided by LACDA, There are a total of 502 HCV participants that reside in the City of Huntington Park. There are currently 122 people that the HCV Program waiting list that currently resides in the City of Huntington Park. At this time, a family cannot be added to the LACDA's HCV Program waiting list for traditional or special-purpose vouchers without a referral. The LACDA's HCV Program continually accepts referrals from a Coordinated Entry System (CES) and/or other partnering agencies.

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

The Los Angeles County Development Authority (LACDA) is implementing several key changes and updates to its housing programs and has outlined long-term objectives in its Five-Year Agency Plan for Fiscal Years 2025-2030. These initiatives aim to enhance housing availability and quality, promote self-sufficiency among residents, and ensure equal access to housing programs. For the 2023-2024 program year, LACDA has proposed updates to its Public Housing and Housing Choice Voucher (HCV) programs, including:

- Expansion of Waiting List Jurisdiction: This will provide greater flexibility for applicants and increase opportunities for housing placements in a wider range of areas.
- Online Annual Reexaminations: To improve efficiency and accessibility, annual reexaminations for tenants will now be conducted online only.
- Transitional Aged Youth (TAY) Preference: LACDA has introduced a preference in housing

programs for TAY populations to address the unique housing needs of youth transitioning out of foster care or homelessness.

- Additions to Lease Agreements: Updates to lease terms aim to enhance tenant understanding and clarify responsibilities.

Additionally, LACDA is expanding its housing portfolio through the Rental Assistance Demonstration (RAD) program, which will convert selected public housing properties to Project-Based Rental Assistance or Project-Based Vouchers. This strategy will improve long-term sustainability and create new opportunities for affordable housing development. In Huntington Park, the HCV program currently serves 502 participants, with 122 individuals on the waiting list. However, new applicants cannot join the list without a referral from the Coordinated Entry System (CES) or a partnering agency. LACDA is also implementing the Small Area Fair Market Rents (SAFMRs) initiative in 2025, which will adjust payment standards to localized ZIP code levels, helping families access housing in high-opportunity areas.

LACDA's Five-Year Agency Plan includes the following priorities:

1. Enhance Housing Availability and Quality:

- Expand housing opportunities for vulnerable populations, including chronically homeless individuals and transition-aged youth.
- Reposition the public housing portfolio through RAD strategies for long-term stability.
- Increase the number of housing units with accessibility features to meet growing demand.

2. Promote Self-Sufficiency and Asset Development:

- Implement programs focused on improving employability, education, and financial literacy for residents.
- Connect residents to supportive services that foster economic independence and stability.

3. Ensure Equal Opportunity in Housing:

- Maintain compliance with fair housing laws and promote inclusive practices to ensure all eligible individuals have equitable access to housing programs.

Public input is central to LACDA's planning process. The agency is encouraging community members and stakeholders to provide feedback during the public comment period, which runs through early 2025. A public hearing on the Five-Year Agency Plan is scheduled for April 8, 2025, to finalize the objectives and strategies for the upcoming years.

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

The City of Huntington Park will provide outreach to the community to inform them of the First-Time Homebuyer Program, and any other homebuyer initiatives as applicable.

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

**provided or other assistance**

Not applicable, LACDA is designated as a High Performing PHA.

**Discussion**

None

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

### **Introduction**

The City of Huntington Park is committed to addressing homelessness and supporting individuals with special needs through comprehensive programs and strategic partnerships. While the City does not directly operate shelters or homelessness prevention programs, it collaborates with local and regional organizations to ensure individuals experiencing homelessness, as well as those at risk, have access to critical resources. Through initiatives like the Community Development Block Grant (CDBG)-funded programs and partnerships with service providers such as the Salvation Army Southeast Community, Huntington Park connects vulnerable populations to emergency shelter, transitional housing, case management, and supportive services. According to recent data, Huntington Park's homeless count totaled 89 individuals, with 12 sheltered and 77 unsheltered. Of the unsheltered population, 29% were living in makeshift shelters, while 52% were living on the streets. The homeless population consists of 68% males and 32% females, with the largest age group being 25–54 years old, representing 59% of the total homeless population. These statistics highlight the urgent need for targeted interventions to address the diverse needs of individuals experiencing homelessness in Huntington Park.

The City's efforts focus on reducing homelessness by facilitating access to housing opportunities, addressing emergency shelter and transitional housing needs, and supporting individuals transitioning to permanent housing and independent living. Huntington Park prioritizes assisting low- and moderate-income families, veterans, unaccompanied youth, and individuals with disabilities who are particularly vulnerable to housing instability. By fostering partnerships, expanding affordable housing options, and supporting wraparound services, Huntington Park continues to prioritize the well-being of its homeless population and those at risk of homelessness. These efforts aim to improve quality of life, promote housing stability, and create pathways to self-sufficiency for the City's most vulnerable residents.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

The City of Huntington Park does not directly manage a homeless prevention program but collaborates with local organizations like the Salvation Army Southeast Community. The Salvation Army provides transportation to the regional Bell Shelter, which evaluates the needs of everyone through case management services. Programs offered include supportive and transitional housing, individual and group counseling, drug and alcohol rehabilitation, job search assistance, and other essential services. The shelter also addresses unsheltered homelessness by conducting outreach to connect individuals with the resources they need.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their**

## **individual needs**

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

While Huntington Park does not have an emergency shelter within city limits, it utilizes nearby facilities such as the Bell Shelter. This regional shelter offers a wide array of services, including case management, on-site healthcare, counseling, substance abuse rehabilitation, and transitional housing programs. Educational and job training opportunities, including ESL classes provided by the Los Angeles Unified School District (LAUSD), help individuals build skills that lead to vocational certifications. The County of Los Angeles Department of Mental Health also provides various supportive services to meet the mental health needs of homeless individuals.

**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**

Huntington Park refers individuals and families to shelters and programs that help transition them to permanent housing and independent living. Programs like the Salvation Army's transportation assistance ensure that individuals can access resources, including transitional housing and supportive services. By facilitating access to affordable housing units, the City aims to shorten the period individuals experience homelessness and provide a pathway to stable housing. Additionally, the City emphasizes preventing homelessness recurrence by connecting individuals with ongoing case management, employment opportunities, and housing stability resources.

**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**

The City focuses on helping extremely low-income individuals and families avoid homelessness by expanding affordable housing options and providing connections to supportive services. The Middleton Project, a local housing initiative, has added 20 units of affordable housing, including 10 for very-low-income households, nine for extremely low-income households, and one manager's unit. The City also collaborates with the Los Angeles County Housing Authority to provide Section 8 rental assistance to homeless individuals and those at risk of homelessness. Individuals discharged from publicly funded institutions, such as healthcare facilities and correctional programs, are referred to supportive services to ensure they have access to stable

housing and resources.

## **Discussion**

Huntington Park is committed to expanding homeless programs and activities through partnerships with service providers and leveraging additional funding sources. These efforts aim to create affordable housing, enhance homeless case management, and establish street outreach programs to connect individuals to critical resources. The City prioritizes assisting homeless veterans and families by developing targeted programs to address their unique needs. Huntington Park's agreement with fair housing organizations ensures equal housing opportunities for residents, with supportive services offered through programs like the Salvation Army.

The City also recognizes the vulnerability of low-income households, particularly those who overpay for housing. Individuals in these households are at greater risk of homelessness during economic downturns or job loss. To mitigate this risk, Huntington Park works closely with the Los Angeles County Housing Authority to provide rental assistance and supportive housing resources, ensuring that vulnerable residents receive the help they need to maintain housing stability. Through these comprehensive efforts, the City continues to address homelessness and improve the quality of life for its most vulnerable populations.



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

### **Introduction:**

The City of Huntington Park has a long history of supporting affordable housing initiatives through innovative policies and targeted financial assistance. Over the years, the City has adopted numerous provisions within its Zoning Ordinance to facilitate a variety of residential development types and encourage the construction of affordable housing. These include flexible development standards for affordable housing, a density bonus ordinance, and reasonable accommodation procedures for persons with disabilities. Additionally, the City, through its former Redevelopment Agency, has provided financial assistance to support mixed income housing projects, contributing to the creation of affordable units within the community.

Despite these efforts, Huntington Park faces several significant challenges in meeting its affordable housing needs. One of the primary barriers is the lack of vacant land suitable for residential development. Much of the underdeveloped and residentially zoned land in the City is held by separate owners of smaller parcels, making it difficult to assemble land for large-scale projects. Additionally, funding constraints, such as the loss of Redevelopment Housing Funds and reductions in Federal HOME funds, have limited the City's ability to sustain the production of affordable housing at the levels needed to meet demand.

These challenges are reflected in the current housing landscape. For example, 40% of renter-occupied units in the City are overcrowded, compared to 16% of owner-occupied units, and 7,900 renter households and 2,005 owner households experience at least one of HUD's four housing problems, including cost burdens, overcrowding, and inadequate facilities. Additionally, data from the homeless population shows that 68% of the homeless are male, 32% are female, and 59% fall between the ages of 25–54. Many of these individuals struggle to access affordable and stable housing due to systemic barriers and economic challenges.

### **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**

To address the barriers to affordable housing, Huntington Park is actively developing a long-term strategic plan to guide its efforts in overcoming these challenges. The City is taking the following steps:

1. **Update Land Use Controls and Zoning Ordinances:** Huntington Park is working to amend zoning regulations to encourage higher-density infill developments. Policies promoting lot consolidation and the redevelopment of older structures are being prioritized to create new opportunities for affordable housing.
2. **Streamline Permitting Processes and Reduce Fees:** The City aims to simplify permitting procedures and reduce development fees to lower the cost of constructing affordable housing projects, making them more attractive to developers.
3. **Promote Mixed-Use and Transit-Oriented Development:** To maximize the use of limited land, the City is encouraging mixed-use projects near commercial corridors and transit hubs, leveraging its location in the Los Angeles Mid-Alameda Corridor Enterprise Zone to attract investments.
4. **Pursue Alternative Funding Sources:** Recognizing the decline in traditional funding sources like

Federal HOME funds, Huntington Park is actively seeking grants and forming partnerships with state and federal agencies to secure additional financial resources for affordable housing projects.

5. Expand Reasonable Accommodation Policies: To ensure accessibility for persons with disabilities, the City plans to enhance its reasonable accommodation procedures and incorporate more accessible units into new developments.

6. Facilitate Public-Private Partnerships: Huntington Park is fostering collaborations between developers, nonprofit organizations, and public agencies to pool resources and expertise for affordable housing development.

### **Discussion:**

The challenges Huntington Park faces in producing and preserving affordable housing are reflective of broader trends in urban areas, particularly those with high population densities and limited land availability. The City's efforts to address these barriers through innovative policy measures and strategic planning underscore its commitment to meeting the housing needs of its residents. However, these challenges are multi-faceted and require sustained collaboration with regional and state partners, as well as the involvement of local stakeholders.

A key factor exacerbating housing challenges is the economic vulnerability of residents, particularly low- and moderate-income households. Overcrowding, housing cost burdens, and a lack of affordable options disproportionately affect these groups. The City's data highlights this, showing that 40% of renters live in overcrowded conditions and that thousands of households face significant housing problems. Additionally, the homeless population reflects the broader housing crisis, with 77% unsheltered and a majority citing economic hardship as the primary cause of their homelessness.

Huntington Park recognizes that addressing these challenges requires not only increasing the supply of affordable housing but also addressing systemic issues such as poverty, lack of job opportunities, and inadequate access to supportive services. The City is leveraging partnerships with regional organizations like the Los Angeles County Development Authority (LACDA) and the Salvation Army Southeast Community to provide transitional housing, job training, and case management for vulnerable populations. By focusing on equitable growth and sustainability, the City aims to improve the quality of life for all its residents and create a more inclusive housing market that supports its most vulnerable populations.

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

### **Introduction:**

The City of Huntington Park has developed long-term strategies, identified activities, and allocated funding sources to meet its goals for housing and community development. These efforts aim to address the needs of its low- and moderate-income residents and underserved populations. The City's approach is built on fostering partnerships, leveraging federal funding, and implementing programs that enhance quality of life, economic opportunities, and housing stability.

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

To overcome obstacles in meeting underserved needs, the City of Huntington Park plans to:

- Seek additional funding sources, including federal, state, and private resources, to address funding gaps.
- Implement innovative approaches to enhance the efficiency and effectiveness of delivery systems while maintaining partnerships with for-profit and nonprofit organizations.
- Promote the HOME-funded First-Time Homebuyer Program to help residents achieve homeownership.
- Address housing availability, quality, and fair housing practices with federal funding to reduce homelessness risks.
- Use federal funds to improve community infrastructure, public facilities, and code enforcement to support the needs of low-income communities.

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

The City aims to expand access to affordable housing through the following efforts:

- The First-Time Homebuyer Program will assist eligible low- and moderate-income households in purchasing homes, fostering long-term housing stability.
- Continued financial support to public service agencies such as the Salvation Army, which provides services to homeless individuals and families at risk of homelessness.

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

The City is committed to protecting residents from lead poisoning through the implementation of HUD Lead-Based Paint Regulations (Title X). Key actions include:

- Testing all federally funded rehabilitation and minor home repair projects for lead and asbestos

hazards.

- Engaging licensed lead consultants to implement abatement or interim controls when hazards are identified, with funding from CDBG or HOME programs.
- Coordinating with the Los Angeles County Childhood Lead Prevention Program (CCLPP) to enforce the Lead Abatement Ordinance and respond to cases of lead poisoning.
- Educating residents on lead hazards through newsletters, outreach at City Hall, libraries, and recreational facilities.
- Offering financial assistance to property owners for lead abatement in homes where lead hazards are identified.
- Through the Minor Home Repair Program, providing weatherization, exterior paint, and other healthy home interventions to improve safety and environmental conditions.

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

The City has prioritized reducing poverty among its residents through the following actions:

- Allocating a minimum of 15% of its CDBG entitlement funds to public service programs that promote family stability and life skills development.
- Promoting affordable homeownership through the First-Time Homebuyer Program.
- Collaborating with local service providers, housing developers, and the private sector to create job opportunities for low-income individuals.
- Complying with Section 3 of the Housing and Community Development Act to ensure local economic development and self-sufficiency by requiring job training and employment opportunities for low-income residents connected to public construction and housing projects.

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

The Federal Funding and Grants Division of Huntington Park is responsible for administering HUD funds and ensuring compliance with federal regulations. Key responsibilities include:

- Preparing the Consolidated Plan, Annual Action Plan, and CAPER.
- Developing the Analysis of Impediments to Fair Housing Choice to guide equitable housing practices.
- Collaborating with nonprofit agencies, advocacy groups, developers, and neighborhood organizations to implement the City's five-year strategy.
- Engaging the community through public notices, workshops, meetings, and digital platforms to

inform residents about housing programs and services.

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

The City continues to strengthen collaboration between local service providers, City departments, and regional agencies to address homelessness and housing needs. Notable partnerships include:

- Huntington Park Police Department, Parks and Recreation, and Public Works Department for community programs and safety initiatives.
- Collaboration with organizations such as the Southeast Churches Service Center, The Salvation Army, Los Angeles Homeless Services Authority (LAHSA), and the YMCA to expand services for low-income individuals and families.
- Developing new partnerships and enhancing existing collaborations to better address homelessness, housing instability, and community development.

### **Discussion:**

The City of Huntington Park will continue to evaluate its programs and refine its strategies to address housing and community development needs. By leveraging federal funds, fostering partnerships, and engaging the community, the City aims to improve the quality of life for its residents, reduce homelessness, and address systemic challenges related to housing affordability and economic instability. Huntington Park's coordinated efforts ensure that its actions remain impactful, equitable, and aligned with the needs of its most vulnerable populations.

## **Program Specific Requirements**

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

#### **Introduction:**

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities

#### **HOME Investment Partnership Program (HOME)**

##### **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
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:
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:
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:

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).  
<TYPE=[text] REPORT\_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Community Needs Survey
	<b>List the name of the organization or individual who originated the data set.</b> City of Huntington Park
	<b>Provide a brief summary of the data set.</b> The Community Needs Survey consisted of 23 questions related to the demographics and priority needs for the City. Below are the top priority answers received: Housing, Public Services, Homeless Needs, Public Facility Improvements Economic Development, Fair Housing Services and Broadband. The City received 289 responses to the survey. The survey distribution was citywide and was distributed digitally, via flyers to schools, community organizations and additional programs throughout the City of Huntington Park.
	<b>What was the purpose for developing this data set?</b> The purpose of the Community Needs Survey is to gather input from residents, identifying and prioritizing local needs. This will help the City set the goals for the program.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> October 1 - November 30 2024
	<b>Briefly describe the methodology for the data collection.</b> During the preparation of the Consolidated Plan, both English and Spanish Community Needs Surveys were administered through the online survey tool, Survey Monkey. Participants were asked to participate in the survey by accessing a link or QR Code. For those who did not have access to Wi-Fi or Internet, flyers were distributed to residents using City Programs (Utility Bills, Monthly Mailers, Monthly Newsletters). A paper form of the survey was made available at the City Planning Counter, Senior Center, Schools, Parks and Community Centers. The survey was promoted on the City website, through Social Media, and at City events.
	<b>Describe the total population from which the sample was taken.</b> A total of 289 residents participated in the survey, of the 289 respondents, 123 were homeowners, 151 were renters, 14 declared "Other".



	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Of the 289 respondents, the overwhelming majority were Hispanic, 89%, which reflects the City's predominantly Hispanic population; White was next at 6%, Asian, Black and American Indian all had 2 respondents and this equates to .7%. 18 respondents decided not to state race or ethnicity.</p>
2	<p><b>Data Source Name</b></p> <p>Administrative Data Sets</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of Huntington Park</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The following data sets were used to analyze housing conditions, demographics, and social conditions within the City of Huntington Park: American Community Survey, Decennial Census, Comprehensive Housing Affordability Strategy (CHAS), Los Angeles County Homeless Point in Time Count (PIT), Community Reinvestment act, Brown University's Index of Dissimilarity, and Home Mortgage Disclosure Act (HMDA).</p> <p><b>What was the purpose for developing this data set?</b></p> <p>American Community Survey (ACS) 2016 - 2020 five-year estimate and 2022 one year data was used to gather demographic and housing insights. The 2000, 2010 and 2020 Decennial Census Data was used for population information. CHAS Data on housing needs of the Low Income and Moderate-Income households. The Los Angeles County PIT provided data on the number of homeless people in Huntington Park. The Index of Dissimilarity was used to measure segregation. Finally, the HMDA Data on lending was analyzed for the Consolidated Plan.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data sets were analyzed and concentrated for the City of Huntington Park. This covers the various ethnic populations within the City.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>October 1 - November 30 2024</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

A

## ATTACHMENT “B”

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### CITY OF HUNTINGTON PARK

# Appendix A Outreach Report

### OUTREACH RESULT

#### Community Engagement Meeting

Phase 1: November 12, 2024, and November 13, 2024

Phase 2: January 14, 2025, and January 16, 2025



**HUNTINGTON PARK**  
THE CITY OF PERFECT BALANCE *California*



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## PHASE 1: COMMUNITY MEETING OVERVIEW

On Tuesday, November 12, 2024, at 6 PM, residents and community members were invited to attend a public meeting conducted in Spanish at Huntington Park City Hall, located at 6550 Miles Ave, Huntington Park, CA 90255. A total of 13 attendees signed in and actively participated.

The following day, Wednesday, November 13, 2024, at 10 AM, another session was held in English at Freedom Park, located at 3801 E 61st St, Huntington Park, CA 90255. This session was attended by 10 participants who signed in and engaged in the discussions.

The City posted an announcement for the meetings on their social media and sent email invitations to residents who participated in the City's affordable housing, Home Repair, Emergency Rental Assistance, and social services programs.

Both meetings began with a presentation providing an overview of the 5-year analysis of impediments and the 5-year consolidated plan. Following the presentation, participants were invited to contribute their live feedback by writing their responses on Post-it notes, which they then placed on question boards set up around the room. At the end of each session, attendees were encouraged to complete the community needs survey. The result for this survey will be summarized in the community needs survey section.

## THEMES

Through the feedback gathered from the participants, the following themes emerged:

### Housing

There is a need to create more affordable housing, help renters become homeowners, and rehabilitate old houses.

### Public Services

Participants highlighted the need for services related to Homeless, Fair Housing, After School, and Senior Services. However, they would like to see improved communication about available services.

### Community Facilities

Participants highlighted the need for better broadband, repairs to parks and streets, safer crosswalks, and transportation safety.

### Economic Development

Participants emphasized supporting small businesses and creating local job opportunities.

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## LIVE FEEDBACK SESSION

After the presentation, the meeting was opened to receive feedback from participants in four categories: housing, public services, community facilities, and economic development. The questions were asked in English and Spanish. Below is a summary of their responses.

### **Housing- Do you think the City's current approach to affordable housing is meeting the community's needs?**

Projects:

- Home Repair Program
- Affordable Housing Projects

Summary:

- 4 participants agree that the current affordable housing approach is meeting the community's needs
- 1 responded no because many people are unaware of these meeting and have different needs in their lives
- Need to increase housing stocks
- Need to help renters buy homes
- Need to rehabilitate old housing stock
- The Home Repair program is a good program to the much needed

### **Public Services: Do you believe these programs or services are meeting the community's needs?**

Projects:

- Inner City Visions
- Fair Housing Foundation
- Parks and Recreation After School Program
- Parks and Recreation Senior Program

Summary:

- Nine participants expressed that the current programs and services are meeting the community's needs. One participant suggested that updating Pacific Blvd could help attract better business. Another noted the need for a physical resource center where individuals can learn about and access domestic violence and homeless services, highlighting that Huntington Park struggles with outreach and information dissemination and calling for more creative engagement strategies.
- A participant mentioned that while Inner City Visions serves a small group of individuals (361 people), many more in the community would benefit from the program, and drop-in services are needed on a case-by-case basis. Another participant affirmed that the

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services offered, such as the program at Salt Lake Park, are meeting the needs of vulnerable individuals.

- There was also a suggestion to expand the Fair Housing Service to include tenant-landlord arbitration. While most participants agreed that the services are meeting their needs, some felt that better communication is necessary to ensure residents are aware of the available services.
- A question was raised about the presence of a homeless shelter in the City, and staff responded that the City partners with an agency that can refer individuals to shelter on a case-by-case basis, though the person must agree to be housed.

### **Community Facilities: Do you believe any other infrastructure improvements are needed to enhance our community?**

#### **Projects:**

- Wi-Fi Facility Construction
- Chesley Park ADA improvements
- CDBG ADA Street reconstruction project

#### **Summary:**

- Five attendees highlighted additional infrastructure improvements needed to enhance the community. One participant emphasized the need to increase broadband infrastructure, while another mentioned the necessity of repairs to existing parks and streets.
- Several attendees noted that the City has become cleaner, with one individual sharing that their street was being repaved, including parts of California Avenue, with improvements from businesses like Starbucks.
- Participants also pointed out the need for safer crosswalks, with suggestions to repaint lines and improve lighting to ensure cars stop and yield the right of way, addressing pedestrian-vehicle collisions caused by failure to yield.
- A participant was concerned about regulation of the flow of movement in the City, as multiple forms of transportation (pedestrians, runners, bikers, e-scooters, etc.) share the sidewalks and roads. It was stressed that bikes and e-scooters should not be on the sidewalk, which poses safety risk to pedestrians. Protected bike lanes, specifically on busy streets like Florence, Gage, Slauson, and Pacific, to prevent accidents and improve public safety.

### **Economic Development: Do you believe these economic development programs are meeting the community's needs?**

#### **Projects:**

- Hub Cities Job Creation
- Façade Improvement program

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Summary:

- 5 attendees expressed that the City's programs are meeting the community's needs. However, several participants emphasized the importance of job creation and supporting small businesses.
- Participants emphasized the need for more diverse businesses to be brought into the City, with a focus on further developing Pacific Blvd to enhance its appeal. They stressed the importance of being selective about the types of businesses introduced, advocating for support of local businesses (e.g., coffee shops) over larger chains like Starbucks. Rather than more large-chain stores like Target or Home Depot, they advocated for revitalizing and supporting local businesses, such as those offering lumber and art supplies, and providing incentives for small business owners over corporations receiving tax cuts.
- It was also noted that incentivizing businesses within the City could help create jobs, as many individuals return to Huntington Park after completing their education but face challenges in finding local employment opportunities.
- Suggestions for improvement included expanding the funding for the Façade Improvement Program and increasing staffing at Hub Cities. There was a call to enhance small business development programs and support the establishment of a regional small business development center.

**Other: Do you have other feedback?**

Summary:

- One participant expressed appreciation for the meeting and hoped to be invited to future events that are important for the community.
- Another participant provided feedback regarding the management of the Huntington Park Instagram account. They noted that there is significant potential to better engage the community through social media, but currently, the posts are not effectively reaching the audience. The participant stressed the importance of community engagement and requested that the City take social media communication more seriously, as residents rely on it for important information.



## EVENT FLYERS



# CITY OF HUNTINGTON PARK

## 2025-2029

### CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS

# COMMUNITY MEETING

WE NEED YOUR PARTICIPATION IN THE PLANNING PROCESS

The City of Huntington Park will hold community meetings to solicit input from citizens, non-profit organizations and other interested parties regarding community development and housing needs for the next five-year planning period. The discussion will include the discussion of Analysis of Impediments to Fair Housing Choice and the 5 year Consolidated Plan.

#### WHAT IS AN ANALYSIS OF IMPEDIMENTS?

The Analysis of Impediments to Fair Housing Choice (AI) is the document that reviews data and identifies obstacles to fair housing for its citizens, and describes the City goals of removing impediments and assuring fair housing choice for its citizens.

#### WHAT IS A CONSOLIDATED PLAN?

The Consolidated Plan (ConPlan) guides the City over five years in assessing affordable housing and community development needs. It outlines the use of U.S. Department of Housing and Urban Development (HUD) funds, prioritizing initiatives based on data analysis and community outreach.

#### PUBLIC OUTREACH IS IMPORTANT

**SURVEY**

**COMMUNITY MEETING**

**STAKEHOLDER GROUP**

Help the City identify high-priority needs for the Consolidated Plan to effectively inform and guide future funding allocations for projects and programs.



#### MEETINGS

##### SPANISH

 **November 12, 2024**  
06:00 PM  
 **City Hall**  
6550 Miles Ave, Huntington Park, CA 90255

##### ENGLISH

 **November 13, 2024**  
10:00 AM  
 **Freedom Park**  
3801 E 61st St, Huntington Park, CA 90255

**ENGLISH SURVEY:** <https://www.surveymonkey.com/r/HPEnglish>

For more information or special accommodation needed, please contact Ishah Ahumada by phone at (323) 584-6290 or by email at [iahumada@hpca.gov](mailto:iahumada@hpca.gov)



LA CIUDAD DE HUNTINGTON PARK

2025-2029

PLAN CONSOLIDADO Y ANÁLISIS DE IMPEDIMENTOS

# REUNIÓN COMUNITARIA

POR FAVOR ACOMPÁÑENOS A PARTICIPAR DEL PROCESO DE PLANIFICACIÓN

La Ciudad de Huntington Park llevará a cabo reuniones comunitarias para solicitar opiniones de ciudadanos, organizaciones sin fines de lucro y otras partes interesadas con respecto al desarrollo comunitario y las necesidades de vivienda para el próximo periodo de planificación de cinco años. La discusión incluirá el Análisis de los Impedimentos a la Elección de Vivienda Justa y el Plan Consolidado de los próximos 5 años.

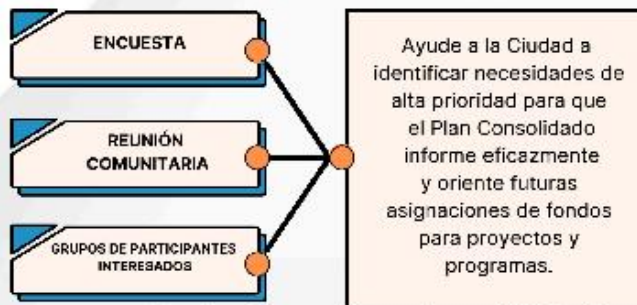
## ¿QUÉ ES UN ANÁLISIS DE IMPEDIMENTOS?

El Análisis de Impedimentos (AI) es el documento que revisa los datos e identifica los obstáculos a la vivienda justa para sus ciudadanos, y describe los objetivos de la Ciudad para eliminar los impedimentos y garantizar la elección de vivienda justa para sus ciudadanos.

## ¿QUÉ ES UN PLAN CONSOLIDADO?

El Plan Consolidado (ConPlan) orienta a la Ciudad durante los próximos cinco años en la evaluación de las necesidades de vivienda accesible y desarrollo comunitario. Describe el uso de los fondos del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. UU., priorizando iniciativas basadas en análisis de datos y extensión comunitaria.

## PARTICIPACIÓN COMUNITARIA ES IMPORTANTE



Encuesta española: <https://www.surveymonkey.com/r/HPSpanish>



## REUNIONES

### ESPAÑOL



**12 de noviembre de 2024**

06:00 PM



**Ayuntamiento**

6550 Miles Ave, Huntington Park, CA 90255

### INGLÉS



**13 de noviembre de 2024**

10:00 AM



**Freedom Park**

3801 E 61st St, Huntington Park, CA 90255

Para obtener más información o si necesita asistencia especial durante la reunión, comuníquese con Ishah Ahumada por teléfono al (323) 584-6290 o por correo electrónico a [iahumada@hpc.gov](mailto:iahumada@hpc.gov).



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## PHOTOS

**Tuesday, November 12, 2024, at 6 PM**

**Huntington Park City Hall, located at 6550 Miles Ave, Huntington Park, CA 90255**



**Wednesday, November 13, 2024, at 10 AM**

**Freedom Park, located at 3801 E 61st St, Huntington Park, CA 90255**



## PARTICIPANTS FEEDBACK

1) ¿Cree que el enfoque actual de la Ciudad hacia la vivienda asequible está satisfaciendo las necesidades de la comunidad?

NO, PORQUE  
MUCHAS PERSONAS  
DESCONOCEN DE  
ESTAS REUNIONES  
Y TIENEN DIFE-  
RENTES NECESI-  
DADES EN SU VIDA

si

yes

~~no~~ YES

1) Do you think the City's current approach to affordable Housing is meeting

Yes, I approve the  
current approach too!  
Rafael Gomez

Need to  
Increase  
Housing  
Stock

Need to help  
Renters buy  
Homes

Need to  
Rehab old  
Housing stock

yes, it's a good  
program for the most  
needed, from my view  
in order to prevent  
homeless, life a relief  
dealing with extortion  
directly. I like the  
program's intention  
to make sure people  
have the right thing.

We need more  
available  
affordable Housing  
We need  
more funds  
for those corporations  
that are already  
in our community.

Did like it to see  
projects relating to  
affordable housing  
they're for the job  
in front house even  
to give the homeless  
help.

- MORE OPTIONS FOR THOSE  
WITH NOBILE HOMES/  
THOSE WHO LIVE IN  
THEIR VAN.
- MORE COMMUNAL LIVING  
OPTIONS + SUPPORT.
- IMPROVE RENTAL + COMMUNITIES  
OF AFFORDABLE HOUSING'S



2) Cree que estos programas o servicios  
están satisfaciendo las necesidades de la  
Comunidad?

si all

#2  
Si.

#2 YES

#2 yes

#2  
yes

Yes-update  
pacific rules.  
Bring in better  
Businesses

2) Do you believe these programs or  
services are meeting the community's needs?

IT WOULD HELP TO HAVE AN  
ACTUAL PHYSICAL SPACE /  
RESOURCES CENTER WHERE  
PEOPLE CAN VOTEL/CLASH ABOUT  
THEIR PROBLEMS/ISSUES/  
Housing, Justice,  
INTEGRATION, DISCRIMINATION, OR  
INTEGRATION, JUSTICE,  
AND INNOVATION/INTEGRATION

These City/States seem like a  
great program and many  
more people than the 300  
seems would benefit.  
They are meeting a small group's  
needs, but not the greater  
community's needs, they  
need to find about it.  
Diff. in services is needed.  
each by case.

yes definitely, currently  
the needs of the ppl  
vulnerable to these  
services.  
like the fr services  
programs being offered  
at Joliet Lake Park.  
a lot come through  
but I'm enjoying it.

SI ESTA  
Vien

Need to  
expand  
Fair Housing  
Service to  
include Tenant-  
Landlord Arbitration

Yes  
They need  
expansions.

Yes these services are  
meeting their needs  
but I think it needs  
to be communicated  
to the residents that  
might need to be  
aware that they  
exist. Some services

Do we have resources in  
the city?  
The only way to get help  
with an agency that  
can refer the person  
to a case by  
case basis the person  
has to agree to  
be helped at the  
service.

YO SI CREO que los  
servicios que brinda  
la ciudad de la park  
si benefician a la  
comunidad.  
Rafael

### 3) Cree que se necesitan otras mejoras o infraestructura para mejorar nuestra comunidad?

SI, SEGUIR  
CON LOS  
PROYECTOS DE  
INFRAESTRUCTURA

#3 yes

Yes improve  
in a clean city  
also

No

No we  
need more  
affordable programs  
for seniors and  
low-income,  
and Pacific  
Blvd.

### 3) Do you believe any other infrastructure improvements are needed to enhance our Community

Increase  
Broadband  
Infrastructure

We need some repairs  
for existing parks  
Some streets need  
repairs as well

I think the city is  
doing more to make  
the city more  
it being more  
California and more people  
moving here and it is a good  
re California more

Yes I agree with doing  
the things to better  
the community

SI ESTA  
VIA

SAFE CROSSWALKS!  
RE-PATH, light up  
structures so  
cars can stop.  
NIGHT LIGHTS on way.  
The main cause of pedestrian  
injuries is falling and not  
being seen.

OUR CITY HAS A GROWING  
NEED TO REINFORCE THE  
GROW OF HOUSING IN OUR  
COMMUNITY. MANY PEOPLE  
USE THE SIDEWALKS (pedestrians,  
runners, bikers, e-scooters,  
dogs, etc.) and many  
cars, trucks, buses, etc. are not  
safe.

Many runners/bikers know  
(including me) have been  
hit or almost hit by cars on  
the street. I heard from the HPD Sergeant  
(Traffic safety) that  
e-scooters are categorized as  
pedestrians. If a  
e-scooter hits a

pedestrian, it is classified  
as pedestrian or pedestrian  
accident/accident.  
There is no way to know  
how many e-scooters have  
hit a pedestrian. If this  
data point does not exist,  
there is also no

way to know how many  
e-scooters are on our community  
THAT'S THE PROBLEM! And  
they do not slow down  
to pedestrians on the  
sidewalks!!  
We need protected bike lanes

Bike e-scooters should  
NOT be on the sidewalk,  
but they don't feel  
safe in the road.  
We have protected bike lanes  
but cars don't slow down  
and it's dangerous to drive.

We need designated  
protected bike paths  
on main street -  
Maine, Cape, Pleasant  
Pacific - where  
we are more likely to be hit.

We need bikes, e-bikes,  
e-scooters OFF  
THE SIDEWALK  
FOR PUBLIC SAFETY!  
But we need to provide  
a safe alternative  
we need protected lanes!



4) Cree que estos Programas de desarrollo Económico están Satisfaciendo las necesidades de la Comunidad?

YES

SÍ, PORQUE APOYAN A LAS NECESIDADES DE LA HABITANTES DE H, PK.

#4 Yes Very important to have pleasant looking stores + community in general

Si está bien

4) Do you Believe these economic development Programs are meeting the community's needs?

Education - employ + bridge jobs. Many people lost to school, can't find to their community. Working to help them - and only find a job - need more jobs. Need ①

to support + nurture. small businesses. A place for us to get help, support, support people who are small business owners, just supporting corporation of tax cuts. ②

The Foodco. improvement Program needs more improvement. - More funds

Si creo que es por programas de la ciudad si están cumpliendo con las necesidades de la comunidad. Si creo, Rafael

Being a retired person I still think of these young ones for job creation. Now the local just like to try to spend or do business with the establishment. There from more businesses as it is competitive. Getting more jobs in market

Hub cities needs more shopping

Yes I think that getting employment and training is good for the community and are very important!

Support a Regional Small Business Development Center

I support both programs

Need to Increase Small Business Development program

Benefit of what businesses bring into our community always support small businesses (local coffee shops as opposed to chain)

No. They need to invite more businesses that people to come to spend their money on. Not a bunch of bridal shops, and to make Pacific Blue better.

## 5) Tiene otros comentarios?

GRACIAS Y ESPERO  
SER INVITADA A  
LAS PROXIMAS REUNIONES QUE SON  
IMPORTANTES  
PARA NUESTRA  
CONVERGENCIA.

## 5) Do you have other feedback?

Whoever controls the +14 Instagram, please hand over the reigns to a young person who loves it. There are a lot of followers + there is an enormous potential to impact the community, and



I am so sorry to say that you are dropping the ball. You post flyers all at once + are not mindful of the "algorithm". When to post, what to post, how to post. And use of (3) (titles) + documenting it.



Whoever makes the flyers... Some of them are hard to read, unclear, + miss the mark. PLEASE TAKE CONSENSUS (3) ENGAGE EVERYONE ESPECIALLY. WE DEPEND ON YOU TO IMPROVE



Please provide resources in:  
• Who is Peter + why do we follow his beliefs?  
• What are talks if we... XYZ... (4)  
• What does city council do? What does the city manager do... etc.

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## PHASE 2: COMMUNITY MEETING OVERVIEW

On Monday, January 14, 2025, at 6 PM, residents and community members were invited to attend a public meeting conducted in Spanish at Huntington Park City Hall, located at 6550 Miles Ave, Huntington Park, CA 90255. A total of 8 attendees signed in and actively participated in the meeting.

On Thursday, January 16, 2025, at 6 PM, residents and community members were invited to attend a public meeting conducted in English at Huntington Park City Hall, located at 6550 Miles Ave, Huntington Park, CA 90255. A total of 14 attendees signed in and actively participated in the meeting.

The City posted an announcement for the meetings on their social media and sent email invitations to residents who participated in the City's affordable housing, Home Repair, Emergency Rental Assistance, and social services programs.

This meeting summarizes the target goals and preliminary findings from the survey, community meetings, and stakeholder focus groups to be set up in the Draft Consolidated Plan. Two meetings were held in English and Spanish. These meetings were designed to gather feedback from residents on the goals and strategies that will address housing and supportive service needs.

## THEMES

Through the feedback gathered from the participants, the following themes emerged:

### Housing

There is a need to create more affordable housing and housing rehabilitation

### Public Services

Participants highlighted the importance to address homelessness and for the City to continue its partnership with local organizations like Inner City Visions.

### Community Facilities

Participants highlighted the need for walkway improvement, park repairs, street repairs, and ADA compliance improvements.

### Economic Development

Participants emphasized supporting small businesses through programs like the Façade Improvement

## LIVE FEEDBACK SESSION - January 14, 2025

- 
1. **Resident:** How is the City helping homeless individuals
    - The City partners with ICV to help homeless individuals
  2. **Resident:** From the survey that has been sent out to residents, how were they sent?
    - Farmers Market, Social Media pages, City Website, Communications Bulletin.
  3. **Resident:** What does the City mean when they say they help homeowners/residents?
    - The City provide resources and programs like Home Repair Program, Owner Occupied Rehabilitation, and First Time Home Buyer
  4. **Resident:** "I appreciate the city providing these resources because a lot of houses in Huntington Park are deteriorating"

#### LIVE FEEDBACK SESSION - January 16, 2025

1. **Resident:** Are contractors selected within the City?
  - Contractors are public contractors with the respective license needed to do the necessary tasks.
2. **Resident:** Do these projects (Façade Improvement) going to be Request for Proposals (RFPs)?
  - These are going to follow the bidding process, however they don't go to City Council
3. **Resident:** Is there any way we can support local business that are already here?
  - Is the City going to inform the local businesses regarding the grants that are available to improve their business?
  - Currently the grant is still under development, but the businesses must do their own due diligence alongside staff marketing
4. **Resident:** Does Façade improvement consist of following the historical architecture?
5. **Resident:** How does one voice their opinion/concerns to let the City know that a certain building is not ADA compliant?
  - City Council
6. **Resident:** Are there any plans to do construction at Salt lake park- because there are no walk paths.
  - You need to attend City council meetings to voice your concerns
7. **Resident:** How transparent are meetings?



- 
8. **Resident:** What if people change their minds about the allocation of funds after the ConPlan is adopted?
- If there is a concern after the adoption of the Con Plan that will be taken to City Council
9. **Resident:** “I was disappointed with the number of responses to the ConPlan survey”- Is there any way we can do physical outreach to do surveys? Door-to-door, community meetings, etc.?
- Currently we did outreach at the Farmers market, schools and social media, but our current bandwidth doesn’t allow for door-to-door assistance.
10. **Resident:** How does the City quantify homelessness?
- The City participates in the LAHSA homeless count yearly



**CITY OF HUNTINGTON PARK**

# **FY 25-29 CONSOLIDATED PLAN**

**WE NEED YOUR PARTICIPATION IN THE PLANNING PROCESS**

The City of Huntington Park will hold community meetings to solicit input from citizens, non-profit organizations and other interested parties regarding community development and housing needs for the next five-year planning period. The reunion will include the discussion of the 5 year Consolidated Plan.

*Refreshments*



**JOIN US!**

**COMMUNITY MEETINGS**

*Community engagement*



<p><u><b>SPANISH MEETING</b></u></p> <p><b>5:00 PM – 6:00 PM</b> <b>TUESDAY, JANUARY 14, 2025</b></p>	<p><u><b>ENGLISH MEETING</b></u></p> <p><b>5:00 PM – 6:00 PM</b> <b>THURSDAY, JANUARY 16, 2025</b></p>
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**COMMUNITY MEETING LOCATION**

**CITY HALL COUNCIL CHAMBER**  
**6550 Miles Ave,**  
**Huntington Park, CA 90255**



FOR MORE INFORMATION OR SPECIAL ACCOMMODATION NEEDED, PLEASE CONTACT ISHAH AHUMADA BY PHONE AT (323) 584-6290 OR BY EMAIL AT [IAHUMADA@HPCA.GOV](mailto:IAHUMADA@HPCA.GOV)





CITY OF HUNTINGTON PARK

## FY 25-29 PLAN CONSOLIDADO

POR FAVOR ACOMPÁÑENOS A PARTICIPAR DEL PROCESO DE PLANIFICACIÓN

La ciudad de Huntington Park llevará a cabo reuniones comunitarias para solicitar la opinión de los ciudadanos, las organizaciones sin fines de lucro y otras partes interesadas sobre el desarrollo de la comunidad y las necesidades de vivienda para el próximo período de planificación de cinco años. La reunión incluirá la discusión del Plan Consolidado de 5 años.

Refrescos



### UNIRSE!

Participación comunitaria



## REUNIONES COMUNITARIAS

### REUNIÓN DE ESPAÑOL

5:00 PM – 6:00 PM  
MARTES 14 DE ENERO DE 2025

### REUNIÓN DE INGLÉS

5:00 PM – 6:00 PM  
JUEVES 16 DE ENERO DE 2025

### REUNIÓN COMUNITARIA UBICACIÓN

**CÁMARA DEL CONSEJO DEL AYUNTAMIENTO**

6550 Miles Ave,  
Huntington Park, CA 90255



PARA OBTENER MÁS INFORMACIÓN O SI NECESITA ADAPTACIONES ESPECIALES, COMUNÍQUESE CON ISHAH AHUMADA POR TELÉFONO AL (323) 584-6290 O POR CORREO ELECTRÓNICO A [IAHUMADA@HPCA.GOV](mailto:IAHUMADA@HPCA.GOV)





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**CITY OF HUNTINGTON PARK**

# Analysis of Impediments 2025-2029

**OUTREACH RESULT**

**Stakeholder Group**

September 17, 2024, September 18, 2024, and November 20, 2024



**HUNTINGTON PARK**  
THE CITY OF PERFECT BALANCE *California*



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## PLANNING COMMISSION OVERVIEW

On Wednesday, September 18, 2024, a presentation discussion for the Con Plan was held before the Planning Commission Meeting to gather feedback on the priority needs of the City. The presentation began by providing an overview of the 5-year analysis of impediments and the 5-year consolidated plan. Following the presentation, participants were invited to contribute their live feedback in four categories: housing, public services, community facilities, and economic development. The feedback provided are summarized below:

### THEMES

#### Housing

Ideas include converting motels into long-term housing, expanding affordable housing, homeownership education, and rezoning for more affordable housing.

#### Public Services

Ideas include improved outreach about available City programs, supporting afterschool program, and the senior program

#### Community Facilities

Ideas include ensuring that all parks are America with Disability Act compliant and improving pavements on streets.

#### Economic Development

Ideas include façade improvement to businesses on Pacific, improving public safety with cameras and better lighting

### LIVE FEEDBACK SESSION

#### Housing: Do you think the City's current approach to affordable housing is meeting the community's needs?

##### Projects:

- Home Repair Program
- Affordable Housing Projects

##### Feedback:

- John Estrada:
  - Identify a way to establish more affordable housing
- Graciela Ortiz:
  - Amada Project is a good example of what the City needs.
  - Educate children about becoming a homeowner and how to attain that goal

- 
- Drill down and identify ways to address affordable housing
  - Making more condos, townhomes, and apartments being more readily available for affordable housing.
  - Think outside the box, possibly look at the number of motels the City has and turning those into affordable housing, a more long-term approach project similar to “Project Room Key”.
  - Eduardo Carvajai:
    - Rezoning commercial areas for example West of Slauson and making pockets opportunity zones for affordable housing.
    - Slauson St has a lot of opportunities for mixed use development, I would like to see that as a goal.

**Public Services: Do you believe these programs or services are meeting the community’s needs?**

**Projects:**

- Inner City Visions
- Fair Housing Foundation
- Parks and Recreation After School Program
- Parks and Recreation Senior Program

**Feedback:**

- John Estrada:
  - I feel getting the word out to more of the community regarding the programs the City is offering is key. Although the City may advertise, taking a more aggressive approach to communication. My parents and I are residents and we are not aware the City had these programs.
- Graciela Ortiz:
  - Tutoring for children is a more 1 on 1 approach using CDBG funding or other sources and work through Parks & Rec. Many face-to-face activities with children take place at City run programs facilities; utilize that time to foster educating and offering educational activities.
- Eduardo Carvajai:
  - I like the approach of field trips for seniors.

**Community Facilities: Do you believe any other infrastructure improvements are needed to enhance our community?**

**Projects:**

- Wi-Fi Facility Construction
- Chesley Park ADA improvements
- CDBG ADA Street reconstruction project

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Feedback:

- John Estrada:
  - Community WIFI is a great tool for the community.
  - Ensure all parks are ADA compliant.
- Graciela Ortiz:
  - Only discussion, no specific comment.
- John Estrada:
  - Pavement rehabilitation on specific streets, such as on State St from Randolph to Slauson.

**Economic Development: Do you believe these economic development programs are meeting the community's needs?**

Projects:

- Hub Cities Job Creation
- Façade Improvement program

Feedback:

- John Estrada:
  - Only discussion, no specific comment
- Graciela Ortiz:
  - More focus on façade improvements along Pacific as an example
  - Public safety is key, if possible, install cameras on Pacific.
- Eduardo Carajai:
  - More lighting on Pacific would increase safety and business opportunities to business owners to allow stores to remain open longer.
  - Lighting, even stringing lighting across Pacific was once done in past years.
  - Adopt language that speaks to façade improvements, such as, Pasadena. Have a storefront theme, a color scheme, and a canopy type for a more homogenized look among all businesses.

## HEALTH AND EDUCATION OVERVIEW

On Tuesday, September 17, 2024, a presentation discussion for the Con Plan was held before the Health and Education Commission Meeting to gather feedback on the priority needs of the City. The presentation began by providing an overview of the 5-year analysis of impediments and the 5-year consolidated plan. Following the presentation, participants were invited to contribute their live feedback in four categories: housing, public services, community facilities, and economic development. The feedback provided are summarized below:

## THEMES

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### Housing

Ideas include increased outreach efforts to help residents' housing application.

### Public Services

Ideas include increased outreach by targeted advertising and collaboration with schools.

### Community Facilities

Ideas include improved pedestrian safety.

### Economic Development

Ideas include employment support for young adults.

## LIVE FEEDBACK SESSION

### **Housing: Do you think the City's current approach to affordable housing is meeting the community's needs?**

#### Projects:

- Home Repair Program
- Affordable Housing Projects

#### Feedback:

- Liselda Fabian: No response
- Ebony Batiste: No response
- Illiana Baltazar:
  - If we are meeting our goal of 21, we have met our goal.
- Iris Delgado:
  - Have the application and understanding of process more favorable to residents.
  - Have a focus group verses 1 on 1 which will allow residents more likely to apply.

### **Public Services: Do you believe these programs or services are meeting the community's needs?**

#### Projects:

- Inner City Visions
- Fair Housing Foundation
- Parks and Recreation After School Program
- Parks and Recreation Senior Program

#### Feedback:

- Liselda Fabian: No response
- Ebony Batiste: No response



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- Illiana Baltazar:
    - Residents having the ability to refer to ICV
    - Advertising to be geared more toward the middle aged who may not be so tech savvy.
    - Schools can communicate City programs during school events.
  - Iris Delgado:
    - Looking at bringing in programs not run by the City, ran by other organizations who want to bring additional opportunity

**Community Facilities: Do you believe any other infrastructure improvements are needed to enhance our community?**

Projects:

- Wi-Fi Facility Construction
- Chesley Park ADA improvements
- CDBG ADA Street reconstruction project

Feedback:

- Liselda Fabian: No response
- Ebony Batiste: No response
- Illiana Tazar: No response
- Iris Delgado:
  - Salt Lake Park is busy, suggested the cross walk at Bissell and Florence be upgraded with a light to allow pedestrians to cross while vehicles stop.

**Economic Development: Do you believe these economic development programs are meeting the community's needs?**

Projects:

- Hub Cities Job Creation
- Façade Improvement program

Feedback:

- Liselda Fabian:
  - This should be targeted towards young adults who are unemployed.
  - Summer programs/internships for high school students to gain monies to assist with college.
- Ebony Batiste: No response
- Illiana Tazar: No response
- Iris Delgado: No response

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## STAKEHOLDER ZOOM FOCUS GROUP OVERVIEW

On Wednesday, November 20, 2024, an online discussion via Zoom was held at 10 AM. A total of 32 people were invited to attend, which included housing, homeless, and social services groups. During the meeting 14 participants attended and represented the following organizations:

- Huntington Plaza Affordable Housing
- Azure Development
- Century 21 Real Estate
- Linc Housing
- Casa Rita Affordable Housing
- New Start Housing
- Pipeline Health
- Huntington Park Parks and Recreation
- Fair Housing Foundation
- Los Angeles County Library
- Inner City Visions

The meeting started with a presentation on the five-year analysis of impediments and the Consolidated Plan. The topic included funding, outreach purpose and strategy, priority goals, and current projects. At the end of the presentation, the attendees were designated their own breakout room based on their organization type: housing, social services, and homelessness. In the breakout room, the participants were asked to provide verbal input for each question and to fill out their thoughts on the Survey link provided. The summary of the feedback received are below:

### THEMES

#### Affordable Housing

The discussion focused on expanding affordable housing through accessory dwelling units, upzoning, and developer collaboration. Key barriers include a complicated entitlement process, lack of funding, and zoning issues. Solutions include streamlining permits, increasing funding, and exploring alternative housing options.

#### Tenant Support

Offering incentives for apartment owners to make units available to low-income families is essential. Additionally, there is a strong need for enhanced tenant support, including counseling on rent increases, eviction notices, and tenant rights, to help residents navigate housing challenges and protect their living conditions

#### Vulnerable Populations Needs

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Partnerships with non-profit organizations to better address the needs of low-income families, seniors, youths, and persons with disabilities.

#### Homeless Populations Needs

supporting vulnerable populations with services like mental health care and job training,

#### Public Facilities and Improvements.

There is a need for more public restrooms, public parking, park ADA upgrades, expanding public Wi-Fi and community centers.

### GROUP 1: HOUSING

#### Question 1: How do you envision the affordable housing landscape evolving over the next 5 years?

- Summary:
  - Azure Development envisions the affordable housing landscape in Huntington Park evolving over the next five years by focusing on incentives to encourage and support residents in building Accessory Dwelling Units (ADUs) for seniors.
  - However, Linc Housing Corporation raised concerns about the challenges in achieving affordable housing growth due to limited funding and subsidies, which make it difficult to develop affordable housing in the City. They recommended exploring private or philanthropic funding as a key solution and suggested expanding ADUs as an alternative housing option. The cost of building affordable homes is not penciled out and even with free land, affordable housing projects are still in the red.
  - New Start Housing Corp suggest that housing units will meet the City's Housing Element goals. The number of affordable housing units in the next five years will increase by approximately 1600 housing units.

#### Question 2: In your opinion what are the barriers to building more affordable housing?

- Summary:
  - Azure Development highlighted the timing of the entitlement process as a key barrier to housing development in Huntington Park, suggesting that refining and restructuring this process could encourage more developers to invest in the City. The entitlement process needs to be streamlined, fees reduced, and the permitting process needs to be more efficient.
  - Linc Housing Corporation expressed concerns about the challenges of building affordable housing in Huntington Park, primarily due to the lack of funding and subsidies. They proposed leveraging private or philanthropic funding to address these issues and emphasized the potential of expanding ADUs as an alternative housing solution. Linc also suggested utilizing SB 4 to leverage church land for affordable housing development, advocating for upzoning, streamlining

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ordinances, and incentivizing affordable housing through these changes. Additionally, they recommended that the City purchase land and issue Requests for Proposals (RFPs) to further promote affordable housing.

- New Start Housing Corp raised concerns about the difficulties of working with the City under the HOME and CTAC funding programs and noted that the City's landlocked status limits opportunities for multi-unit housing. They also pointed out that the City's policies discourage multi-unit developments, which further restricts the potential for affordable housing growth. They advocated for the City to approve the zoning required to build affordable housing on a lot adjacent to the transportation line.

### Question 3: What are some of the meaningful actions that can be taken to more adequately address affordable housing?

- Summary:
  - Azure Development emphasized the importance of upzoning and adjusting ordinances to encourage more affordable housing development. They also suggested streamlining the ADU permitting process could lead to immediate improvements.
  - Linc Housing Corporation proposed leveraging private or philanthropic funding as a key solution to increasing affordable housing in Huntington Park. They also recommended exploring alternative housing types, such as ADUs, and leveraging SB 4 to utilize church land for affordable housing. Additionally, they advocated for upzoning, streamlining ordinances to incentivize affordable housing, and having the City purchase land and issue Requests for Proposals (RFPs) to further support development. Linc also pointed out that with the transit line coming into the City, Huntington Park has an opportunity to position itself to attract affordable housing and collaborate with developers to secure public funding, such as Affordable Housing and Sustainable Communities (AHSC)
  - New Start Housing Corp recommended changing zoning to be more housing-friendly along the transit line and emphasized the need for the City to be more supportive of multi-unit housing projects, especially those with over 50 units.

### Question 4: Do you think home ownership is important to area residents/families?

- Summary:
  - Everyone agreed that homeownership is important to area residents. In particular, Azure mentioned that it is important to not lose sight of other incomes and housing needs.

### Question 5: What do you feel are the City's Priority Needs for CDBG and HOME funds over the next 5 years?

- Summary:
  - Everyone agreed that preserving and creating new affordable housing is a high priority goal for the City. More specifically, Azure development suggested unit

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programming. Participants also believe that there is a need to expand community services.

## GROUP 2: PUBLIC SERVICES

Question 1: How do you envision the affordable housing landscape evolving over the next 5 years

- Summary:
  - New Start, Fair Housing Foundation, Parks and Recreation emphasized the need for more funding to expand programs and build affordable housing to reduce being wait listed.
  - The Fair Housing Foundation faces a significant challenge in securing funding, despite the growing need for its services in the City of HP. Their focus is to increase its presence in the community to ensure that residents are informed about where to seek help and how to protect their housing rights. An example is the Salt Lake Park Fair Housing Workshop. Residents need to know who to call for resources to preserve their housing.
  - Inner City Vision stated that there is a lack of permanent housing

Question 2: Do you know of any community facilities or public improvements needed in the City? (parks, streets, flood prone areas, ADA improvements, facilities for youth/senior)

- Summary:
  - The Parks and Recreation Department expressed how fortunate the City is for the improvement of Chesley Park, which will make it the first park with ADA accessibility. However, there should also be a focus to update the park's playground to meet ADA standards. There is a need for more public restrooms, particularly at Salt Lake Park, and along Pacific Avenue from Florence to Slauson on Pacific, there are currently no restrooms available for shoppers. The community would benefit by creating pocket parks with restrooms, as businesses charge for restroom access, and there is a broader need for public restrooms.
  - Fair Housing expressed their gratitude for Parks and Recreation to allow fair housing events to be hosted at Salt Lake Park. They would like to see more access to updated community centers.
  - NewStart Housing stated the need for funds to provide space for other non-profit partners to provide services to the community. Salt Lake Park needs some upgrades in the open space/ground and the tennis fields.

Question 3: What meaningful actions can be taken to more adequately address affordable housing?

- Summary:

- 
- Parks and Recreation suggested having information readily available to share with individuals on where to find affordable housing.
  - Inner City Visions emphasize on policies that would include incentives for apartment owners to utilize apartment units for low-income populations
  - Fair Housing stated that affordability remains a major issue statewide, with access to affordable housing being a top priority. Ensuring families are housed, rather than becoming homeless, is crucial. Rent stabilization is of particular interest, as many face challenges in securing affordable housing due to long waiting lists. It is essential for individuals to get on these lists early. Additionally, clients can be referred to available affordable housing units, though the demand continues to outpace supply.

Question 4: How can we ensure that the needs of the City's most vulnerable populations are adequately met (LMI families, seniors, homeless, persons w/disabilities)

- Summary: Azure Development
  - New Start suggested thorough assessments done in different sectors of the City, and to partner with nonprofit and for-profit corporation

Question 5: Do you feel there is an issue with internet access?

- Summary:
  - New Start believes that the City needs better service, lower cost internet providers in the area, and for AT&T to continue expanding their fiber optic throughout the City.
  - Parks and Recreation stated that it's important to announce the WIFI access program for its residents. There is a need to distribute flyers to spread the word and provide password information to the community. Marketing materials are essential to ensure residents are aware of this resource. Additionally, Spectrum charges low-income clients more than those in affluent areas like Beverly Hills, highlighting a need for affordable internet options. To address this, a technology class could be offered at the senior center, and efforts should be made to connect with local schools to further support digital inclusion.

Question 6: What do you feel are the City's Priority Needs for CDBG and HOME funds over the next 5 years?

- Summary:
  - New Start thinks Affordable Housing and creating public parking spaces to take advantage of the empty lots around the City are top priorities.
  - Parks and Recreation thinks homelessness, gang prevention, and affordable housing are the top priority needs. There are many families who live in their car every day.

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- Fair Housing Foundation believes in expanding the Fair Housing Services. The organization faces significant challenges in providing counseling on critical housing issues, such as understanding rent increases, eviction notices, and their implications. They also assist residents in navigating how to request necessary repairs related to habitability and explore tenants' rights to reasonable accommodations and modifications. The foundation helps with investigating housing complaints and advising on how to engage Code Enforcement and the Health Department for repair requests. Additionally, they offer guidance on tenant rights and responsibilities, including access to Legal Aid for issues like unlawful detainers and small claims. The foundation plays a vital role in ensuring tenants understand their protections and have the support needed to address housing challenges.

### GROUP 3: HOMELESSNESS

Question 1: In your opinion what are the challenges you face providing services over the next 5 years?

- Summary:
  - Inner City Vision stated that the primary challenge to providing services is the lack of funding and the lack of permanent housing. There is a critical need for additional funding to expand programs, build more affordable housing, and allow for more hours of service. There is a need to scale services on a 5-year plan with clear paths for prevention, intervention, and outreach to keep people from becoming homeless. Many homeless people struggle with substance abuse, and some are undocumented making it difficult to find housing placement in the current system. There will be an increase in demand for services, the goal is to end homelessness in 5 years, but it's difficult due to economic and political pressure.

Question 2: Do you know of any community facilities or public improvements needed in the City? (parks, streets, flood prone areas, ADA improvements, facilities for youth/senior)

- Summary:
  - Inner City Vision stated there is a strong need to improve lighting in specific areas around the park zones, as well as along well-trafficked streets on the outer edges of the City, including the border streets of Vernon, Los Angeles, Maywood, and South Gate. Upgraded lighting would enhance safety and accessibility. Salt Lake Park, the City's largest park, would greatly benefit from renovated restrooms and much-needed lighting improvements. Additionally, a trauma prevention initiative is essential to support at-risk children in the community who are unable to afford sports and recreational activities, providing them with positive alternatives and support. More specifically, there is a need for a activity

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facility for at risk youth since there is no trauma prevention at school to prevent children from joining gangs.

Question 3: In your opinion what are the barriers that exist to finding permanent affordable housing?

- Summary:
  - Inner City Vision stated barriers to finding permanent affordable housing include an insufficient supply of affordable units, exacerbated by a lack of subsidies, incentives, and zoning changes that restrict development. Local zoning laws and complicated permitting processes further delay the creation of affordable housing, while high construction costs and limited financial incentives make it difficult for developers to build. Financial barriers such as poor credit or prior eviction records also prevent many individuals from accessing available housing. Anti-discrimination law needs to be enforced to end discrimination based on race, gender, or disability and educate landlords. Additionally, there is a lack of targeted housing options for specific groups, such as women with children, individuals with substance abuse issues, and pet owners, leaving them especially vulnerable.

Question 4: What are some of the meaningful actions that can be taken to more adequately address homelessness in the City?

- Summary:
  - Meaningful actions to address homelessness in the City can include creating policies that prioritize affordable housing development and provide support for vulnerable populations. This could involve working with landlords and housing management to establish agreements that reserve a portion of rental units for individuals experiencing homelessness or at risk of homelessness. Policies should focus on providing housing with supportive services, such as mental health care, substance abuse treatment, and job training. Additionally, creating incentives for landlords to accept tenants with barriers like poor credit or prior evictions, alongside tenant protection laws to prevent discrimination, would help ensure housing stability. Streamlining the permitting process for affordable housing and offering financial assistance to both tenants and developers can further aid in addressing homelessness effectively.

Question 5: How can we ensure that the needs of the City's most vulnerable populations are adequately met (LMI families, seniors, homeless, persons w/disabilities)

- Summary:



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- Conducting comprehensive community assessments will help identify specific needs, while partnering with community-based organizations can provide direct insights and feedback from those most affected. Improving accessibility and infrastructure, particularly in housing and public services, is essential for ensuring these populations have equitable access. Strengthening community engagement by involving vulnerable groups in decision-making processes will help ensure their voices are heard. Expanding homelessness prevention programs and providing subsidiary housing options for the most vulnerable families can reduce displacement and prevent homelessness. Additionally, connecting seniors and undocumented families to existing resources and services will ensure they can access the support they need to thrive.

#### Question 6: Do you feel there is an issue with internet access?

- Summary:
  - There are still some spaces and families that need access to the internet. However, the Parks does have public access to WIFI. The rest of the City will follow soon, and families will no longer have to struggle and pay \$50-\$90 for Wi-Fi at home.

#### Question 7: What are the City's Priority Needs for CDBG and HOME funds over the next 5 years?

- Summary:
  - First, affordable housing preservation and development must be a top priority, with a particular emphasis on creating low-income housing for families, not just individuals. This includes repurposing single-family homes into multi-family housing, like initiatives across other Los Angeles cities. Additionally, homelessness prevention and support services will need continued funding to help address and reduce homelessness in the community. Youth and senior services should also be prioritized, ensuring that development and accessibility meet the needs of these groups. Ultimately, the City should focus on affordable housing and enhancing services to support vulnerable populations across the community.



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**CITY OF HUNTINGTON PARK**

# Analysis of Impediments 2025-2029

**OUTREACH RESULT**

**Community Needs Survey**

October 15, 2024, to November 15, 2024



**HUNTINGTON PARK**  
THE CITY OF PERFECT BALANCE *California*



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## COMMUNITY NEEDS SURVEY

The City of Huntington Park conducted a community survey from October 15, 2024, to November 15, 2024, to gather input for the City's 2024-2029 Consolidated Plan. A total of 291 residents participated, with 237 responding in English and 54 in Spanish. The survey included 23 questions aimed at gauging public opinion on priority goals for the upcoming planning cycle. Topics covered in the survey ranged from housing and community facilities to homeless housing, neighborhood improvements, community service needs, broadband access, and disaster preparedness. The result of this survey provides valuable insights into the needs and priorities of the community.

## THEMES

### Affordable Housing

1. Owner occupied housing rehabilitation
2. Increased Senior housing units
3. Construction of new affordable rental housing
4. Low barrier to affordable housing development
5. Affordable rent

### Public Services

1. Neighborhood crime prevention: Safety: Increased crime, car thefts, and homelessness
2. Park and Recreation programs
3. Law enforcement services
4. Needed elderly services
5. Afterschool Program

### Homeless Populations Needs

1. Permanent supportive housing with social services
2. Rent/utility payment assistance
3. Emergency/overnight shelters

### Public Facilities and Improvements.

1. Street/Alley/sidewalk improvements
2. Safety improvement (street lighting, traffic calming)
3. Tree planting and urban greenery
4. Poor condition of parks, roads, and public spaces
5. Flood prevention in areas near Los Angeles Rivers and streets such as Pacific Blvd, Florence, Firestone, and Gage Ave
6. Parking
7. Salt Lake Park Improvement

### Economic Development

1. Job creation/ job generating businesses

2. College readiness programs
3. Job readiness programs
4. Available jobs near home

#### Fair Housing Services

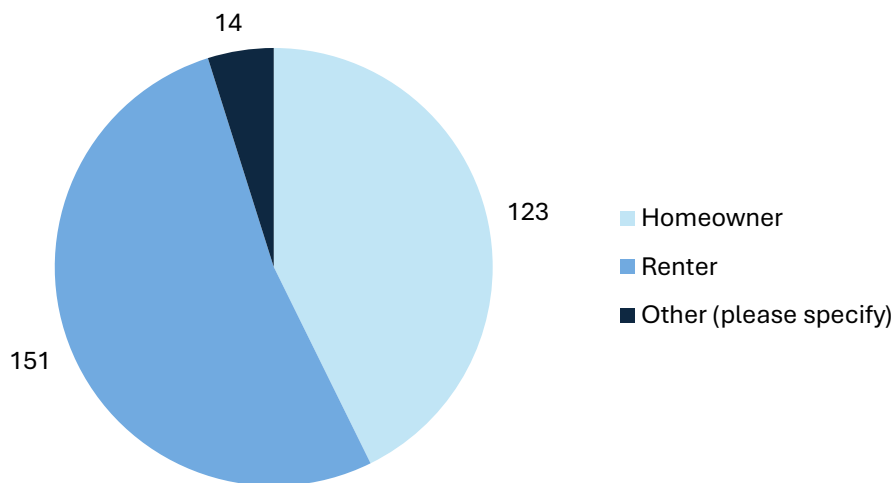
1. Family/Children
2. Race
3. Anti-discrimination education and enforcement

#### Broadband

1. Affordability
2. Expanding Broadband Infrastructure
  - a. Southeast Huntington Park, Specific Street: Arbutus Ave, Stafford Ave, Malabar St
  - b. Public Spaces: Salt Lake Park and Walnut Park
3. More Service Providers

## SURVEY RESULT

### 1. Are you a resident of the City?



A total of 288 participants responded to the question and 3 skipped. Many of the participants are renters at 52% and 43% are homeowners. A total of 14 survey respondents selected others, making up 5% of the total. Those who selected others include residents who reside with their families, work in the City, and one was forcibly evicted.

Below is the breakdown of respondents who answered other:

### Resident

- Resident
- Living with family who are homeowners in Huntington Park
- Member of my household is the homeowner
- Lived there previously. Family lives there now.
- 20 years
- Living at parent's property
- Raised in HP
- Live with family
- Living with parents because I can't afford to move out
- Been in H.P since the day I was born
- Resident

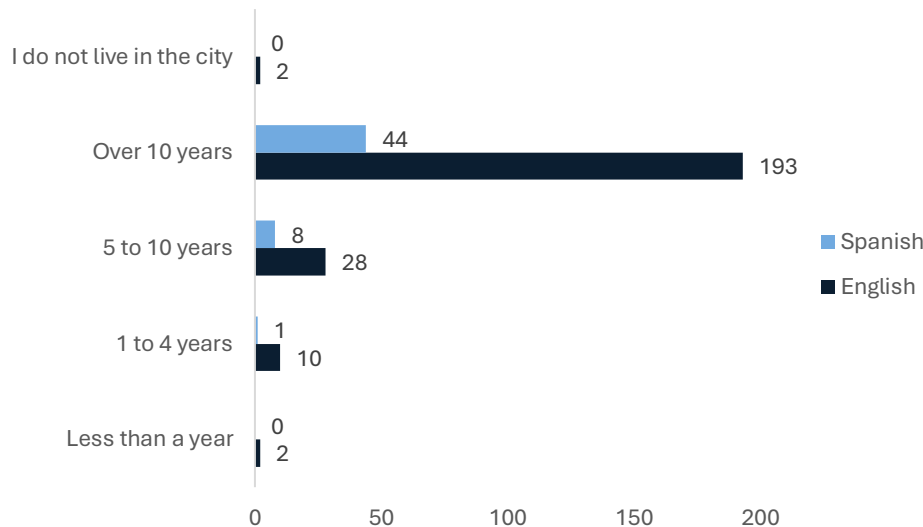
### Work

- Business
- I work for HSA Home Delivered Meals which services Seniors in the City.
- First Baptist Church of Huntington Park

### Evicted

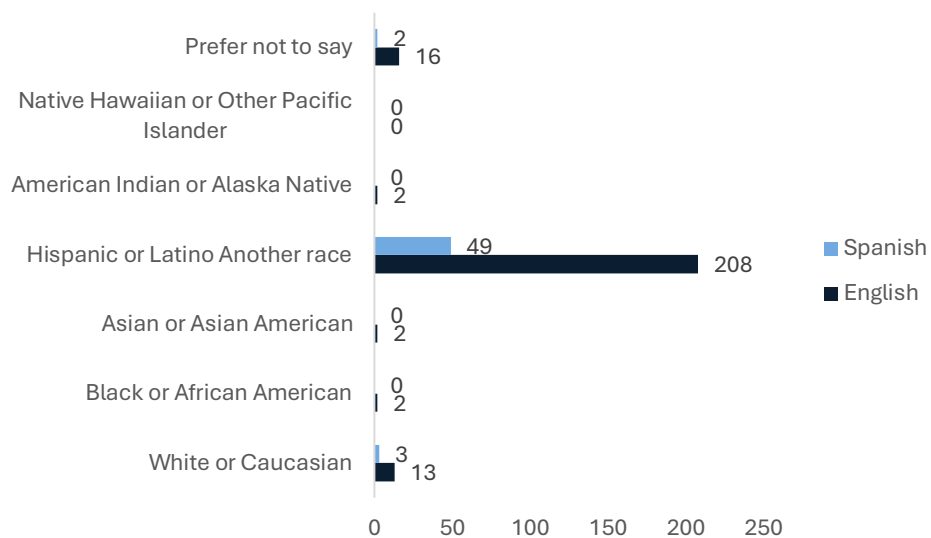
- Was forcibly evicted

## 2. How long have you lived in the City?



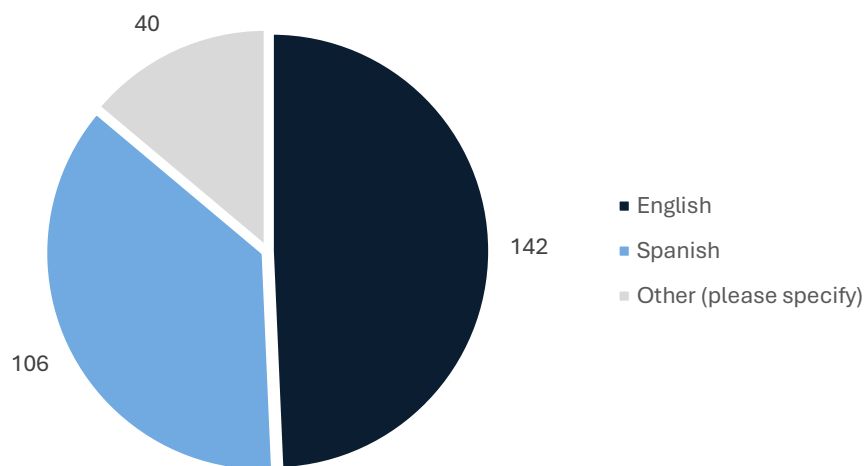
A total of 288 participants responded to the question and 3 skipped. The majority of respondents have lived in the City for more than 10 years totaling 237 residents making up 82% of the total count. People who lived in the City between 5 to 10 years totaled 36 and making up 13%, 11 people lived in the City between 1 to 4 years, 2 less than a year, and 2 who do not live in the City.

## 3. What is your race/ethnicity?



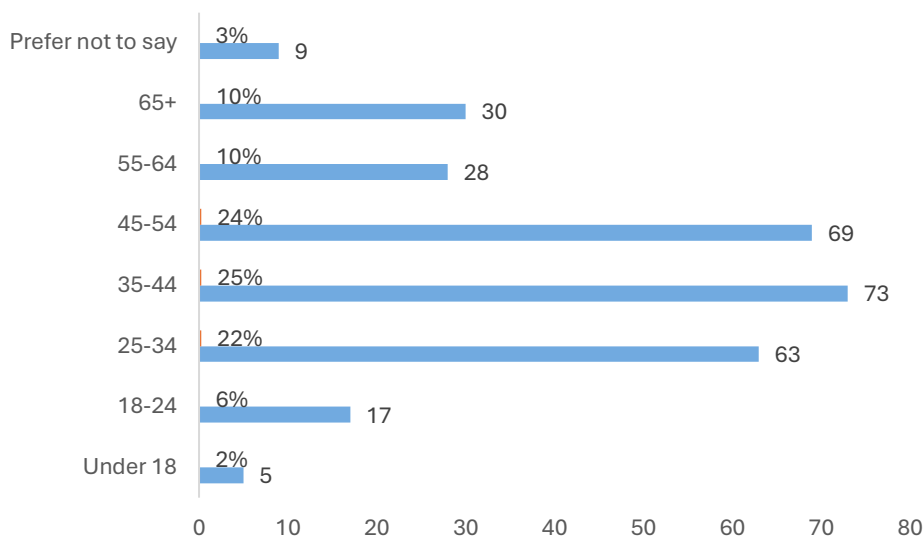
A total of 287 respondents answered and 4 skipped this question. Most of the participants are of Hispanic or Latino origin, making a total of 257 people, which is 89% of the total. White total to 16 people, there were 2 Asians, 2 Blacks, and 2 American Indian. 18 of the respondents chose not to say.

#### 4. What languages do you speak at home?



Most of the participants speak English at home totaling to 142, making up 49% of the total. There were 106 who responded that they speak Spanish at home which is 37%. There were respondents chose to specify other languages making up 14% and all of them speak both English and Spanish at home.

#### 5. How old are you?



A total of 289 respondents answered this question and 2 skipped it. The number of people who are between 25-34, 25-44, and 45-54 make up 75% of the total respondent. Most of the people are between the age 35-44, totaling 73 people (25%), 69 people (24%) are between 45-54.

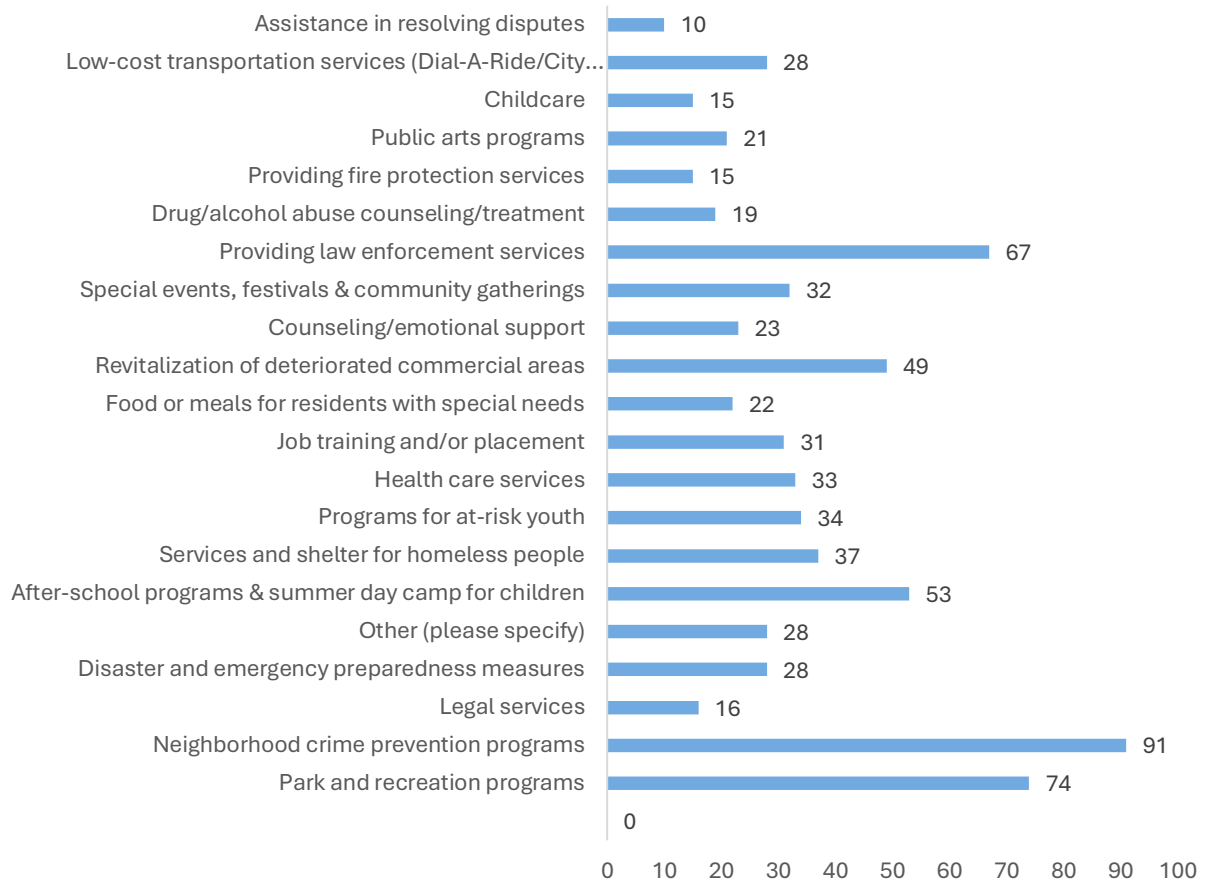
**6. Please indicate the top three (3) social services that you feel should receive financial support from the City.**

Result:

- Neighborhood crime prevention
- Park and recreation programs
- Law enforcement services

There was a total of 279 respondents for the question and 12 skipped. There was a total of 237 English and 54 Spanish respondents. The top three social services that participants feel are priority needs are neighborhood crime prevention programs, park and recreation programs, and law enforcement services.

The top 3 priorities between English and Spanish respondents vary slightly. When looking at English respondents, 91 support neighborhood crime prevention, 74 support Park and Recreation Program, and 67 support law enforcement services. The top 3 priorities for Spanish respondents are park and recreation program (22), neighborhood crime prevention (16), and legal services (14). Both English and Spanish respondents strongly support neighborhood crime prevention and parks and recreation program.



Below is the breakdown of respondents who answered other:

#### Special Needs (9)

- Senior Citizens Programs
- Health programs for elderly residents
- More handicap access. Wheelchair
- Elderly services
- Disabled people
- More handicap access. Wheelchair
- A program for income control for retirees
- Community Exercise for Seniors

#### Street Beautification (16)

- More greenery and clean streets
- More greenery, ex: more trees
- Cleanliness of the City
- Clean streets
- City beautification
- Maintenance there is trash all over our City.
- Cleanliness of the City
- Clean streets
- Solutions to address quality of life issues. Focus on beautifying the community, parking, etc.
- Climate Change Services
- More greenery and clean streets
- More greenery, ex: more trees
- Cleanliness of the City
- Clean streets
- Street repair
- Safety, cleanliness, benefit for schools



- entertaining and physical activities for the community

#### Parking (9)

- Parking issues
- Parking issues.
- Parking enforcement
- Street speed bumps
- More parking enforcement and police patrols
- Parking
- More patrolling our area
- Parking Stations
- Parking enforcement, parking permits, public parking

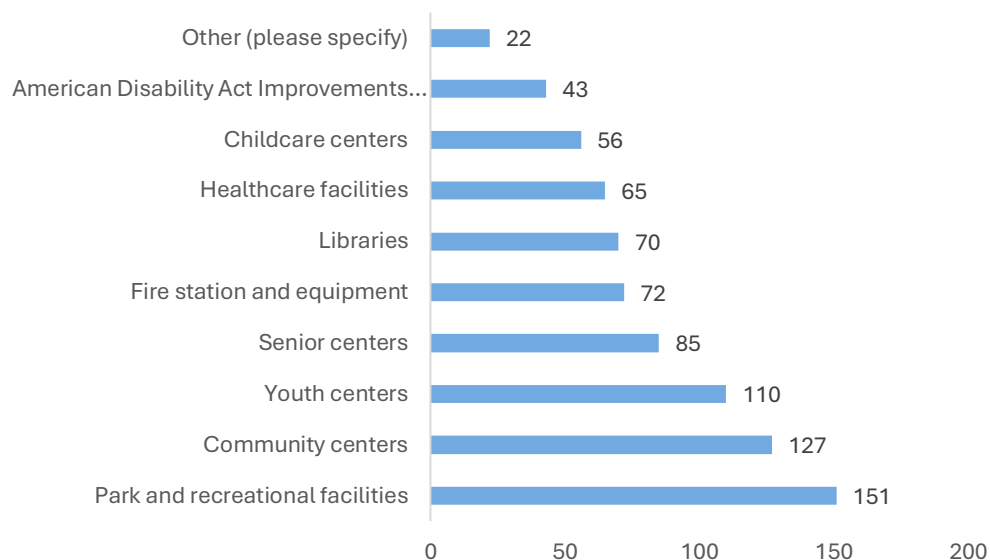
#### Other

- Too many thefts
- Huntington Park Renter Care Services
- Rebuild playground at Salt Lake Park
- Bring back the City fair.
- Huntington Park Renter Care Services
- Pet Park
- Citizenship and Human Resources Classes
- Tenant Protection. You don't have any protection, that's why landlords abuse us tenants

#### Home Repair (2)

- Home inspectors at hp who have owners fix damage
  - Home repair assistance
- Low-cost home repair support for homeowners

### 7. Choose up to three (3) of the most critical community facilities needed in your community.



Result:

1. Park and recreational facilities
2. Community center

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### 3. Youth center.

There was a total of 271 respondents to this question and 20 skipped. Out of the respondents 221 were in English and 50 in Spanish. Based on the poll, the top three priority community facilities needed in the community are park and recreational facilities, community center, and youth center.

When looking at priority for English and Spanish survey responses, the top 3 priority goals for both are the same. In English, 125 respondents chose park and recreational facilities (57%), 103 for community center (47%), and 92 for youth center (42%). In Spanish, 26 chose park and recreational facilities (52%), 24 for community center (48%), and 18 for youth center (36%).

Additionally, 22 respondents chose to answer other, the specific comments are listed below:

#### Hospital (2)

- Build a better Hospital in Huntington Park
- Another hospital because the community hospital is not enough

#### Crime Prevention (3)

- Police..
- police patrol
- crime watch/prevention

#### Community Center (6)

- Salt lake park
- Community garden
- Information Centers for the residents of Huntington Park
- Recreation centers such as community pool
- Swimming pool
- Swimming Pool

#### Youth (2)

- School Tutoring Centers
- Job training for youth

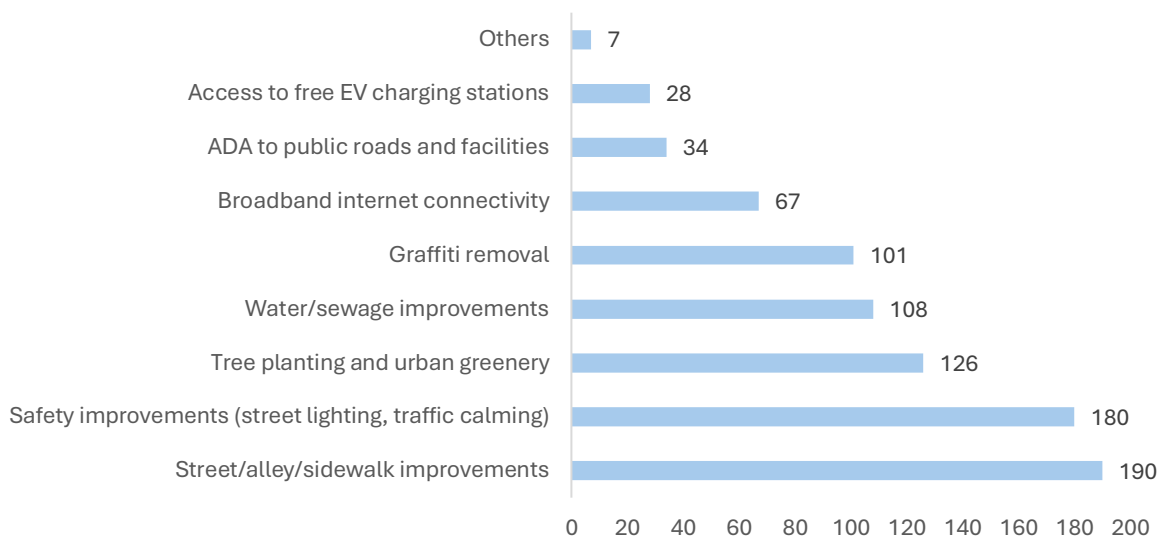
#### Street Parking (3)

- Better street parking
- Spacious for parking cars
- Erase the small red lines. (Parking)

#### Other

- Veterans Services
- Help for people's pets
- Homeowners Fly Protection
- Bible study centers in the library or municipality. We are here to serve you
- Homeless shelters too many homeless in the City

### 8. Choose up to three (3) of the most critical infrastructure needed in your community.



#### Result:

1. Street/Alley/sidewalk improvements
2. Safety improvement (street lighting, traffic calming)
3. Tree planting and urban greenery

There was a total of 271 respondents to this question and 20 skipped. Out of the respondents 221 were in English and 50 in Spanish. Based on the poll, the top three priority community facilities needed in the community street/alley/sidewalk improvements, safety improvement (street lighting, traffic calming), and tree planting and urban greenery.

When looking at priority for English and Spanish survey responses, the top 3 priority goals for both are the same. In English, 152 advocated for street/alley/sidewalk improvements (64%), 147 for safety improvement (street lighting, traffic calming) (62%), and 101 to tree planting and urban greenery (43%). In Spanish, 38 advocated for street/alley/sidewalk improvements (70%), 33 for safety improvement (street lighting, traffic calming) (61%), and 25 to tree planting and urban greenery (46%).

Additionally, 7 responded to others, the specific comments are listed below:

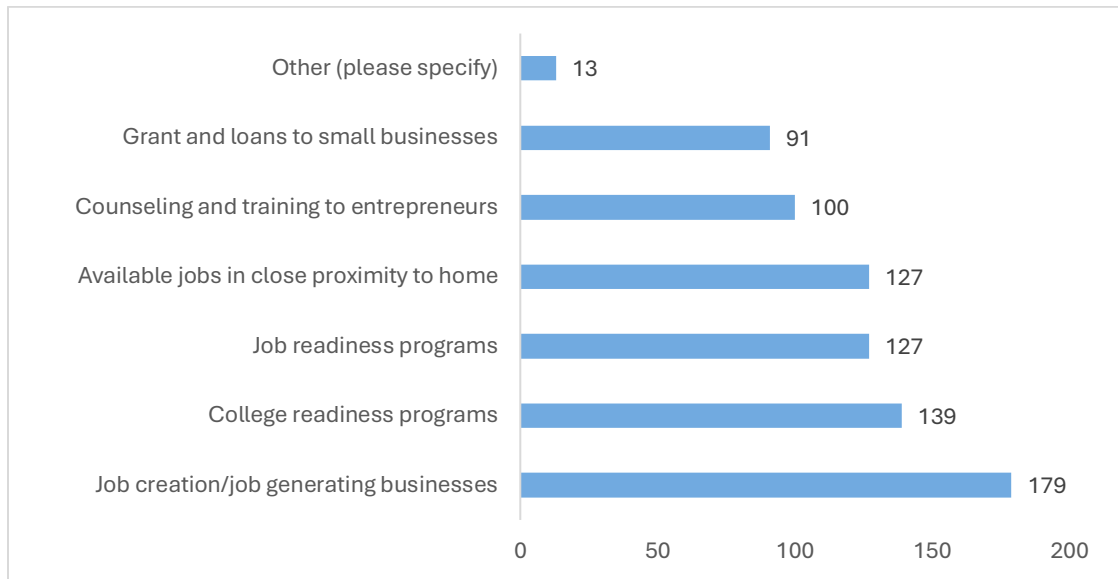
#### Safety (3)

- More security at night in the streets and alleys
- Increased police surveillance, lots of vehicle thefts
- Gang

#### Others

- Protect pets for pets (how much does a pet have to pay to the homeowner) do pets pay rent?
- Improved the main Boulevard street with better shopping, restaurant, movie theater.
- Help for older adults
- Eliminate Large Garbage at Banquet

**9. Choose up to three (3) of the most critical economic development needs in your community.**



**Result:**

1. Job creation/ job generating businesses
2. College readiness programs
3. Job readiness programs
4. Available jobs near home

There was a total of 266 respondents to this question and 25 skipped. Out of the respondents 217 were in English and 49 in Spanish. Based on the poll, the top three priority critical economic needs in the community are job creation/ job generating businesses, college readiness programs, job readiness programs, and available jobs near home.

When looking at priority for English and Spanish survey responses, the top 3 priority goals for both are slightly different. In English, 144 people responded job creation/ job generating businesses (61%), 114 college readiness programs (48%), and 104 available jobs near home (44%). In Spanish, 35 advocated job creation/ job generating businesses (65%), 25 college readiness programs (46%), and 28 job readiness programs (52%).

Additionally, 13 responded to others, the specific comments are listed below:

**Others**

- Housing (2)**
- affordable housing.
  - Housing Support/Workshops

- We have the highest taxes in our area, but our City does not reflect that.
- Salt lake park

### Jobs (2)

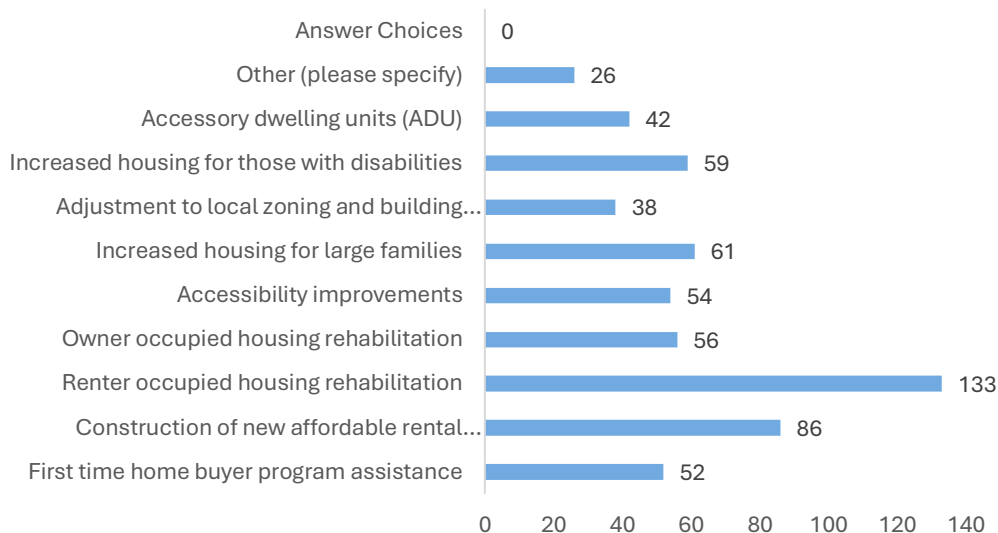
- Ada jobs
- Bring more high-tech jobs to the area

### Add Business (2)

- Revitalize pacific. Open chain restaurants/ name stores. Make it open shopping area like Pasadena
- Creating new businesses or stores in peaceful light compared to years ago

- Veterans Services
- Good nutrition programs
- DACA recipient funding for higher education
- Victim of Violence
- We have the highest taxes in our area, but our City does not reflect that.
- More parking for apartment people because homeowners have their parking and take their cars out and inside alone and we don't have parking

## 10. Choose up to three (3) of the most critical housing needs in your community.



### Result:

1. Renter occupied housing rehabilitation
2. Increased Senior housing units
3. Construction of new affordable rental housing

There was a total of 252 respondents to this question and 39 skipped. Out of the respondents 208 were in English and 29 in Spanish. Based on the poll, the top three priority critical housing needs in the community are renter occupied housing rehabilitation, increased senior housing units, and construction of new affordable rental housing. However, when looking at priority for English and Spanish survey responses, the top 3 priority goals for both are very different.

In English, the top three priorities are renter occupied housing rehabilitation, increased senior housing units, and construction of new affordable rental housing. There were 120

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who responded to renter occupied housing rehabilitation (50%), 95 to increased senior housing units (40%), and 72 to construction of new affordable rental housing (30%).

In Spanish, the top three priorities are increased senior housing units, first time home buyer program assistance, and new affordable housing units. There were 31 who responded to increased senior housing units (57%), 16 to first home time buyer assistance (39%), and 14 construction of new affordable rental housing (26%).

Additionally, 13 responded to others, the specific comments are listed below:

#### Parking (6)

- Parking problems
- Parking
- Parking restrictions/ and more towing n ticketing
- Parking for vehicles
- No Parking too Many cars
- Apartments exist without available parking and new ones are built. Single family homes have become multigenerational due to economic reasons without adequate parking for the residents. New housing developments should have appropriate parking.

#### Affordable Rent (4)

- Rent Control
- Rental housing inspection program
- Pass rent control in Huntington Park
- Stop cash for keys offers/ stop gentrification in HP/ actually make renting affordable not evict old tenants

#### Affordable Housing (5)

- Affordable housing
- Affordable housing
- Rezone abandoned shops into housing
- multifamily housing units
- Affordable housing for working families, not just for those that are surviving off benefits.

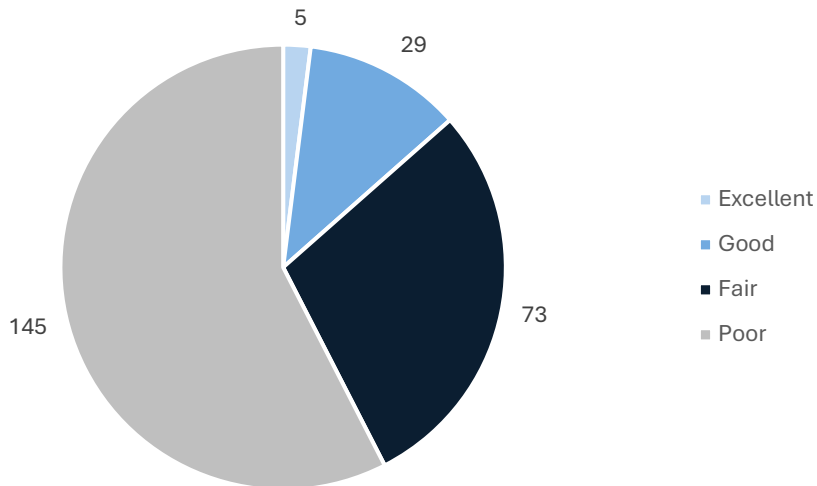
#### Home Repair Program (2)

- Home repair assistance, home maintenance assistance for people with disabilities
- Owner occupied housing rehabilitation that won't trigger reassessments

#### Others (3)

- landowner standards and regular reviews of property
- City to hold HOA community to fix their areas.
- Removal of unused communication cables.

### **11. How would you rate the availability of affordable housing options in your community?**



There was a total of 252 who responded to this question. We received 208 responses in English and 44 responses in Spanish. The majority of the respondents believe that the availability of affordable housing in the community is poor, 145 responses which accounts for 50% of the total. There were 73 who think that the availability of affordable housing in the community is fair, which accounts for 25%.

#### 12. In your opinion, which neighborhoods or areas within your community face the greatest housing challenges? (Please Specify)

There were 127 participants who responded to this question. Most of the respondents believe that the whole City faces housing challenges, The main issue is the lack of affordable cost of housing in the City and many want to see rent control taking place. Residents are seeing that landlord charging a high rent with substandard quality and lack of parking spaces. Specifically, an area that is a major concern for residents is Pacific Blvd. Other notable areas include Randolph, Florence, and Santa Fe.

##### All of Huntington Park (34)

- |                          |                            |
|--------------------------|----------------------------|
| • Huntington Park, CA    | • All over Huntington Park |
| • the entire City        | • Huntington Park          |
| • Most of the City       | • Huntington Park          |
| • All of Huntington Park | • All City                 |
| • All HP                 | • all Huntington Park      |
| • All of it              | • Huntington park          |
| • All areas              | • Hp                       |
| • all of HP              | • The whole City           |
| • Huntington Park        | • Whole City               |
| • All City               | • Huntington Park          |
| • All the community      | • Huntington park          |
| • All                    | • Condominiums in hp       |
| • All                    | • all                      |

- Huntington Park housing is no longer affordable, and it is limited.
- All of Huntington Park has very little affordable housing.
- In my opinion, most areas are facing challenges because there is too much rental demand and too little space
- This is a difficult question to answer as the City needs minor improvements that would make a huge difference.

#### Pacific Blvd (10)

- The homes in the Pacific Blvd. area Pacific Blvd area
- Pacific Blvd area
- West of Pacific Blvd
- From Pacific to miles (west & east bound), from Florence to Randolph (north & south bound)
- Area around Pacific Blvd
- everywhere, but mainly around Pacific.
- Smaller streets near passing Pacific Ave.
- Areas closer to Pacific Blvd
- Along Pacific Blvd.
- Pacific Blvd

#### Other Areas (13)

- Slauson between miles and Seville. Slauson business and street need a lot of improvement
- Middleton street. All are really expensive rent, and we never have parking
- Northwest and northeast
- East quadrant of HP
- the strip
- green areas
- Downtown
- Hometown and condos
- Areas Near Schools

- All. The entire City seems overcrowded.
- All of HP should have fair affordable housing

- Everywhere there is no affordable housing.
- I feel housing in general is scarce throughout HP. There are few rental vacancies, and those that do exist are inadequate

#### Randolph (2)

- Behind Huntington Park high school. Residential street along Randolph street.
- Randolph/Bear

#### Florence (5)

- Florence/Seville, Pacific Blvd/ 55th st.
- The Florence and Templeton and Stanford Area
- Seville y Florence
- Homeless problem on Florence effects property value.
- Florence, State Street and Pacific Blvd.

#### Santa Fe (5)

- Santa Fe y Alameda
- Housing that borders Santa Fe or Alameda
- The western portion of our City by Santa Fe Ave
- Through the Santa Fe and Randolph area. There are not even parking lots
- Santa Fe y Alameda

#### Areas Bordering the City (8)

- Walnut park
- Walnut Park
- Border line more crime in those areas
- areas bordering Maywood with high congestion
- Huntington Park, Bell, Maywood



- Gang infested neighborhoods
- The area by City hall has a notable amount of unhoused people.
- Neighborhoods with most apartments
- Salt lake park need to be built back
- Area with factories in them. A lot of empty lots that could be used for housing or business.

#### No Response (8)

- Idk
- None
- N/A
- N A
- Don't understand the question.
- Unsure
- I do not know.
- None.
- Unsure.

#### Overcrowded Apartments (4)

- Stop building multi-level apartment buildings in HP. We are already densely populated and struggling with parking shortage. Push back against Sacramento. No ADU'S.
- Overcrowded apartments
- Some areas are affected by little space and many people living in that area
- Apartment buildings often don't have the resources for bigger families. There is also an issue with a lack of parking spaces in many areas of Huntington Park.

#### High Cost of Housing (19)

- Cost of Housing
- Areas where new construction occurs. Increased housing costs monthly increase, as opportunities take advantage.
- Tenants do what they want because they know they will be jeopardized.
- The whole City needs help with regulating rent and rent control. Landlords are charging way too much money for housing that sometimes isn't even that great.
- more there is not enough
- Each area has its challenges, but housing prices and rent costs are far too high and we're at risk of gentrification if those who have lived here for years are priced out.
- I have witnessed many multi-generation families still living together because they are unable to move out on their own. Many of these families are working individuals but still are unable to afford rent. There is not assistance for those that right above the poverty line.

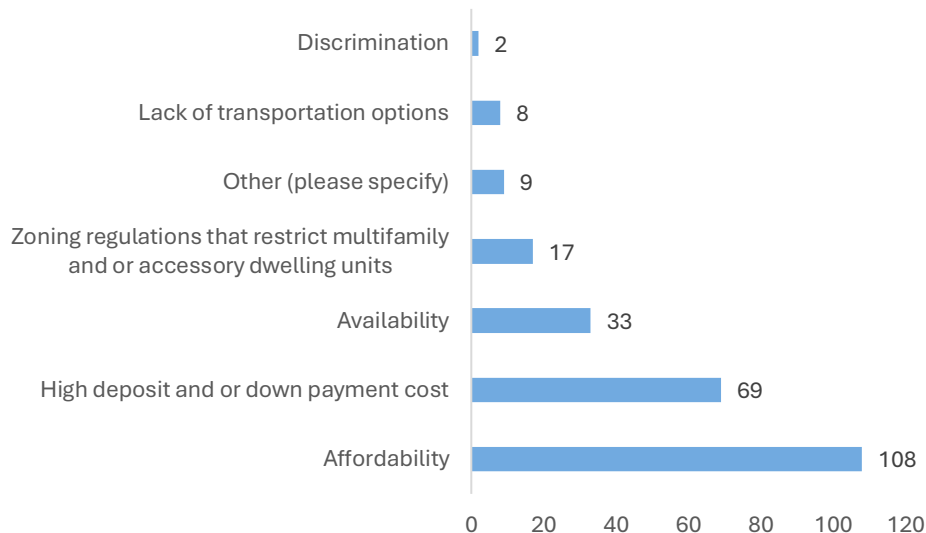
- HP/Bell//Vernon/Los Angeles county
- Vernon/HP borderline and LA/HP borderline
- Border of Huntington Park and walnut

#### Parking (5)

- Parking
  - We need handicap parking spaces in all streets of HP.
  - no parking.
  - Parking
  - Neighboring cities park in our cities due to lack of parking
- #### All of Los Angeles (4)
- All Los Angeles
  - Southeast Los Angeles
  - All of SELA
  - Los Angeles City

- Old tenants (especially those of undocumented status) are currently facing evictions across HP. It's one to approve more housing and another to not see the consequences of landlords taking advantage of this situation to evict old-time tenants to put new tenants with rents above the average rent.
- Affordable rent in decent homes/appt. Not quite sure how landlords get away with the living conditions from some of these properties
- Apartment Dwelling
- Rent for apartments is very high and there is no parking available.
- Exaggerated high costs of rent collection
- Extreme rent expensive.
- Expensive rent collection
- The rent is expensive and there is no parking
- The City of Huntington Park is facing excessive rent charges (we need clear language of. Rent is paid per bedroom, 2 bedrooms, 3 bedrooms - studios - houses - for owners do not charge high prices and they have rent control ).
- Price
- Most of the City is paying so much rent for buildings that lack improvements.
- Basically, the rent or sale housing way to for anyone to afford.

**13. Which of the following do you believe are the most significant barriers to accessing housing in your community?**



Result:

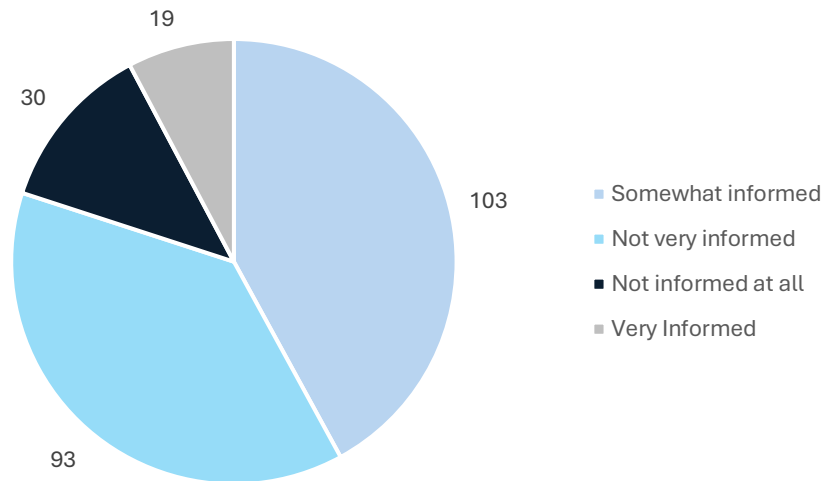
1. Affordability
2. High deposit and down payment cost
3. Availability

There was a total of 246 respondents to this question and 45 skipped. Out of the respondents 202 were in English and 44 in Spanish. Based on the poll, the top three

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significant barriers to accessing housing in the community are affordability, high deposit and down payment cost, and availability.

**14. How informed do you feel about your rights and responsibilities as a tenant or homeowner in your community?**



There was a total of 245 respondents to this question, 202 in English and 43 in Spanish. From the total, the majority (42%) of the respondents feel that they are only somewhat informed. 38% of the respondents are not very informed. Additionally, English and Spanish respondent feel differently about how they are informed about their rights.

The majority (56%) of Spanish respondents feel that they are not very informed and 33% feel somewhat informed. Meanwhile, 43% of English respondents feel somewhat informed and 38% are not very informed.

**15. Which of the following factors do you believe contribute to housing discrimination in your community?**

Result:

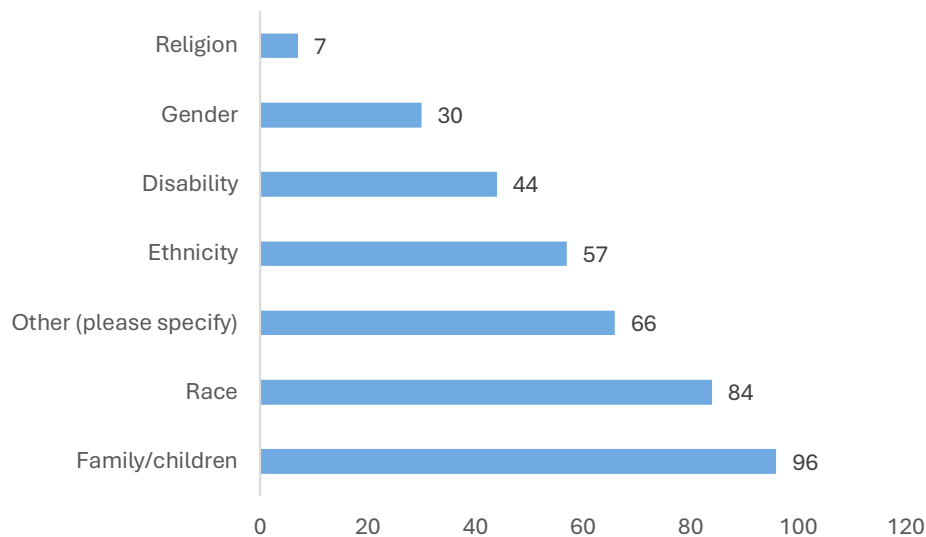
1. Family/Children
2. Race

There was a total of 222 respondents who answered the question. The respondents feel that family/children and race are the top two reasons for housing discrimination.

There was 66 people who responded others, the summary of those comments are below:

The most common factors contributing to housing discrimination in Huntington Park are income and economic status, legal and immigration status, age, and pet-related issues.

The primary concern is the affordability of housing, which affects both renters and potential homeowners.



#### Income (13)

- Income
- Age and Income
- Income
- Income
- Socioeconomic status
- Income
- Income
- Income
- Income
- Income
- Economic status
- Earning income asking up to 3 times wage
- Financial background
- Financial

#### Legal Status (3)

- Legal residential status
- Legal status
- immigration status

#### Age (3)

- Age
- Age
- Age; young adults

#### Other

- Humanity
- Language barrier
- Local government

#### Pets (7)

- having my puppy (the owner wants to charge rent to my puppy) and harasses my parents
- Pets, landlords ask us for pet insurance and pay pet rent
- Homeowners don't have pets my pet is my family I don't know Where to get help
- Pets that are not in the contracts (harass us)
- Pets (do landlords want us to charge rent for having pets or insurance? (Having clear language that says dogs is dangerous? And how much will be paid for insurance)- as well.
- having my puppy (the owner wants to charge rent to my puppy) and harasses my parents

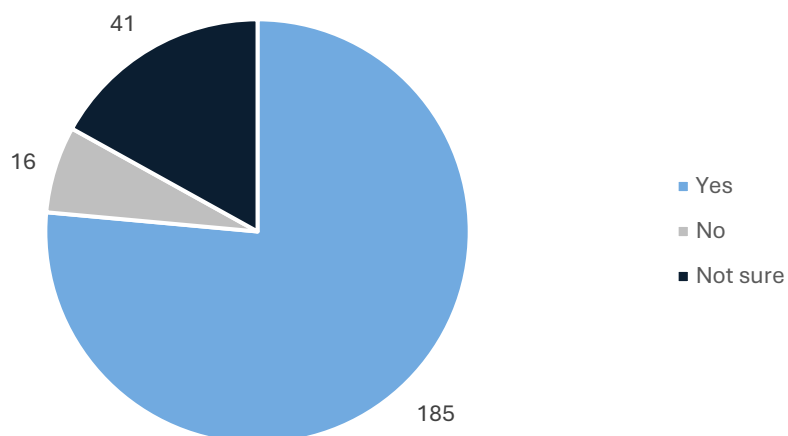
### Affordability (11)

- Excessive rent increase
- affordability
- Affordability
- Affordable
- Price.
- The only factor that may lead a property owner from renting to an individual is the fact that the tenant may not be responsible in paying for their own housing
- Affordability
- Affordability
- Pricing and high barrier of entry
- affordability
- In our area I don't think we have a discrimination problem. We have an affordability problem, for both buyers and renters.

### None (17)

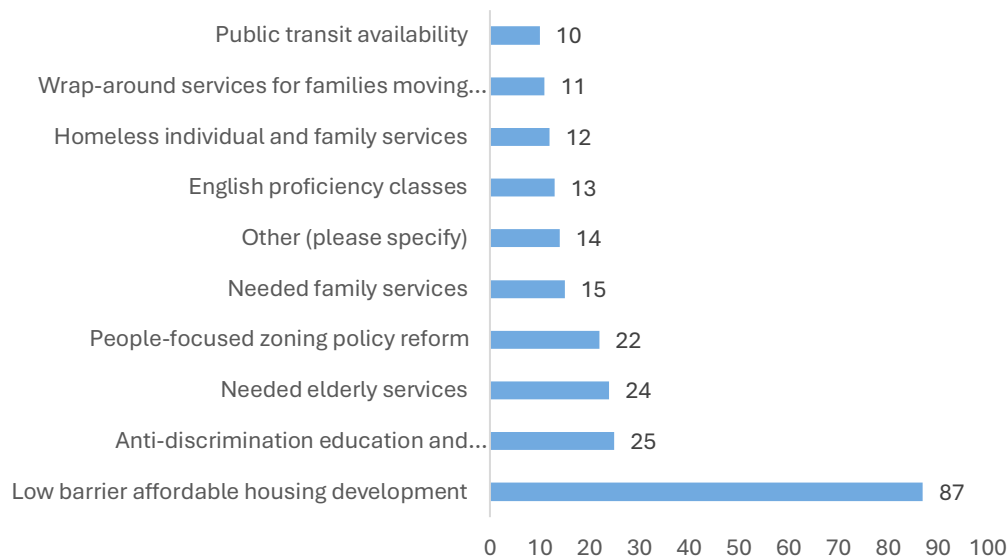
- Things are fair
- Have not experienced it
- I have not experienced discrimination
- None.
- Income
- Language spoken
- N/A
- None
- In my situation it's none of the above. My slumlord could care less about how many people, race, gender etc. live in his properties. If you show him the money, the deal is done. May I add he does not upkeep any of his properties. Many complaints registered in HP City hall of him.
- N/A
- NONE
- None
- None
- none
- None
- Don't know
- Unknown - can't say I've experienced this

### 16. Do you think there are disparities in access to quality housing based on income level or socioeconomic status in your community?



There was a total of 242 respondents who answered the question. The majority of respondents agree that there are disparities in access to quality housing based on income level or socioeconomic status with a total of 185 people making up 76%.

**17. Which initiatives or programs do you believe would be most effective in addressing housing inequalities in your community?**



Result:

1. Low barrier to affordable housing development
2. Anti-discrimination education and enforcement
3. Needed elderly services

The total respondents to this question were 233, 189 in English and 44 in Spanish. A total of 87 respondents believes that low barrier to affordable housing would be the most effective in addressing housing inequality, making up 37%.

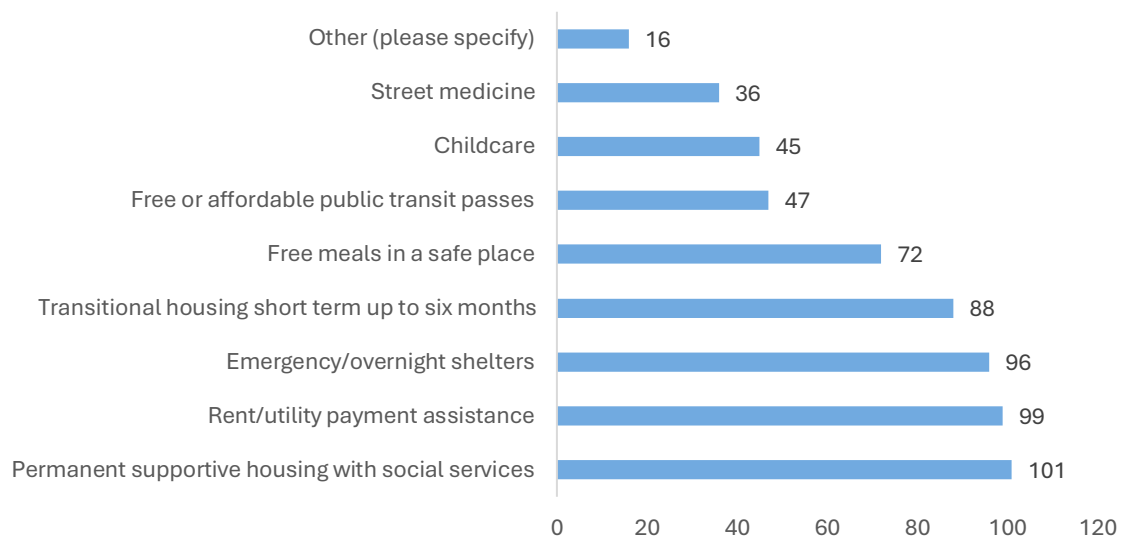
**18. Choose up to three (3) of the most critical homelessness needs in your community.**

Result:

1. Permanent supportive housing with social services
2. Rent/utility payment assistance
3. Emergency/overnight shelters

The total number of respondents to this question was 225, 183 was received in English and 42 was received in Spanish. The three topmost critical homeless needs in the City are permanent supportive housing with social services (45%), rent/utility payment assistance (44%), and emergency/overnight shelters (43%).

Both the Spanish and English respondents have the same top three priority. For permanent supportive housing with social services, 81 responses received in English and 20 in Spanish. For rent/utility payment assistance, 79 responses were received in English and 20 in Spanish. For emergency and overnight shelters, 76 was received in English and 20 in Spanish.



The list of answers for respondents for others is below:

#### Mental Health and Job Support

- Go through the streets and take them to a safe place for themselves and for the people who walk on the streets, because they are scared to see people sleeping on the street
- Rehab centers and help them find a job
- First in order to end homelessness we need to provide training, for some counseling, jobs. We can't keep funding them, they will need to go find a job and continue, maybe have follow-up training.
- Mental support
- find a way where mental illness people get help in a mental hospital

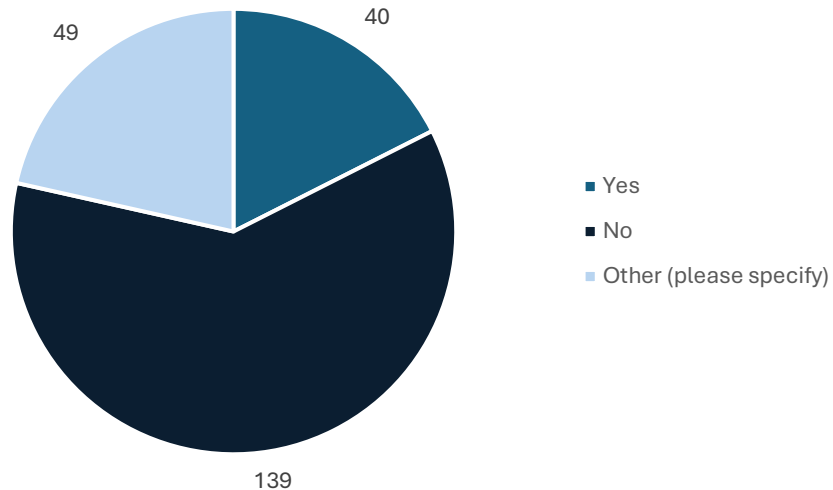
#### Other

- None, don't need more people on our City with extra programs
- Don't care
- None
- I have no knowledge of homeless people

#### None

- No loitering enforcement
- Some homeless don't want to be helped
- Public safety and cleanliness from homeless population in our community.
- Affordable housing for all individuals.

**19. In your opinion, does the City provide sufficient resources and support services for homeless individuals and families in your community?**



There was a total of 228 respondents to this question, 187 responded in English and 41 in Spanish, and 63 skipped. Most of the respondents believe that the City needs to provide more resources and support for homeless individuals.

Respondents agree that while there are some resources and efforts in place to assist homeless individuals and families in Huntington Park, there seems to be a significant gap in awareness of these services. Many residents are either not informed about the programs or feel that there is insufficient outreach. Additionally, there are calls for more funding to expand services and concerns about the increasing visibility of homelessness in the neighborhood.

**Result:**

1. Uncertainty, lack of awareness, and the need to increase outreach
2. Increased funding and support

List of respondents answered for others is below:

- | <u><b>Not Sure (30)</b></u> |                    |                         |
|-----------------------------|--------------------|-------------------------|
| • N/a                       | • Unsure           | • Not aware             |
| • not sure                  | • Not sure         | • Not sure              |
| • I don't know              | • Not sure         | • I'm not sure          |
| • Don't know                | • Not sure         | • Don't care            |
| • I don't know.             | • Don't know       | • I don't know          |
|                             |                    | • I am not aware of any |
| • don't know                | • I don't think so | • Not sure              |
| • Not sure                  | • I don't know     | • I do not know         |
| • Idk                       | • Unsure           |                         |

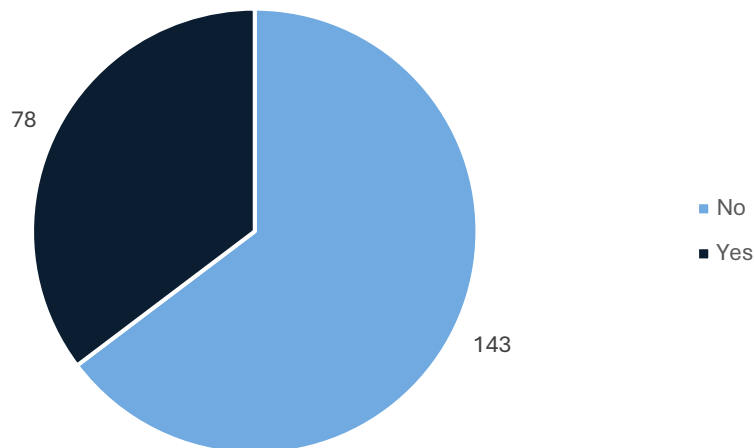


- 
- Not sure
  - I'm not sure
  - We don't know
  - I have no knowledge
  - Unaware given little to no homeless persons seen on the streets I live near.
  - Not sure
- More Funding Needed (3)**
- Yes, but it needs more funding
  - Yes, we appreciate your help, but the City has more needs.
  - Yes, there is support but you could have more

- More Outreach is needed (7)**
- I think they are working on it. All that remains is how to get more people to get the information
  - I don't feel adequately knowledgeable to be able to give a helpful opinion, but I can say that before 2010, homeless residents were not as visible to most peoples' daily lives as they are today, fourteen years later. Put succinctly, there are either more homeless residents within City limits, or they are simply more visible for reasons unknown to me.
  - I am not sure how homeless people will get information. If the City does outreach by going to encampments or finding homeless individuals on the street, then yes.
  - I don't think so, we don't even have enough information on what goes on in our City.
  - I am not familiar with the help the homeless get in my community
  - I'm not sure what programs the City offers as I have never been in the position to have to seek the resource.
  - Not aware of any resources/services for homeless individuals

- Other (5)**
- In some programs there great but for fixing road still needs to be a little better and having another hospital
  - Huntington Park doesn't care about their residents
  - The homeless population is making our community unsafe and dirty. Please clean our community of trash.
  - No more housing for the homeless direct that money to education. Keep our streets clean. Stop defunding the police
  - Homelessness keeps growing. New faces every week.

**20. Do you feel there are any places in the City of Huntington Park that lack high-speed internet service or connectivity?**



A total of 221 responded to the question, 181 in English and 40 in Spanish. Most (82%) of the respondents think that the City does not have places that lack high speed internet or service.

For those who answered otherwise, they want to have better broadband infrastructure, more service providers, and affordable access to high-speed internet in Huntington Park, particularly in areas near schools, parks, and specific residential streets. Additionally, tackling issues like signal instability and high costs would help improve connectivity.

Result:

1. Southeast Huntington Park
2. Specific Street: Arbutus Ave, Stafford Ave, Malabar St
3. Public Spaces: Salt Lake Park and Walnut Park

Responses for the questions are listed below:

#### Specific Streets (9)

- Arbutus Ave
- Stafford avenue
- Seville/Gage
- Santa Ana and State section
- Malabar st
- Santa Fe / Saladin
- State/Florence
- on Florence and miles
- Miles Ave by City hall
- From pacific Blvd. to miles Ave
- Randolph and pacific Ave

#### Schools (5)

- Near Maywood academy
- Area near San Antonio Elementary
- Around schools
- The community Around Huntington Park high school
- Near Linda Marquez high school

#### Parks (6)

- Parks
- Parks
- In some areas like the parks
- Salt Lake Park

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### Specific Areas (8)

- South Huntington Park, Borderline with South Gate
- Southeast side
- South
- Southeast HP, near South Gate
- North/East Huntington Park
- Downtown
- Out lining areas of City
- The whole district or 5 has not fast inter

- Parks
- Homes surrounding Salt Lake park, particularly worse as you get closer to the train tracks
- Verizon wireless is weak in the Huntington Park streets near Walnut Park.

### Free Internet (4)

- Free internet, to bring down prices.
- Public Broadband in the whole City
- Free internet
- Low-cost internet for adults

### Huntington Park City (17)

- The areas where the plane passes the signal drops. All of Southeast East Los Angeles is not broadband. We have no fiber optic frequency
- The City lacks broadband, the signal goes down when the plane passes by and 3 devices at the same time, the internet goes down in the area where he lived
- high traffic public places
- All over
- There are areas where internet does not work.
- Some areas don't have great service
- in my home and throughout the City of Huntington park
- My house
- My house. But for grabbing the internet, it's bad
- The whole community
- there are always problems with the internet
- My house has terrible Internet service
- Different housing units throughout Huntington Park
- Throughout the City, access is very poor
- It doesn't work
- Everywhere, Wi-Fi is slow or unsafe
- Have high speed internet but bad signal

### Bring More Internet Provider (13)

- I have 5 months without Internet. Because the cables are allegedly stolen
- What you pay is what you get
- Have better companies
- Internet service is costly, and some may have limited high speed data
- There are no other options for the internet besides Spectrum. Some phone companies do not work in Huntington park.
- High internet prices are paid
- immigrant households

- I just know a lot of families can't afford internet and we can maybe work on improving this
- there are still people who do not have high-speed Internet, there has been
- I have to subscribe the lowest fiber internet due to pricing
- No fiber optic available for purchase
- Malabar st between Randolph and Slauson has only one internet provider which makes it a monopoly on this small area. We need more choices. Google fiber would be an amazing choice to have.
- Some streets don't have what's needed to have a high-speed internet

## 21. How can broadband internet access be improved? (Please Specify)

There were 118 respondents to this question and 173 skipped.

The community expressed a strong need for more affordable internet options, particularly for low-income families, with many suggesting subsidies or free access. There is also a call to expand broadband infrastructure by improving coverage, speed, and adding more towers across the City. Additionally, residents want more competition among internet providers to reduce high costs and offer more affordable options like Google Fiber.

Result:

1. Affordability
2. Expanding Broadband Infrastructure
3. More Service Providers

Among those who answered, the summary is below:

### Affordability (13)

- Competition, lower prices.
- free internet for all Huntington Park residents.
- Make sure everyone can get it
- Have free access
- Yes, make it free
- Low-cost Wi-Fi
- Low-cost internet
- Low-income assets
- Every time I try to join it gives me an error code
- Give hotspot Wi-Fi to families in need. Or have some form of program with internet providers that the City can help pay or reduce the Wi-Fi cost and will be able for families to access this tool for productivity.
- Allow affordable network in
- more affordable
- Lower Prices. I only have internet because my kids need it to complete their homework
- Internet plans for qualified low-income families.

- 
- Broadband and cost
  - Make more public Wi-Fi
  - More access to public Wi-Fi
  - Low cost for retirees or free
  - the prices, more programs to make the service accessible
  - With resources and help from the City
  - More affordable prices
  - Must be a good quality with lower prices
  - Make it more accessible (less expensive)
  - I liked it when there was a subsidy on internet when there was a connectivity program under Pres. Biden when he just started his term.

#### **Bring in More Service Providers (18)**

- yes, allow other internet companies to do business in HP. I have spectrum and their prices are high, and I can't move with T-Mobile which offers better pricing.
- Bring competitors, develop municipal broadband
- We need more competition of internet providers. Google fiber being affordable and fast is an example of what we should have
- There are limited options when choosing a provider. Service is expensive.
- Have more contracts with internet service companies that are willing to not charge so much for their tv services or internet services
- Have fiber internet everywhere
- having broadband and having more accessible internet providers.
- Changing the infrastructure with the latest in accessible technology and price that come to An arrangement with Internet companies
- We pay expensive and there is a poor internet signal
- Work with providers to improve coverage and expand free or low-cost programs
- Hold companies accountable to providing top service in our City.
- More Internet companies to serve the area
- More companies or services near me
- Let's get different vendors in HP- fiber optic options
- Have better company
- Certain areas I heard don't do certain internet companies
- I think internet service is very expensive
- It would be nice if internet service were lower in cost

#### **Expand Broadband Infrastructure (27)**

- Places with internet
- Have 2 or 3 people using it at once. Right now we don't have that (the signal drops when 3 devices use the internet.
- Put into more areas of the City
- We need pole cabling and proper broadband installation.
- More speed
- Speed up Wi-Fi
- Less traffic more antenna?
- Have broadband infrastructure
- Provide more hot spot points
- Get more satellite

- 
- Expanding coverage
  - More towers
  - Installing what it needs to be done in every single street around the City to be able to connect to broadband internet.
  - Stronger signal City wide  
Offering free access to Wi-Fi in public spaces.
  - More public notices that Wi-Fi is available and were.
  - The wiring and other infrastructure can be replaced
  - It allows access
  - Update systems
  - Needs more faster speed and more towers nearby
  - Adding free Wi-Fi in high traffic public places such as Pacific Blvd
  - more fluidity - some places are spotty, or you drop all together
  - High-powered distributor antennas.
  - More internet towers
  - More than what is available More places to access Internet
  - Improve existing infrastructure
  - Ideally, it would be accessible everywhere within City limits. I don't personally use it, and as such, am unaware as to the service parameters or its ubiquity, however faster service and more access to residents within HP (at reasonable cost to the municipal budget) is what I'm inclined to support.
  - I should put more devices. so that we have internet anywhere. for rent place

#### Broadband Availability in Public Spaces (27)

- Should internet access really be a priority right now?? Maybe make internet accessible in public and popular spaces, rather than all of HP.
- Available in all parks
- Add free Wi-Fi to parks
- provide it to this area not just the Santa Fe and Florence area
- Internet should only be provided at libraries or parks/recreational centers for students/children. Aside from those places, internet should not be provided for households
- Better internet speeds in public spaces like libraries

#### More Community Outreach (7)

- Coming together as a community and advocating as a group.
- We can better connect and find resources that are needed nearby.
- With information programs where to go to acquire one or the resources that exist.
- More offline outreach to inform community that does not follow online newsletters/social media
- Promoted better. I didn't even know we had broadband internet. How do we access it?
- Provide more information to the residents by better communicating so they are aware of what is available
- Coming together as a community and advocating as a group.

#### Other (7)

- Do a every 6 month or yearly inspection to if it's doing good.

- Protecting, personal information
- Let the government invest since today it is a necessity.

#### Broadband is fine (2)

- I think it's okay
- It is fine as is.

#### No Support (2)

- We don't need broadband internet access. We need that money to fix Salt Lake Park.
- We don't need to use tax dollars to pay for internet access City wide. There is no barrier to this. Everyone has cell phones, and everyone can obtain this service. Do not allocate funding.
- I don't like the idea of giving "free" internet to everyone in the City. Nothing is free. Access to broadband internet requires someone to pay for it. I don't believe that everyone should have access to the internet, especially when it can be used all day to stand around and do nothing. I like the idea of having a resource center in the City where people can access the internet to look for work. I refuse to give away my hard-earned money to fund someone else's daily entertainment.

#### Do Not Know (19)

- |                  |                 |
|------------------|-----------------|
| • Have no idea.  | • NA            |
| • I'm not aware. | • Unknown       |
| • Not sure       | • Not sure      |
| • No comment     | • N/A           |
| • Not sure       | • N/a           |
| • Don't know     | • I don't know  |
| • don't know     | • I don't know. |
| • Not sure       | • N/a           |
| • N/A            | • I don't know  |
| •                | • N/A           |

## **22. Do you feel there are places in the community that are more vulnerable to flooding or other natural disasters?**

There were 181 respondents that answered no and 48 respondents who responded yes to the questions and 62 skipped.

The respondents feel that the places in the community that are more prone to flooding are old buildings and uneven ground, especially near the 710 Freeway and the area near the Los Angeles River. Streets like Pacific Blvd, Florence, Firestone, and Gage Ave often flood because of clogged drains and poor drainage systems

Result:

1. Old Buildings
2. Los Angeles Rivers
3. Streets: Pacific Blvd, Florence, Firestone, and Gage Ave

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Among those who answered yes, the summary is below:

#### Other (7)

- Areas Near 710 Freeway
- Taller trees
- The park
- Side walks
- People who have low resources
- Locations near factories with hazardous chemicals
- North of Huntington Park
- Bad irrigation systems

#### Old Buildings (4)

- Old buildings or homes
- Older built homes
- many areas and homes that are built on uneven topography
- Old buildings and schools

#### Los Angeles River (3)

- Near the LA River
- There is an elevated (though not immediately imminent) earthquake damage risk. Nothing too obvious due to the development of most of the three-square miles of land aside from park areas within City limits, but the City was built on riparian soils, ergo, river soils due to the history of the then-constantly changing course of and relatively short distance from the LA River, which is about a mile at closest. Soft river sedimented soils are prone to amplify shaking and areas within closer proximity to the river are more prone to liquefaction, regardless of the channeling of the river with concrete for most of its length around WW2 by the Army Corps of Engineers. In addition, the relatively flat topography allows moderate street flooding during rainstorms.
- The houses that are by the river

#### Streets (10)

- The corners of each street sometime pool up a lot of water. Maybe a drain there.
- The streets flood like crazy when it rains. That's everywhere.
- Some of the streets are more vulnerable to flooding. I'm not sure if it's because the drains are clogged or the way the street is leveled.
- The streets easily flood during periods of heavy rain. Priority should be school areas, but many residential areas are vulnerable.
- The streets. Because the sewers are clogged and that reaches some homes
- There are certain streets that flood when it rains and that cause traffic because we have to detour
- The streets. Because the sewers are clogged and that reaches some homes
- Streets
- I think that in case of flooding the City does not have the capacity in terms of water drainage. In the event of an earthquake there is no preventive culture with drills to know what to do as well as a seismic alarm.
- Areas where sewers are blocked by trash.



- The corners of each street sometime pool up a lot of water. Maybe a drain there.

#### Specific Streets (18)

- I've lived in this City long enough to know that if a big enough storm comes through it, Pacific Blvd. and the streets immediately surrounding it will flood heavily. But that's mainly due to the residents being dirty and throwing their damn trash everywhere. Those people making a mess need to be fined heavily for doing so.
- Belgrave E/O Santa Fe
- Corner of Broadway and Pacific Blvd.
- By Slauson Ave
- On Alameda street
- Vernon, streets need to be fixed
- In certain areas like down Florence and Firestone are prone to flooding
- State streets do have some flooding. If the street trash was picked up it wouldn't clog the street drains. Once again clean our community.
- La Gage floods near Seville
- Gage and Seville Ave
- Gage and Seville
- Gage Ave, right next to Monarca bakery
- Gage and Holmes. Gage and Alameda in front of the BMW lot.
- On gage, Seville.
- La Gage floods near Seville
- Near Randolph and Alameda and residences along Santa Fe.
- Electrical wiring is very low and feels unsafe near our area- Randolph/Corona
- Randolph Street. I was unable to drive to work during a storm last year.

#### Not Sure (7)

- Not sure
- N/a
- Not Sure
- Not sure
- Not Sure
- Could I have done so?
- I do not know

### **23. If you have any additional comments, feel free to provide them in the space below. (Please Specify)**

The top other issues in Huntington Park are a lack of parking, poor public infrastructure, and safety concerns. Many residents expressed concerns with overcrowded streets, illegal parking, and inadequate enforcement. Public infrastructure, like parks, the library, and roads, needs repair and they would like better community spaces. Safety is a major concern, with rising crime, car thefts, and homelessness, prompting calls for more police presence and better enforcement.

Result:

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1. Parking: Lack of spaces, illegal parking, and enforcement issues.
  2. Public Infrastructure: Poor condition of parks, roads, and public spaces.
  3. Safety: Increased crime, car thefts, and homelessness.

The list of responses can be found below:

#### Parking (24)

- We urgently need spaces to park our cars More cleaning and lighting throughout the City, green areas in our schools, remove Los Holmes and Low-Cost rents
- The parking enforcement needs to do their job and drive through residential streets to ticket cars that are illegally parked, aren't moved for days, or are parked in between two parking spaces. They are getting paid with our tax money so have them do their job.
- Billboard in pacific not needed. Use money elsewhere. New extended sidewalks, not good. Creating parking structures within communities as parking is a great problem. Perhaps build more duplex homes/ apartment, rather than apartments complexes
- Please address the parking pass issue. The City has spoken at the polls, and we have requested permit parking like other nearby cities. What is the hold up? Why hasn't the City addressed the issue? In addition, when residents call to ask questions of any sort, City staff become defensive, and they give the caller the run around.
- Stop spending money on dumb things like that stupid giant sign on Pacific. Fix the parks, clean the streets. Stop cutting down trees and let the trees be a beauty to our City. Have people clean these nasty alleys. Place dog bags everywhere. Put more money in our police department. Keep our communities safe.
- Street parking is another issue that the City needs to work on as soon as possible.
- Can you do anything about street parking permits and the late party noise on weekdays, please.
- Need to implement measure PP as soon as possible. Parking is horrible in the City.
- Need to enforce parking in the residential streets that are marked.
- I believe our City leaders are doing a good job. Thank you. I just wish something could be done about permit street parking and noise ordinances.
- Parking, parking, needed desperately.
- Parking enforcement. I am in a wheelchair and many times I have to go in the street because cars are parked blocking the sidewalk
- Parking is a big issue. Some tenants and or homeowners have too many cars that are being parked in the streets and not moved for a week.
- There are too many vehicles and tenants have no parking. There are some apartments that do not offer any vehicle parking for any tenants the streets are overcrowded with vehicles
- I would like more information regarding Measure PP which passed in March. I haven't received any updates on when it will be implemented.
- Please help enforcing proper parking and delimited parking zone
- We need parking, we need more law enforcement to move people who sleep on the sleeps of residential blocks. We need commercial business to be responsible for the sidewalks and buildings and making things nice and not full of trash. We need the sidewalk to be fixed. We need a park that is accessible, We need clean streets and sidewalks.

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- Our City needs Parking Enforcement. Urgently Too many Cars Parked in the street without being moved weeklong till street sweeping. Please let's Come up with A Parking Enforcement Program.
  - Dear City of Huntington Park, I am writing to express my concerns regarding the current parking situation in our City. There seems to be an abundance of red and no parking zones, making it increasingly difficult for residents to find suitable parking spaces. Additionally, it appears that the City is profiting from the high number of parking tickets being issued. I urge the City to consider revising the current parking regulations to better accommodate residents and visitors. Finding a parking spot should not be a constant struggle, and the excessive number of restricted zones only exacerbates the issue. Thank you for your attention to this matter.
  - Please do something about the parking situation on my street there's no parking due to everyone parks their car outside instead of using their driveway and I have a toddler and for me to park far away and walk during midnight to get to my car is scary please do something thank you
  - Parking has become increasingly worse.
  - My main concern is public street parking, there is never any parking due to people owning extra leisure/recreational vehicles.
  - That they will apply a penalty to people who park badly to save parking the street is free. And that neighboring cities c make responsible for their tenants or citizens who park their cars for a whole week in cities that they do not receive
  - Lack of parking. is Huntington Park's biggest problem.

#### Public Infrastructure (19)

- Can we please devote more funding/financial support to renovating the Huntington Park Library on Miles Ave. I went recently, and the AC was not working, the shelves looked empty, and it was so disheartening to see a space like that. Not sure if it's already undergoing changes but would love to see this space revitalized.
- Improve community spaces, such as parks. Specifically rebuild salt lake park playground that has been desolate for years. Support for farmers market, diversified food night markets, social media support for yard sale, community events to garner more attraction, etc.
- Fix our salt lake park.
- We need Salt Lake Park fixed. We were left without a park for more than 2yrs and now we all must drive far to get to a decent playground. Bad on you City of Huntington Park
- What happened to the pool at Salt Lake Park?
- Can you give an update about the public pool construction in Salt Lake Park. This project has been going on for years without completion and has cost the City an exorbitant amount of money.
- Please fix salt lake park and bring back the skate park. It's needed in this community.
- We need community pools and good sports programs and get rid of all the political people that control the sports programs and work in the park. Some park employees are so mean with our kids and residents that we better go to other parks, that is very disgusting.
- Put Salt Lake Park back for our children. We don't care for the pool anymore just bring back our park, so we don't have to look at other cities
- Yes, adding more sports activities for children in parks so they can get involved in extracurricular activities so that they can stay away from bad influences that's happening to this day and age.

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- HP needs more community centers, youth centers with resources for low-income children. Education on nutrition and access to low cost/free fresh fruits and vegetables.
  - Open to public community centers for community use. Tax dollars to build but taxpayers can't use.
  - Fix Salt Lake Park. The City ruined the park completely. You took away an important aspect of our community and left it to deteriorate.
  - Street lighting is terrible on some of the main streets like State St and Salt Lake. There are far too many car accidents (involving pedestrians and other cars) at the crosswalk at State and Gage.
  - Speed bumps needed on Randolph st between Gifford n Carmelita
  - Infrastructure in our community is horrible. Slauson Ave road is full of potholes and Soto Ave/ Miles Ave is the worst road with the most potholes and uneven pavement. It is time to focus on improving our roads. Even though Vernon is responsible for the roads in Soto I think it affects residents of Huntington park the most since it is the City right next to it and we should have a say on how to fix it or pressure them to accept fixing Soto. Additionally, crime and theft is rising again and we need to focus on reducing crime and gang activity.
  - Spend funds on improving our existing structures and resources like the park. Childhood obesity is a huge problem and made worse by lack of available spaces. Stop bringing new drug assistance problems to our City and HP does not need more homeless people, homeless housing programs have proven to be a failure, don't waste our money on that
  - I think that money is being wasted by adding yellow plastic to the sidewalk ramps. They are very slippery when wet and it does not help people with wheelchairs.
  - Please reconsider adding actual bike lanes to the streets instead of the shared bike routes currently in place like on Miles Ave and Saturn Ave.

### Public Safety (12)

- Law-enforcement in the area to address: Homeless encampment Reckless drivers City Cleanup and graffiti removal-Park and recreational crew
- More police patrolling to avoid crimes at night. Weekly alley cleaning services to remove trash that is dumped by non-residents.
- We need more public safety; people are afraid to live or visit HP
- There needs to be a crackdown on car thefts and homelessness. I'm a property manager on Malabar st and I have gotten homeless break into an apt go to jail then put back on the street within 24 hours. I have had more the 15 car thefts or break ins within the last 3 months. Talk to the cops about it. They pretty much said they couldn't do anything about it.
- More safety on the streets and have roads and alleys being fixed.
- One of the problems that I have is that police does not respond to calls, and when they do is usually too late.
- Gangs and more cleanup, more police surveillance
- You should see more surveillance on the streets. more in the Pacific and Vallejo where there is more vandalism. They are always painting the walls graphite. and today they do it in broad daylight
- More police security, for car thefts, and that there be a fine for those who thunder firecrackers when it is not the 4th of July.
- Focus on transport and public safety. Wi-Fi, homelessness, and housing come after. Also stop trying to provide housing, that's just a band aid. With housing you also need

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a lot of parking. Just go back to the basics for City government and do them well. Public safety, public transportation, cleanliness, sidewalk and road maintenance. It's not flashy but it works.

- Please begin to issue citations for people that explode fireworks near the school on Hope and State. It's a safety issue because of the proximity to the school, homes, and cars.
- The smoke shop on Slauson/miles should be shut down. Transients loiter in the liquor area of Slauson/miles. More police visibility is needed on Slauson
- Law-enforcement in the area to address: Homeless encampment, Reckless drivers City Cleanup, and graffiti removal-Park and recreational crew

#### City Cleanliness (9)

- Too much garbage.
- The City should pick up the bulky items in the alleys and streets, without the need for people to call to make an appointment, sometimes they take a long time to come to pick up the things, and the things abandoned in the alleys, give the City a very bad look. I think the City should patrol the streets and alleys to collect all the furniture and things that are garbage. Sometimes people from the opposite direction come and leave their things on other people's property and they spend many days or weeks there, making a bad appearance. Abandoned bulky items make our City look poor and ugly
- Please clean the streets. They are dirty, investing in water pressure machine would not hurt.
- I would really like to see our community move forward with beautification and cleanliness like other communities. Gentrification would be great for Pacific Boulevard. Our community needs to move forward with bringing new businesses and revenue. Our community cannot move forward without a new outlook and change. It is time to revamp Huntington Park.
- Potholes on the streets should be fixed immediately
- We need the streets cleaner. More activities for seniors. More help for seniors
- Our City needs to be cleaner. We need sidewalk pressure washing and picking up trash morning, mid-day and evening. Our City needs to be clean just like in the past. We were a clean City and now. we also need to feel safer when walking. So please bring back patrols out.
- We need cleaner streets. We need a shopping center.
- The City of Huntington Park is dirty and gross. There is nothing clean anywhere. There is trash everywhere, graffiti everywhere, human and dog feces everywhere, crime everywhere, and everything just looks, feels, and smells gross. The City is an embarrassment.

#### Tenant Protection (7)

- Landlords should be forced to take a class on the Renting Guidelines where they k is what they can and can't do as owners. My landlord in particular crosses the line over and over and when told to reach out to Fair Housing Foundation to acquire the necessary information, I get yelled at and harassed. Unacceptable
- I am being unjustly evicted and they can't help me until they have a 5-day note from the sheriff practically 5 days away from becoming homeless with my children and no one can help me, yet I don't have the 5-day note but I don't want to wait for that to give way and I have to go to the street with my children
- They should create laws to protect tenants, there is no law that protects us and the owners know it and that is why they abuse each tenant wanting to run them whenever

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they want, taking away our garages for the City wants more sad homes for us who do not have a home

- "Clear language for pets (if pets pay rent - dangerous pets pay insurance? How much should be the price to pay.
- The City must clarify that pets have a charge for living with families as mental health (there is harassment from owners) eviction for having pets
- Protection of pets. I have my dog and since it is not in conflict, they will evict me
- My puppy is not dangerous, I think he does not need insurance. of a dangerous animal. I want to know if my puppy will pay rent (the owner to my parents. he tells them that if they do not pay rent and insurance, he will ask us for the house where mine lived (how much do you pay rents my dog)

### Economic Development (7)

- We need to rezone abandoned lots or empty businesses into mixed use housing and business. Or help give out small business loans to revitalize Pacific Blvd
- Please focus on economic improvement to the shopping options in HP, specifically Pacific Blvd. change the culture to make it attractive and desirable to shop. Require standards of decorum for store fronts. Enough of the tackiness that drives people like me to leave my sales tax revenue in other cities that are cleaner and have good options. Look at examples of Old Town Pasadena, Uptown Whittier, Monrovia. Attract more mainstream markets. How does Cudahy get a Sprouts? Believe me, A LOT of residents want a Trader Joe's. Where is our Costco? Please revitalize the City.
- The Pacific Blvd Theater needs improvement so families can enjoy it, and youth can gather with friends.
- I'd love to see nighttime farmer markets and or markets where we encourage people in the community who happen to make handmade items or have small shops to come out and show us their products. I feel like we need to make the community feel safe and united by having us come out more and get to know and trust each other.
- Bring some high-tech jobs to Huntington Park.
- Instead of building statues or TV screen fix the rat infestation in Pacific, I see them run around in broad daylight
- Stop funding homeless. Direct that money to education. Keep our streets clean. Don't let RVs park along Belgrade. Provide more assistance to people that want to buy homes not just rent. Keep small businesses in HP
- The Blvd. needs to be revamped to what it was before. We should not be going out of our City to shop.

### Affordable Rent (7)

- They should check the owners of houses and apartments. Because they charge too much rent. Very high rental prices plus what they ask to be able to enter one or two months of rent apart from the rent that makes it so that in order to enter you have to deposit 3 months of rent where do you get the money from?
- Help with the high cost of rent not enough parking we need rent control for City Huntington many people work only to pay rent that is very expensive. 10% is a lot of money rent control pls
- Make the City of Huntington Park rent control.
- The Property taxes are too high in an area with low-income earners and 8 or more ppl in a single-family home. let's allow ADU and monetary help without triggers reassessments. There are programs but ppl cannot pay higher property taxes



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- I think that the City of Huntington Park must do something to control the rent because is increasing every year.
  - Please help with rent control or affordable housing
  - The biggest problems I see are affordability of living space, rents out of control, and resurfacing street pavements.

#### Public Outreach (7)

- I know that they are working on improving but I do think that they need to support each other more with the community and get closer.
- We need to come together and advocate.
- Do y'all share this some other way too beside email? If not, y'all should outreach more. Will you also provide the results of this survey?
- Would love to be more involved in these planning conversations and decision making. The City should host more town halls and do more surveying at local community events.
- Cities lack the ability to inform their residents on City issues. The City needs to be more transparent.
- Please take the survey seriously.
- Setting up community billboards or signage such as on bus stops or street corners could help inform the public of more available assistant services and upcoming events.

#### Homeless (7)

- Homeless issue needs to be addressed
- The homeless issue is a local issue. Many are from the community and local housing not Skid Row
- Seems since Mayor Bass removed the homeless from LA, they moved into local areas, including HP. I see many more homeless in the area now.
- Improvements to ensure we don't have homeless people or drug addicted people walking around freely. City vigilance and safety should be taken into consideration
- Huntington Park should focus more on the homeless and police not responding to crimes in progress
- I would like a little more attention to be paid to the speed of the streets and that there are no homeless people in the parks

#### Others (6)

- It's been a while since Rosi has been using chemicals to kill weeds and spraying fruit plants like before
- I feel that the City should give classes on disasters CPR and climate crisis for free.
- What is going on with the Exide battery cleanup and remediation? Why are we not getting more information?
- Any unreasonable use of taxpayer money will be met with me moving out of the City. I refuse to give my taxes to an irresponsible City government.
- Grateful for the federal home repairs program & its staff. Thank you very much.
- Retired adult income assistance
- Reallocate money from the Huntington park police department and move it into social programs. The City does not need military-style vehicles.



## ATTACHMENT "C"

# CITY OF HUNTINGTON PARK FY 2025-2029

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Consolidated Planning Process







## MEETING AGENDA

1

### OVERVIEW

HUD

CDBG

HOME

2

### CON PLAN

Purpose

Process

3

### NEEDS

Data

Survey

Community  
Meeting

Stakeholders

4

### GOALS

Public Service

Fair Housing

Economic Dev

Housing

Public Facilities

Disaster Recovery

Administration

5

### NEXT

Public Hearing

Questions

Contact



**CITY OF HUNTINGTON PARK**

## U.S. Department of Housing and Urban Development

The City of Huntington Park receives Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME) from the US Department of Housing and Urban Development (HUD)

- **HUD**

Federal agency dedicated to improving housing conditions and promoting community for LMI families

- **CDBG**

To help improve living conditions, expand economic opportunities, and develop sustainable communities for LMI people

- **HOME**

To help improve housing affordability and livability with affordable housing development, rehabilitation, and homebuyer assistance.





## U.S. Department of Housing and Urban Development

The City is allowed to use HUD funding address community needs, improve quality of life, and promote affordable housing and economic opportunities in underserved areas.



**01**

**Social Services**

**02**

**Housing  
Improvements**



**03**

**Economic  
Development**

**04**

**Public Facilities and  
Infrastructure**

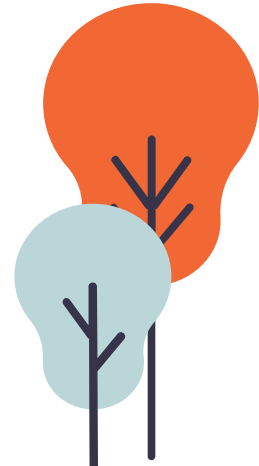


**05**

**Affordable Housing**

**06**

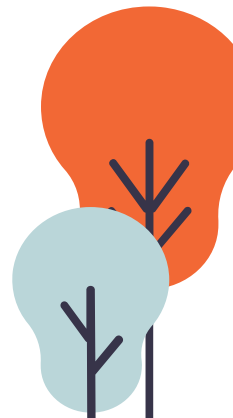
**Planning and  
administration**



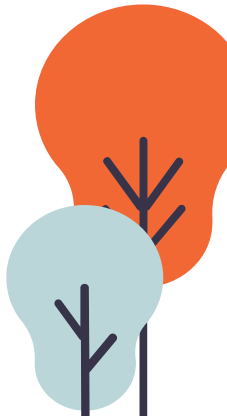


## Consolidated Plan Process

1. **Consolidated Plan** is required the U.S. Department of Housing and Urban Development (HUD) jurisdictions that receive federal funds for housing and community development programs.
  - Outlines how CDBG and HOME funds will be used in the next 5 years to ensure that resources are used effectively
  - Involves assessment the community needs from data and residents and stakeholder input
2. **Annual Action Plan** is submitted annually and outlines the activities and projects that support the Con Plan goals
3. **Consolidated Annual Performance and Evaluation Report** is submitted annually at the end of the fiscal year to report progress of the activities outlined in the Annual Action Plan



## Consolidated Plan Process





## Needs Analysis – Community Data

The following data set was used data to analyze the housing, demographic, and social conditions the City

American Community Survey (ACS)

Decennial Census

Comprehensive Housing Affordability Strategy (CHAS)

Los Angeles County Point-in-Time (PIT)

Community Reinvestment Act (CRA) Ratings

Brown University's Index of Dissimilarity

Home Mortgage Disclosure Act (HMDA)



## Needs Analysis – Community Survey

City conducted a Community and Stakeholder Survey from October 15 to November 15, 2024. A total of 291 participants responded and the top 3 needs identified for each category is as follow

### Social Services

1. Neighborhood crime prevention (91)
2. Parks and recreation programs (74)
3. Law enforcement services (67)

### Community Facilities

1. Parks and recreation facilities (151)
2. community centers (127)
3. youth center (110)

### Infrastructure

1. Street/alley/sidewalk improvements (190),
2. safety improvement (180)
3. Tree planting (126)

### Economic Development

1. Job creation/ generating businesses (178)
2. college readiness programs (139)
3. Job readiness programs (127)

### Affordable Housing

1. Housing rehabilitation (133)
2. Increased Senior housing units (95)
3. Construction of new affordable rental housing (72)

### Homeless

1. Permanent supportive housing with social services (101)
2. Rent/utility payment assistance (99)
3. Emergency/overnight shelters (96)



## Needs Analysis – Community Meeting Phase 1

Two community meetings were held in November.

1. Spanish: Tuesday, November 12, 2024, at 6 PM at Huntington Park City Hall,
2. English: Wednesday, November 13, 2024, at 10 AM

The highlights is as follow:

### Public Services

Homelessness

Fair housing

After-school programs

Senior services.

Increased marketing and outreach

### Economic Development

Support small businesses

Create local job opportunities

### Housing

More affordable housing

Assistance for renters to become homeowners

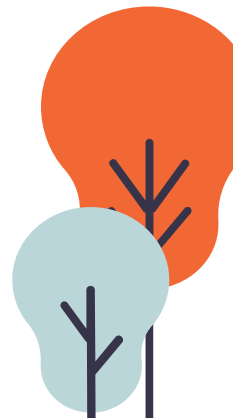
The renovation of aging homes

### Community Facilities

improved broadband

park and street repairs

enhanced transportation safety







## Needs Analysis – Community Meeting Phase 2

Two community meetings were held in January

1. Spanish: Monday, January 14, 2025, at 6 PM
2. English: Thursday, January 16, 2025, at 6 PM

The highlights are as follows:

### Public Services

Homelessness

### Economic Development

Support small businesses (Façade improvement)

### Public Engagement

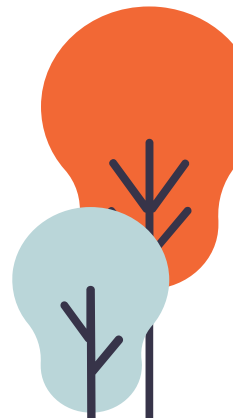
Open and transparent decision process

### Housing

Housing Rehabilitation  
Affordable housing

### Community Facilities

Walkway improvement  
Park and Street repairs  
ADA compliant





## Needs Analysis – Stakeholders

Wednesday, September 18, 2024 – Planning Commission

Tuesday, September 17, 2024 – Health and Education Commission

Wednesday November 20, 2024 – Stakeholders Zoom Meeting

The highlights is as follow:

### Public Services

Homeless mental health care

After-school programs

Senior services

Increased marketing and outreach

### Economic Development

Façade improvement for Pacific Blvd

job training

Employment support for young adults

### Housing

Increased outreach and homeownership education

Rezoning for affordable housing

Turning motels into long term housing

Developer collaboration

Improve entitlement process

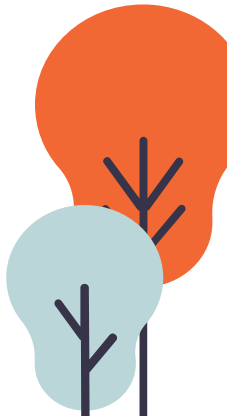
### Facilities and infrastructure improvement

Community centers

Public WI-FI

Street improvement

ADA upgrades





## FY 2024 – 2029 Consolidated Plan Priority Goals

### GOAL 1

Support Special Needs and  
LMI Services



### GOAL 4

Preserve Existing & Create  
New Affordable Housing

### GOAL 2

Support Fair Housing Services



### GOAL 5

Improve Public Facilities

### GOAL 3

Create Economic  
Opportunities



### GOAL 6

Disaster Recovery

### GOAL 7

Planning and Community  
Development Administration





## Goal 1: Support Special Needs and LMI Services

Public service activity CAP is 15% of CDBG funding.

**1. Afterschool Care**

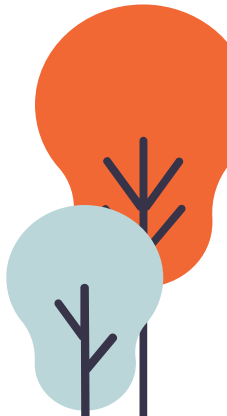
Support the academic, social, and emotional development of youth

**2. Senior Assistance**

Provide support for LMI elderly individuals help them live independently and improve their quality of life.

**3. Homeless**

Provide support for homeless to regain stability and secure permanent housing.



## Goal 2: Support Fair Housing Services

Fair Housing is mandated by HUD under the Fair Housing Act.

Ensures that all individuals have equal access to housing opportunities, free from discrimination based on race, color, national origin, religion, sex, familial status, or disability



### 1. Fair Housing

Provide support to protect individuals from housing discrimination with education, complaint investigation, mediation, and legal assistance.





## Goal 3: Create Economic Opportunities

Aim to support job creation, workforce development, and small business growth through business development grants or loans.

### 1. Façade Improvement Loans / grants

Support businesses to enhance their building façade to promote economic development by revitalizing the neighborhood

### 2. Job Retention Activities

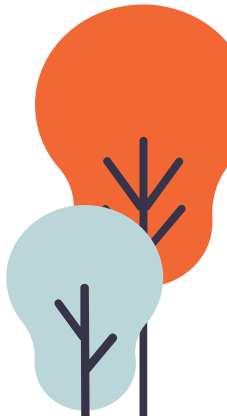
Support businesses to retain existing LMI jobs

### 3. Business Attraction Activities

Financial incentives to attract businesses and create jobs

### 4. Economic Assistance to expand or grow the company

Support businesses to increase their operations or hire additional LMI staff





## Goal 4: Preserve Existing & Create New Affordable Housing

Aim to maintain and expand affordable housing options for LMI individuals and families.

### 1. Housing Rehabilitation

Improve condition, safety, and livability of homes for LMI households

### 2. Purchase of Homes for Affordable Housing

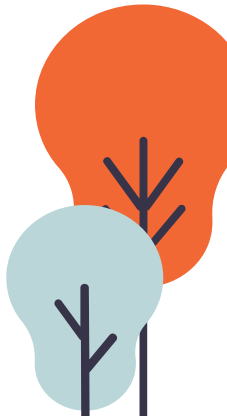
Acquire properties to be rehabilitated as affordable housing for LMI individuals and families.

### 3. Multifamily Rehabilitation (Apt. Complexes)

renovation and repair of multifamily buildings to improve their condition, safety, and livability for LMI tenants

### 4. Homeless Assistance

Provide shelter and long-term housing solutions for individuals and families experiencing homelessness or at risk of becoming homeless.





## Goal 5: Improve Public Facilities

Aim to improve public facilities for the well being of the community

### 1. Homeless facility improvements or construction

Upgrade or build new facilities that provide shelter and supportive services for individuals and families experiencing homelessness

### 2. Infrastructure Improvements

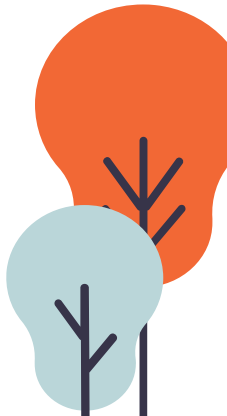
Streets, sidewalks, water/sewer lines, curbs, and gutters

### 3. Parks Improvement

New play equipment, ADA, walkways, water lines, and sod

#### PROJECTS COMPLETED:

**2021 SB CDBG Street Reconstruction Project ADA Street Reconstruction Project** on Miles Ave from Florence to Sears Avenue and Santa Fe Avenue from Florence to 58<sup>th</sup> Street.







## Goal 6: Disaster Recovery

Aim minimize disruption, ensure the safety and well-being of residents, and rebuild in a way that strengthens resilience after natural disaster

### 1. Emergency Services

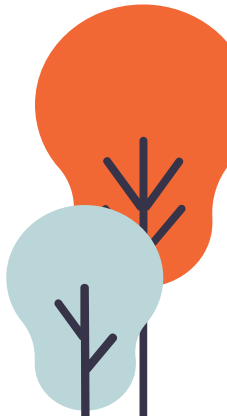
Housing, food, medical care



### 2. Infrastructure

Repair and rebuild homes, businesses, and public infrastructure.

### 3. Community Resilience

implementing sustainable and climate-resilient practices to reduce vulnerability to future disasters





**Public Hearing 1:** Monday, February 17, 2025, at 6 PM  
Huntington Park City Council Chamber  
6550 Miles Ave, Huntington Park, CA 90255

**Public Hearing 2:** Monday, April 21, 2025, at 6 PM  
Huntington Park City Council Chamber  
6550 Miles Ave, Huntington Park, CA 90255

# THANKS

Questions or Feedback?  
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(323) 584-6290