



CITY OF  
HUNTINGTON  
PARK

FY 2023  
CAPER



FY 2023-2024

## CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

September 2024



# HUNTINGTON PARK

THE CITY OF PERFECT BALANCE *California*

**August 29, 2024**

Dear Residents of Huntington Park:

Each year, the City of Huntington Park (City) is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) detailing the accomplishments for programs funded by the United States Department of Housing and Urban Development (HUD).

In the 2023-2024 program year spanning July 1, 2023 through June 30, 2024 the City received a total of \$1,747,364 in entitlement funds, of which \$1,121,564 is designated for the Community Development Block Grant (CDBG) Program and \$625,800 for the HOME Program respectively. The CAPER documents the overview of development activities and programs funded by CDBG and HOME funds that collectively help to implement the City's Five-Year Consolidated Plan. The 2023-2024 program year spanning July 1, 2023 through June 30, 2024 is the City's fourth year reporting period of its Five-Year 2020-2024 Consolidated Plan (Consolidated Plan).

The FY 2023-2024 CAPER will be made available for public review for a period of 15-days beginning Thursday, August 29, 2024, and ending Monday, September 16, 2023. Residents are invited to email [iahumada@h pca.gov](mailto:iahumada@h pca.gov) or call in at (323) 584-6290 their comments to the Community Development Department no later than 5:00 p.m. on September 16, 2024. A copy of the CAPER will be made available for review on the City's website at [www.h pca.gov](http://www.h pca.gov) or can be viewed at the following locations:

- City Hall, City Clerk, and Community Development Department, 6550 Miles Avenue, Huntington Park, CA 90255
- Huntington Park Library, 6518 Miles Avenue, Huntington Park, CA 90255
- Salt Lake Park, 3401 E. Florence Avenue, Huntington Park, CA 90255

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## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year

Each program year, the City of Huntington Park (City) is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to the United States Department of Housing and Urban Development (HUD) detailing the expenditures it has accomplished with federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The 2023-2024 program year spanning July 1, 2023 through June 30, 2024 is the City's fourth year reporting period of its Five-Year 2020-2024 Consolidated Plan (Consolidated Plan). In addition, the CAPER will report on the expenditures and accomplishments achieved by the City with Community Development Block Grant Coronavirus (CDBG-CV) funds as authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act, enacted in March 2020 and programmed in the City's 2019-2020 Annual Action Plan. As an entitlement grantee, the City receives CDBG and HOME funds on an annual basis from HUD. The City allocates these funds each program year via their Annual Action Plan to eligible activities that addresses the City's Five-Year Strategic Plan towards addressing the community's needs, especially its low- and moderate-income population. During the 2023-2024 program year, the City received \$1,121,564 in CDBG and \$625,800 in HOME funds. Lastly, the City utilized CDBG-CV funds to implement activities that prepared for, prevented, and responded to Coronavirus pandemic. Along with other resources, the City and its partners were able to accomplish the following during the 2023-2024 program year:

- CDBG - Support Agencies that Assist Homeless Populations.
- CDBG - Support Agencies that Assist Special Needs Population
- CDBG - Provided Needed Infrastructure Improvements
- CDBG - Preserved Existing Public Facilities.
- CDBG - Provided Needed Community Services to LMI Persons.
- CDBG - Provided Fair Housing services
- CDBG - Provided general CDBG Administration services.
- HOME - Provided general HOME Administration services.
- HOME - Preserve Existing & Create New Affordable Housing,
- CDBG-CV - Provided Emergency Rental Assistance to Residents.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1. Preserve Existing & Create New Affordable Housing	Affordable Housing	CDBG: \$ 0 HOME: \$469,350	Homeowner Housing Rehabilitated: Home Repair Program	Household Housing Unit	50			10	0	0%
2. Support Agencies that Assist Homeless Populations	Homeless	CDBG: \$50,234.60	Homelessness Prevention: Inner City Visions	Persons Assisted	1000			282	361	128%
3. Support Agencies that Assist Special Needs Pop.	Non-Homeless Special Needs	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: Senior Program	Persons Assisted	1000			100	483	483%
4. Provide Needed Infrastructure Improvements	Non-Housing Community Development	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: City Wide WIFI Project	Persons Assisted	150,000			53,644	53,644	100%

5. Preserve Existing Public Facilities	Non-Housing Community Development	CDBG: \$229,016.60	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Hub Cities	Persons Assisted	50,000			650	650	100%
6. Provide Needed Community Services to LMI Persons	Non-Homeless Special Needs	CDBG: \$43,000	Priority Community Services: Afterschool Program	Persons Assisted	1500			80	154	192.5%
7. Planning and Community Development	Planning and Community Development	CDBG: \$ 204,312.80 HOME: \$62,580	CDBG Administration HOME Administration	Other	10	8	80%	2	2	100%
8. Planning and Community Development	Planning and Community Development	CDBG: \$ 20,000	Fair Housing Services	Persons Assisted	500			200	235	117.5%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The FY 2020 – 2025 Consolidated Plan focuses on public services, suitable living environment for low- and very low-income households, seniors, persons with special needs, and individuals experiencing homelessness, and facility improvements in LMI areas. The FY 2024 activities address priority goals set forth in the City's 2020-2024 Five-Year Consolidated Plan.

During FY 2023, the City's allocation assisted with the following projects

- Inner City Visions – Provided 130 low-income and homeless individuals with food, shelter, assistance in finding housing and other

supportive services to help them in their daily lives.

- Senior Program – Provided 483 low-income seniors with free educational workshops, nutrition, physical activity.
- Afterschool Program – Providing 154 low-income youths with a safe place to participate in physical activities and homework assistance
- Fair Housing – Provided 235 Huntington Park residents with fair housing education, counseling, and enforcement to affirmatively further fair housing laws.
- Wi-Fi Facilities / Construction – Provided free WIFI services to 53,644 Huntington Park residents Citywide.

## **CR-10 - Racial and Ethnic composition of families assisted.**

**Describe the families assisted (including the racial and ethnic status of families assisted).  
91.520(a)**

	<b>CDBG</b>	<b>HOME</b>
White		0
Black or African American		0
Asian		0
American Indian or American Native		0
Native Hawaiian or Other Pacific Islander		0
Other		0
<b>Total</b>		<b>0</b>
Hispanic		0
Not Hispanic		0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### **Narrative**

There was a total of XXX people assisted during the 2023 program year.

**Identify the resources made available.**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,121,564	\$0
HOME	public - federal	\$625,800	\$0

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments.**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Huntington Park	100%	100%	City of Huntington Park

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City utilizes a majority of its CDBG funds for projects and programs operated citywide. Approximately 80% of CDBG funds were allocated towards activities that are targeted to the most-needy neighborhoods: those census tracts where 51% or more of the residents are low- or moderate-income. Annually, the City will check the HUD GIS maps to determine census tract and block group eligibility.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Huntington Park does not require a match for HOME and CDBG funds since it is a fiscally distressed neighborhood with a high percentage of low-income households. However, they encourage CDBG sub-recipients to obtain additional funding from outside sources to maximize service impact for activities provided to the low-moderate income residents of the city. Inner City Visions, Fair Housing Foundation, Hub Cities utilize other funds to help expand their services.

The City of Huntington Park utilizes the following City Parks for the Afterschool Program that assisted 154 low-income youths:

- Robert Keller Park - 6550 Miles Ave. Huntington Park, CA 90255
- Freedom Park - 3801 E 61st St, Huntington Park, CA 90255
- Salt Lake - 3401 E. Florence Ave. Huntington Park, CA 90255

The Senior Program utilizes the City of Huntington Park Community Center located at 6925 E. Florence Ave.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

#### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0		0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition			
Parcels Acquired		0	0
Businesses Displaced		0	0

Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic		
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

## CR-20 - Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	18	18
Number of households supported through The Production of New Units	9	0
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City utilized previously awarded CDBG-CV funds to implement its Emergency Housing Assistance Program in which the City was able to assist 18 unduplicated residents, with rental and utility assistance to prevent homelessness and provide affordable housing for the City's residents.

The City has been researching potential Community Housing Development Organizations (CHDOs) to continue developing housing for homeless individuals, special needs, and disabled populations. The City has explored a partnership with Linc Housing, an experienced organization in affordable housing development in California, known for projects like Mosaic Gardens in Huntington Park.

The City has collaborated with Azure Development, using 2015, 2016, and 2017 HOME funds to support the development of Amada Homes, which will offer 9 affordable units for low-income households. This project is ongoing, with completion expected in 2025.

The Home Repair Program, which assists low-income households with home rehabilitation, was paused

during the COVID-19 pandemic but resumed in March 2023. The program is currently processing 14 pre-approved applicants and is expected to complete construction for homeowners by 2025.

**Discuss how these outcomes will impact future annual action plans.**

The City's 2020-2024 Consolidated Plan identified the preservation and creation of affordable housing as a high priority need. The city is resuming its Home Repair Program that was previously placed on hold due to COVID-19. The Home Repair Program will assist low-moderate residents with health and safety repairs in their home. The COVID-19 pandemic has had a lasting effect on the progress toward achieving affordable housing goals. Nonetheless, the city has made notable strides in FY 2023, positioning itself for future annual action plan success.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income		0
Low-income		0
Moderate-income		0
<b>Total</b>		<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

A total of \$166,626 was allocated for two public service agencies that serve primarily low to moderate income individuals and families which includes Inner City Visions and Salvation Army. The City allocated \$20,000 in CDBG admin for Fair Housing Foundation, a public service agency that informs renters of their legal rights, assist with landlord/tenant disputes, and rental discrimination. Inner City Visions utilized their funds to assist 180 extremely low-income individuals. Fair Housing Foundation utilized their funds to assist 137 extremely low income, 98 low income, and 2 moderate income individuals. The Salvation Army did not use any CDBG funds for the program year.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The number of people experiencing homelessness in Los Angeles County remains relatively high at approximately 75,518 on a single night in January 2023, as referenced in the Greater Los Angeles Homeless Count, 2023; of these, approximately 55,155 are unsheltered. The City lies within the jurisdiction of Service Planning Area (SPA) 7 - East Los Angeles County as part of the L. A. CoC. As reported in the 2023 Greater Los Angeles Homeless Count, there were approximately 6,511 people experiencing homelessness in SPA 7; of these, 206 were unsheltered.

Preventing and ending homelessness is a City and HUD high priority addressed through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. To further exemplify this approach, the City supports the efforts of the Los Angeles Homeless Services Authority (LAHSA) in their mission to drive the collaborative strategic vision to create solutions for the crisis of homelessness grounded in compassion, equity, and inclusion. In December of 1993, the Los Angeles County Board of Supervisors, the L. A. Mayor, and City Council created the LAHSA as an independent, joint powers authority. LAHSA is the lead agency in the L. A. CoC, which is the regional planning body that coordinates housing and services for homeless families and individuals in the County. LAHSA coordinates and manages over \$800 million annually in federal, state, county, and city funds to programs that provide shelter, housing, and services to people experiencing homelessness. In alignment with these strategies, the City has allocated CDBG and CDBG-CV funds to the public service provider Salvation Army Southeast Communities and Inner-City Visions to implement activities that assist the homeless and those at-risk of homelessness with case management, referral and/ or supportive services to homeless individuals within the City to transition them from the streets into permanent housing.

In addition, the City of Huntington Park Police Department (HPPD) is part 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 for police officers and mental health clinicians to work together, to provide support and resources to the mentally ill and homeless population in the community. HPPD uses allocated City Law Enforcement funding to pay the salary of full-time police officer to work exclusively with the SERMET program and to expand on HPPD's current outreach and assistance to the homeless population in the community.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Preventing and ending homelessness is a high priority need. The consensus throughout the nation to addressing these needs is based on a housing first philosophy. However, due to low availability of affordable housing and wages not keeping up with rental costs in Los Angeles County, this is a tough endeavor. An alternative to this approach is provided through emergency shelter and transitional

housing for persons experiencing homelessness; while there are no emergency shelters located in the City, a 450-bed regional shelter is located in the adjacent City of Bell.

During the 2022-2023 program year, the City awarded funds to its Inner-City Visions program to provide case management, referral services, and other services to help combat the needs of homeless persons. The City will continue to collaborate with stakeholders and public service providers to help reduce the need for emergency shelter and transitional housing needs. However, this task will take time to address as the needs for emergency shelters and transitional housing are vast as illustrated in the 2023 Greater Los Angeles Homeless Count.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In addition to Huntington Park Police Department (HPPD) partnership with the Southeast Regional Mental Evaluation Team (SERMET), the City continues to address needs of the homeless and those at risk of homelessness, by partnering with experienced service providers like Inner City Visions and Salvation Army. Service providers have an essential role in providing homeless case management; and engaging the homeless through a street outreach component to connect them to available services.

The City continued to contract with Fair Housing Foundation to provide a wide range of fair housing services to ensure equal housing opportunities for its residents. Their services include tenant and landlord workshops, virtual counseling, walk-in clinics (pre-COVID-19), outreach and education.

Lastly, to address the impacts of COVID-19, the City utilized prior year CDBG-CV funds to implement its Emergency Rental Assistance Program in which the City will continue assist a vast number of unduplicated residents, with rental and utility assistance to prevent homelessness.

The City continued to contract with Fair Housing Foundation to provide a wide range of fair housing services to ensure equal housing opportunities for its residents. Their services include tenant and landlord workshops, virtual counseling, walk-in clinics (pre-COVID-19), outreach and education.

**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**

The City continues to bridge partnerships with local organizations to help homeless persons make the transition to permanent housing and independent living. The City fully supports LAHSA's efforts as the

lead agency in the Los Angeles Continuum of Care that coordinates housing and services for homeless families and individual in Los Angeles County. LAHSA coordinates with over 100 nonprofit partner agencies to coordinate permanent housing, supportive services, access centers, emergency shelters, safe havens, transitional and permanent housing, along with the necessary supportive services designed to provide the tools and skills required to attain a stable housing environment. The City also advocates for Inner City Visions to provide victims of domestic violence who are homeless with job placement, individualized educational programs, financial resources, peer support to prevent them from becoming homeless again. Furthermore, City of Huntington Park will use its HOME-ARP allocation of \$2,180,103 as amended in March 2023 to fund acquisition and rehabilitation of non-congregate shelters.

DRAFT

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City does not administer Housing Choice Vouchers (i.e., Section 8 Vouchers) and does not own Public Housing units. However, the City falls within the service area of the Los Angeles County Development Authority (LACDA) for the purpose of Housing Choice Vouchers and Public Housing. The Housing Choice Voucher Program offers tenant-based assistance subsidized by the Federal government. Participants find their own rental housing in the open market and pay a portion of their income towards rent. The LACDA subsidizes the balance of the monthly rent in direct payments to the owner through funding received by the U.S. Department of Housing and Urban Development (HUD). According to the LACDA Annual Plan for Fiscal Year 2022-2023, the LACDA manages a total of 25,772 Housing Choice Vouchers.

In addition, the LACDA receives funding from the U.S. Department of Housing and Urban Development (HUD) to maintain and manage public and affordable housing located throughout Los Angeles County. The LACDA owns and operates 3,229 public housing units located on 68 properties serving more than 6,500 residents. Residents of public or affordable housing pay no more than 30% of their adjusted monthly gross income for rent. Rental receipts and an operating subsidy from HUD supply most of the funds to provide affordable, quality housing and safe environments for families with limited means. As of April 2023, there is no public housing units managed by the LACDA in the City.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The LACDA and the City encourage and promote public housing residents to explore homeownership opportunities and programs. The LACDA provides a variety of programs that help potential homebuyers make their dream a reality. Through programs such as the Home Ownership Program, Mortgage Credit Certificate Program and First Home Mortgage Program, homebuyers can gain access to financial resources such as down payment, closing costs assistance and Federal Tax Credits. In addition, LACDA's Family Self-Sufficiency (FSS) program is a five-year voluntary program designed to help families achieve economic self-sufficiency and home ownership by providing services ranging from case management and referrals to supportive social services.

The City resumed their First Time Home Buyer Program (FTHB) in April 2023 following its hold due to COVID-19 and held a homebuyer workshop on March 7, 2023 with 15 households in attendance. The FTHB program will assist residents with downpayment towards their first home. However, with the rising cost of homes in the Los Angeles County it has been proven a challenge to find homes that are affordable to its FTHB applicant. By leveraging previous HOME funds, the City partnered with Azure Developer for the development of Amada Townhomes that will provide nine (9) affordable units in the City.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

State law recognizes the vital role local governments play in the availability, adequacy, and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community.

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.

The City has made the following progress in removing public sector impediments to affordable housing:

- Through its Density Bonus/Affordable Housing ordinance, providing a density bonus and one additional regulatory incentive in exchange for the inclusion of affordable units. The ordinance identifies specific regulatory incentives that may be granted, including decreased parking standards, increased height, and reduced setbacks, among other items. Units must remain affordable for at least 30 years, or where Redevelopment funds are involved, 45 years for ownership units and 55 years for rental units.
- Under Government Code Section 65915-65918, a density increase over the otherwise maximum allowable residential density under the Municipal Code is available to developers who agree to construct housing developments with units affordable to low- or moderate-income households or senior citizen housing development.
- The City's Zoning Ordinance permits zero lot line/small lot developments within the RH and R-M zoning districts, to add standards for small lot developments. The standards act as an alternative to attached housing in multi-family districts. By allowing smaller lot sizes, the ordinance facilitates the development and reduces development costs.
- The City's Zoning Code establishes modified development standards to facilitate the provision of senior housing (age 55+). Senior housing is permitted at densities up to 225 units per gross acre within the Senior Citizen Housing Overlay. In addition, a reduced parking ratio of one space for every two guest rooms is provided.
- The City's Zoning Code regulates the conversion of rental units to condominiums through a Conditional Use Permit process as a means of managing the undesirable aspects of conversion projects on tenants and the stock of rental housing in the community. Prior to approval, the Commission must find the following:
  - Project will not adversely affect the supply and availability of rental housing
  - At least 25% of the project's tenants qualify for the purchase of units

- Maximum occupancy of one tenant
- Minimum unit size of 150 square feet
- Toilet and sink in room separate from living space
- If complete bathrooms not provided in each unit, shared showers to be provided on each floor
- If kitchens not provided in each unit, common kitchen facility shall be provided on each floor
- Management Plan submitted for review with Conditional Use Permit
- The City has amended its Zoning Ordinance to permit emergency shelters with up to 30 beds in the MPD zone by right and emergency shelters with more than 30 beds, subject to a CUP.
- The City adopted a Reasonable Accommodation Ordinance in which the purpose is to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing.
- The City has adopted standards to regulate the development and operation of SROs.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Huntington Park identified long-range strategies, activities and funding sources to implement the goals in the areas of housing and community development services for the benefit of the residents.

- The City continued to seek other resources and funding sources to address the biggest obstacle to meeting the community's underserved needs, which is the lack of funding and/or inadequate funding.
- The City looked for innovative and creative ways to make its delivery systems more comprehensive and will continue existing partnerships with both for-profit and not-for-profit organizations.
- The City addressed community development needs with federal funds such as infrastructure improvements and improving public facilities.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

To better protect 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 Community Development Department coordinated the City's efforts to reduce lead-based paint hazards pursuant to HUD Lead Based Paint Regulations (Title X). To reduce lead in existing housing, the City requires all rehabilitation projects funded with CDBG and HOME to be tested for lead-based paint and asbestos. When a lead-hazard is present, a lead consultant is hired to provide abatement or

implementation of interim controls.

Additionally, the City partnered with Communities for a Better Environment (CBE) and the Los Angeles Community Legal Center (LACLC) to launch the Indoor Lead Abatement Project and Lead Rehabilitation Program. The program reached out to and educated residents with small children (or children who visited) in 105 Huntington Park residences. CBE also signed up qualified low-income tenants and homeowners to receive lead paint abatement.

The City also coordinated 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 provided the City with the address of any household where there was 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 contacted the property owners and offered financial aid to assist in the abatement of the hazard. The City provided lead hazard education and outreach through its newsletter and at other information distribution outlets (e.g., City Hall, Parks and Recreation, and the Library).

The LEAD program ended in November 2018 and has been concluded as of February 2019.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The 2015-2019 American Community Survey reported that 23.6% of the City residents were living in poverty. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions. Major factors affecting the increase in poverty are unemployment and underemployment and climbing costs, especially of safety-net expenditures like insurance and health care, which the 2015-2019 American Survey reported that 18.9% of the City's residents under the age of 65 were living without health insurance.

Now, with the COVID-19 Pandemic having forced several businesses to close or lay-off a vast majority of their employees due to economic or social-distancing reasons. For this reason, many have found themselves without a job and struggling to keep a roof over their heads. This will be a great endeavor for the City to assess and properly act towards. Fortunately, actions are being taken now by the City by utilizing its previously awarded CDBG-CV funds towards its Emergency Rental Assistance Program.

Based on the Consolidated Plan's Needs Assessment and available resources in program year, the City allocated CDBG funds to support public service programs for the benefit of low to moderate-income residents. The City also expanded and created new partnerships with service providers and community-based organizations to provide community enrichment programming, affordable housing, case management services, and the development of life skills and self-sufficiency.

The City will fully have complied with Section 3 of the Housing and Community Development Act, which helps foster local economic development and individual self-sufficiency. This set of regulations requires that, to the greatest extent feasible, the City provide job training, employment, and contracting opportunities for low or very low-income residents and business concerns in connection with housing and public construction projects.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

As the recipient of CDBG and HOME funds, the City delegated the Community Development Department to be the lead responsible for the Analysis of Impediments to Fair Housing. The Community Development Department was tasked with drafting the Annual Action Plan and CAPER.

The City worked 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 2020-2021 thru 2024-2025. Engaging the community and stakeholders in the delivery of services and programs for the benefit of low to moderate residents was vital in overcoming gaps in service delivery. The City also utilized public notices, Community Workshops and Meetings (as appropriate) (Facebook Live), the City's website, and other forms of media to deliver information on carrying out the Consolidated Plan strategies.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

In an ongoing effort to bridge the gap of various programs and activities, the City developed partnerships and collaborations with local service providers and City departments that have been instrumental in meeting the needs and demands of the homeless, low-income individuals and families, and other special needs. The array of partners includes but are not limited to: the Huntington Park Police Department, Parks and Recreation, and Public Works Departments; the Salvation Army; HP Library; HUB Cities; and Fair Housing Foundation. During FY 2022-2023, the City continued to foster these partnerships.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

A regional analysis of impediments was completed in 2019. Some of the impediments identified include inequality in lending, lack of access to opportunity (especially in transportation and jobs proximity), lack of necessary zoning for housing types, a need for affordable housing to the cost-burdened, and the potential for housing discrimination. The development of strategies to remove impediments to fair housing was completed prior to the 2020-2024 Consolidated Plan process.

The previous analysis identified inadequate analysis of lending practices as well as lack of initiatives to promote fair housing. An action the City has taken is to support the Fair Housing Foundation, which provides fair housing education and counseling to the community. Additionally, the City participated in workshops to learn from the public their experiences with housing discrimination and difficulties finding housing.

Regarding barriers to Section 8 vouchers, the City has worked with HACLA to develop effective outreach strategies that include the Section 8 Marketing Packet and delivering packets to landlords with rentals in the City of Huntington Park.

To address barriers to the development of affordable housing throughout the City, the City is working on its inclusionary ordinance and also working on the ordinance to include new incentives to encourage the development of larger units. Also, the City offers streamlined review and incentives for developments within specific plan areas, including allowing up to 30 units per acre by right.

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## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Please note: No monitoring visits were conducted during the 2022-2023 program year.

The City follows monitoring procedures for subrecipients, which includes in-house review of quarterly progress reports and expenditures, and an annual on-site visit to some subrecipients to ensure compliance with federal regulations. The monitoring system encourages uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided when necessary.

Currently the City is working with all subrecipients of HUD funds by providing technical assistance training. The training includes reviewing HUD regulations on both the programmatic and financial reporting. The training is provided in both, group settings and one-on-one sessions.

Due to COVID-19, the City did not monitor the randomly selected rent restricted affordable units assisted with HOME, CDBG, and the former Redevelopment Agency Housing Set-Aside Funds, and in accordance with 24 CFR 92.504 (d):

- Annual audits for compliance with regulatory agreement affordability covenants; and
- On site visits, which include property inspections of randomly selected units assisted with HOME, CDBG, and former Redevelopment Agency Housing Set- Aside Funds.

Once the Local, State and Federal Government have safety measures in place with regards to the COVID-19 pandemic, the City will begin on-site monitoring.

In addition, the City encouraged minority and women business owned outreach in all federally assisted (CDBG and HOME) activity(ies) more than \$10,000. As part of the Notice Inviting Bid procedures, the City requires subrecipients undertaking improvements, reconstruction, or rehabilitation of community and private facilities, infrastructure projects, and affordable housing development to make a good faith effort to hire minority or women owned businesses and to require equal employment opportunity for all individuals and business concerns.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City's Citizen Participation Plan (CPP) provides that City make the CAPER for public review for fifteen days prior to submittal. The Public review started on August 31, 2023 and ended on September 15, 2023. No comments were received.

### **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Due to the COVID-19 Pandemic, many of the City's programs were negatively affected due to high construction costs and a decrease in work force labor in response to COVID-19 restrictions and social distancing as well as mass lay-offs or shutdowns of companies/businesses. For this reason, many of the City's programs had to adapt to the Centers for Disease Control and Prevention (CDC) guidelines which caused the restructuring of some of the programs' objectives to better fit the current conditions of the state. Despite these changes, the City feels confident with their program objectives and will continue to focus on the implementation process to ensure the objectives are being met in a timely manner. Additional training and follow-up will be provided to the sub-recipients.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

**CR-50 - HOME 91.520(d)****Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Due to COVID-19 restrictions, no site inspections were conducted during the 2022-2023 program year. The City is in the process of setting a schedule for the City's Building and Safety Representative to inspect the HOME funding projects based on the PR-22 Report.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

In its Affordable Housing Agreements and DDAs, the City requires developers to adopt and implement affirmative marketing procedures and requirements in accordance with Section 92.351 of the HOME Regulations. Due to COVID-19, the City will provide additional time to allow the following housing projects: Huntington Plaza Apartments, Casa Bonita Apartments, and Mosaic Gardens at Huntington Park to submit their Annual Affirmative Marketing Analysis Report.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

During the 2022-2023 program year, the City did not receive program income.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).  
91.320(j)**

The City contracts with the Fair Housing Foundation (FHF) to provide outreach to tenants and landlords. The FHF actively supports and promotes freedom of residence through education, advocacy, and litigation, to ensure that all persons have the opportunity to secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by laws. They offer workshops for tenants and landlords, one on one counseling, agency referrals and other related services.

## CR-58 – Section 3

**Identify the number of individuals assisted and the types of assistance provided.**

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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Table 15 – Qualitative Efforts - Number of Activities by Program

### Narrative

There was a total of 417 people assisted during the 2022 program year with CDBG funds.